



NOTICE OF MEETING OF THE PLEASANT GROVE CITY COUNCIL

Notice is hereby given that the Pleasant Grove City Council will hold a **Work Session meeting at 4:30 p.m.** prior to the regular **meeting on Tuesday, April 22, 2025**, in the Community Room 108 S 100 E, **at 6:00 p.m.** This is a public meeting and anyone interested is invited to attend. Work Sessions are not designed to hear public comment or take official action.

AGENDA

4:30 P.M. WORK SESSION

- a. Police Department Employee of the Quarter Presentation
- b. Discussion regarding memorial at City Cemetery
- c. Budget Discussion for FY2026
- d. Staff Business

6:00 P.M. REGULAR CITY COUNCIL

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. OPENING REMARKS
4. APPROVAL OF MEETING AGENDA
5. OPEN SESSION
6. CONSENT ITEMS: (Consent items are only those which have been discussed beforehand, are non-controversial and do not require further discussion)
 - a. To consider for approval Payment No. 7 to Acme Construction, Inc. for the PG Storm Drain Outfall project.
 - b. To consider for approval Payment No. 2 to Lyndon Jones Construction, Inc. for the Mill Ditch Project.
 - c. To consider approval of Payment Reports for April 8, 2025.

PLEASE NOTE: THE ORDER OF THE FOLLOWING ITEMS MAY BE SUBJECT TO CHANGE.

7. BOARD, COMMISSION, COMMITTEE APPOINTMENTS:
 - A. To consider for approval the appointments of Sharalyn Howcroft, Teri Maneha, Suzanne Seegmiller, and Amy Wadley as Historic Preservation Commission Members.
8. PRESENTATIONS:
9. PUBLIC HEARING ITEMS: None Scheduled
10. ACTION ITEMS READY FOR VOTE:
 - A. To consider for adoption a Resolution (2025-015) authorizing the Mayor to sign a Land Purchase Agreement with RW Devcor, LLC/Pete Rossi for 0.08 acres of property located at approximately 733 South 2000 West, Pleasant Grove, Utah. *Presenter: Daniel Cardenas*

B. To consider approving a Permit to Exceed the Noise Ordinance for Geneva Rock Products, Inc., for the purpose of performing pavement preservation activities (placing level course, scrub seal, and micro surfacing) beginning at 10:00 p.m. to 7 a.m. from May 1, 2025 through August 31, 2025 at various city locations. *Presenter: Director Winterton*

11. ITEMS FOR DISCUSSION:

A. Continued Items from the Work Session if needed.

12. REVIEW AND DISCUSSION OF THE MAY 6, 2025, CITY COUNCIL MEETING AGENDA.

13. MAYOR AND COUNCIL BUSINESS.

14. SIGNING OF PLATS.

15. REVIEW CALENDAR.

16. ADJOURN.

CERTIFICATE OF POSTING:

I certify that the above notice and agenda were posted in three public places within Pleasant Grove City limits and on the State (<http://pmn.utah.gov>) and City (www.plgrove.org) websites.

Posted by: /s/ Wendy Thorpe, City Recorder

Date: April 18, 2025 Time: 1:00 p.m. Place: City Hall, Library and Community Room 108 S 100 E.

*Note: In accordance with the Americans with Disabilities Act, Pleasant Grove City will make reasonable accommodation for participation in the meeting. Request assistance by contacting Pleasant Grove City at (801) 785-5045, at least 48 hours prior to the meeting.

RESOLUTION NO. 2025 -

A RESOLUTION OF THE GOVERNING BODY OF PLEASANT GROVE CITY AUTHORIZING THE MAYOR TO SIGN A SALES AGREEMENT WITH RW DEVOR, LLC/PETE ROSSI FOR 3,428 SQUARE FEET OF PROPERTY LOCATED AT APPROXIMATELY 733 SOUTH 2000 WEST, PLEASANT GROVE, UTAH COUNTY, UTAH AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, City ("Seller") is political subdivision of the state and is a municipal corporation organized under the laws of the State of Utah; and

WHEREAS, City is the owner of certain real property consisting of approximately 0.685 acres located generally at 733 South 2000 West East in Pleasant Grove, Utah County; and

WHEREAS, Buyer is desirous of acquiring a portion of said property consisting of approximately 3,428 square feet/0.08 acres; and

WHEREAS, City declares the property surplus; and

WHEREAS, the City has received a Fair Market Appraisal of said property; and

WHEREAS, the City has determined that it has no municipal use for the property; and

WHEREAS, the parties have agreed to the purchase and sale of the Property and negotiated an agreed upon price based upon the fair market value; and

WHEREAS, City desires to sell to the Buyers, and the Buyers desire to purchase from City, all of the right, title, and interest of Seller in and to the Property, all on the terms, conditions, and provisions hereinafter set forth.

WHEREAS, City and Buyers agree that it is in the best interests of both Parties to enter into this Agreement; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of Pleasant Grove, Utah as follows:

SECTION 1:

The Mayor is hereby authorized to sign the Sales Agreement with RW Devcor, LLC, Pete Rossi, Manager which is attached as Exhibit A.

SECTION 2:

The provisions of this Resolution shall take effect immediately.

PASSED AND ADOPTED BY THE CITY COUNCIL OF PLEASANT GROVE, UTAH, this _____ day of _____, 2025.

Mayor Guy L. Fugal

ATTEST:

Wendy Thorpe,
City Recorder

SALES AGREEMENT REAL PROPERTY

THIS AGREEMENT is made and entered into as of the _____ day of _____, 2025, by and between PLEASANT GROVE CITY (the "City" or "Sellers"), a municipal corporation established under the laws of the State of Utah, whose address is 70 South 100 East, Pleasant Grove, Utah County, Utah and RW DEVCOR, LLC, PETE ROSSI, Manager ("Buyer") whose address is: 765 South Pleasant Grov Blvd, Pleasant Grove, Utah County, Utah.

WHEREAS, Sellers are the owners of certain real property situated in Utah County, State of Utah, at approximately 733 South 2000 West, Pleasant Grove, Utah, 84062, consisting of approximately 0.685 acres, parcel No. 40:446:0004 (the "*Property*"); and

WHEREAS, Sellers originally purchased the property for the purpose of constructing and maintaining storm detention facilities on the property; and

WHEREAS, Buyer approached City requesting the option to purchase a portion of the property in order to provide additional parking for his commercial development on the adjacent parcel; and

WHEREAS, Buyer requested to purchase approximately 3,428 sq. feet of property City determined that the entire 0.685 acres would not be necessary to maintain the storm water facility; and

WHEREAS, the portion of the property Buyer is purchasing will not change the existing detention facility's area or functionality; and

WHEREAS, Buyer desires to purchase a portion of said property, for his own uses; and

WHEREAS, the City has received an appraisal for said property which established the Fair Market Value of said property; and

WHEREAS, the City has determined that it can sell the requested property and not negatively impact the larger parcel's municipal use; and

WHEREAS, the parties have agreed to the purchase and sale of the Property and negotiated an agreed upon price based upon the fair market value; and

WHEREAS, City desires to sell to the Buyer, and the Buyer desires to purchase from City, all of the right, title, and interest of Seller in and to the Property, subject to the reservation of all easements of record, implied or established in this transaction, all on the terms, conditions, and provisions hereinafter set forth.

NOW, THEREFORE, in consideration of the representations, warranties, covenants, and agreements herein contained, the parties agree as follows:

1. Purchase and Sale of Real Property. Seller, and each of them hereby agrees to sell to the Buyer all of their respective interests in the real property described shown in Exhibit "A" on the terms, conditions, and provisions contained in this Agreement.

Purchase Price of Real Property:

- a. Consideration for the purchase of the property is as follows: Buyer agrees to pay. SEVENTEEN DOLLARS AND TWENTY-ONE CENTS (\$17.21) per square foot of property for approximately 3,428 s/f of property for a sales price of FIFTY NINE THOUSAND DOLLARS (\$59,000.00).
- b. Cash Due at Closing: The total cost of sale to be paid at Closing is eight thousand one hundred dollars (\$59,000.00).
- e. Closing Funds. At the Closing, Buyer shall deposit with the Escrow Agent for the account of Seller, in current available funds, an amount equal to the Purchase Price less the Deposit, as such amount may be increased or reduced by such sums as are required to take into account any prorations, credits or other adjustments required by this Agreement and all interest earned on the Deposit and paid to Seller.

2. Other Terms of Sale.

- a. Buyer will hire a surveyor to prepare the legal description for the Quit Claim Deed.
- b. City will not execute the Quit Claim Deed until Buyer has submitted and received approval for a new subdivision plat to combine the two parcels.
- c. City will sign and record the Quit Claim deed just before recording the new subdivision plat.
- d. The new plat will include an access easement in favor of the City to access the existing storm drain facility for maintenance and repair.

3. Closing. The Closing shall take place at: _____ a.m./p.m. on the _____ day of _____, 2025, or at such other time or place as may be mutually agreed upon by the parties. The date on which the Closing is to take place is herein referred to as the "***Closing Date***". All customary and usual closing costs associated with this transaction to be paid by the parties as customarily assessed.

4. Condition of Property. Buyer agrees that property is in an "as is" condition. No assumptions or agreements as to the condition of the property have been implied or expected.
5. Deliveries by Seller. At the Closing, Seller shall deliver the following to the Buyer through the Escrow Agent:
 - a. Quit Claim Deed (the "Deed") to the Property, sufficient to convey title from Seller, as required by applicable law.

- b. If the Buyers want title insurance for the Property, the Buyers shall, at their expense, be responsible for obtaining such insurance. The Buyers may obtain a commitment for such policy no later than twenty (20) days prior to the agreed upon Closing Date shown in 3 above. If the Buyers have any objections to any exceptions contained in such commitment (other than any mortgage loans to be satisfied at Closing), it shall so notify Seller in writing within ten (10) days after receipt of such commitment. Seller shall use Sellers' best efforts to remove any such exceptions within thirty (30) days from the date of notification of such objections, and in the event Seller cannot do so, the Buyers may elect to terminate this Agreement, may grant Seller additional time to remove the objectionable exceptions to title, or may waive the exceptions and take title subject to such exceptions.
 - c. Such other instruments or documents as may be necessary or appropriate to carry out the transaction contemplated by this Agreement.
- 6. Representations of Seller. Seller hereby represents and warrants to the Buyers, as of the date hereof, and as of the Closing Date, as follows:
 - a. Authority. Seller has full right, power, and authority, without the consent of any other person, to execute and deliver this Agreement and the agreements contemplated hereby and to execute and carry out the transactions contemplated hereby and thereby, including, as to Seller, the transfer of the Property.
 - b. Due Organization. The City is a municipal corporation validly existing under the laws of the State of Utah.
- 7. Representations of Buyers. Buyers hereby represent and warrant to Seller, as of the date hereof, and as of the Closing Date, as follows:
 - a. Authority. The Buyers have full right, power, and authority, without the consent of any other person or body, to execute and deliver this Agreement and the agreements contemplated hereby and to execute and carry out the transactions contemplated hereby and thereby.
- 8. Seller's Obligations.
 - a. Commission. Seller shall indemnify and hold harmless the Buyers against all claims for broker's, finder's or similar fees made or asserted by any party claiming to have been employed by Seller, and all costs and expenses (including attorneys' fees) of investigating and defending such claims.
 - b. Possession. Possession of the Property, free of leases, tenancies, licensees, and occupants, shall be delivered to the Buyers on the Closing Date.

9. Default. If the Buyer defaults in any obligations under this Agreement, or if any of Seller's representations or warranties prove to be untrue when made or at Closing, and if the City shall not cure the default within ten (10) days after receiving written notice thereof, Buyer may elect (a) to waive such default and continue to close this transaction (b) to terminate this Agreement and receive the Earnest Money deposited or received as of such date as liquidated damages for such default, or (c) to sue for damages as allowed by law. If Seller shall default in any of its obligations under this Agreement, or if any of Seller's representations or warranties prove to be untrue when made or at Closing, and Seller shall not cure the default within ten (10) days after receiving written notice thereof, the City shall have such remedies as may be provided by law, including the right to terminate this Agreement and the right to commence legal action for specific performance or for damages.
10. Notice. Any notice required to be given pursuant to this Agreement shall be in writing and may be given by personal delivery or certified mail, postage prepaid, at the following addresses:

If to Seller: Pleasant Grove City
Attn: City Administrator
70 South 100 East
Pleasant Grove, Utah 84062

With a copy to: Christine M. Petersen, Esq.
70 South 100 East
Pleasant Grove, Utah 84062

If to the Buyers: RW DEVCOR, LLC c/o Peter Rossi
2015 West Grove Parkway, Suite J
Pleasant Grove, Utah 84062

11. Other Matters.

- a. Time of Essence. Time is of the essence of this Agreement.
- b. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Utah.
- c. Amendment. This Agreement shall be amended only in writing signed by both the City and Buyers.
- d. Entire Agreement. Seller and the Buyers agree that this Agreement states the entire agreement between the parties and that no promises, representations, or agreements other than those herein contained have been made or relied upon.
- e. Assignments. The City may assign this Agreement in whole or in part, without prior consent of Buyer. No such assignment shall relieve the City of liability hereunder.

- f. No Waiver. No waiver hereunder shall be binding unless executed in writing by the party making the waiver.
- g. Attorneys' Fees. If any action is brought by either party on account of any breach of or to enforce or interpret any of the provisions of this Agreement, or if either party incurs attorneys' fees on account of any breach of any of the provisions of this Agreement, the party prevailing or successfully enforcing its rights hereunder shall be entitled to recover from the other party all costs and expenses, including attorneys' fees, reasonably incurred in connection therewith.

EXECUTED on the day and year first above written.

Seller: Pleasant Grove City:

STATE OF _____) By: _____
:ss
COUNTY OF _____) Its: Mayor _____

On this, the _____ day of _____, 20____, personally appeared before me _____, the undersigned officer, who acknowledged herself/himself to be the Mayor of Pleasant Grove City, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name by herself/himself as the mayor.

In witness whereof, I hereunto set my hand and official seal.

Notary Public

Buyer: RW DEVOR, LLC/ Peter Rossi

By: _____
Pete Rossi, Manager

On the ____ day of ____ 2025, personally appeared before me
_____, the signer of the foregoing instrument, who duly
acknowledged to me that he executed the same.

Notary Public

After Recording Return To

RW DEVCOR LLC
Attn: Pete Rossi
756 S Pleasant Grove Blvd
Pleasant Grove, UT 84062

Parcel No. 40:446:0004

Space Above This Line for Recorder's Use

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for valuable consideration of Ten Dollars (\$10.00), and other good and valuable consideration, the sufficiency of which is hereby acknowledged, The City of Pleasant Grove, a Utah municipal corporation with an address of 70 South 100 East, Pleasant Grove, UT 84062 ("Grantor") hereby quitclaims to RW DEVCOR LLC, a Utah limited liability company with an address of 756 S Pleasant Grove Blvd Pleasant Grove, UT 84062 ("Grantee") all of Grantor's rights, title, interest, and claim in or to that certain real property located in Riverdale, Utah, more particularly described at Exhibit "A" attached hereto (the "Property").

TO HAVE AND TO HOLD the same unto Grantee and unto Grantee's heirs and assigns forever, with all appurtenances thereto belonging.

GRANTOR:

The City of Pleasant Grove,
a Utah municipal corporation

By: Guy Fugal
Its: Mayor

STATE OF UTAH
COUNTY OF UTAH

On the ____ day of _____ 2025, personally appeared before me Guy Fugal, who duly acknowledged to me that he executed the foregoing Agreement as Mayor of The City of Pleasant Grove, a Utah municipal corporation.

Notary Public

EXHIBIT "A"

Legal Description of Property

A LEGAL DESCRIPTION FOR THE PORTION OF GROUND FROM PLEASANT GROVE CITY

A TRACT OF LAND THAT IS LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH COUNTY BOULEVARD (2000 WEST), SAID POINT BEING SOUTH 00°25'20" EAST ALONG THE SECTION LINE 222.38 FEET AND EAST 2195.53 FEET FROM THE WEST QUARTER CORNER, SECTION 30, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 53°18'08" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 2.80 FEET TO A POINT ON A 20.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS POINT BEARS NORTH 37°28'07" WEST); THENCE NORTHEASTERLY 5.56 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 15°56'28" (WHICH LONG CHORD BEARS NORTH 44°33'39" EAST 5.55 FEET); THENCE NORTH 36°35'25" EAST 34.91 FEET TO A POINT ON A 3.00 FOOT RADIUS CURVE; THENCE NORTHWESTERLY 4.71 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00" (WHICH LONG CHORD BEARS NORTH 08°24'35" WEST 4.24 FEET; THENCE NORTH 53°24'35" WEST 17.00 FEET; THENCE NORTH 36°35'25" EAST 81.22 FEET TO A POINT ON A 53.00 FOOT RADIUS CURVE; THENCE NORTHEASTERLY 33.87 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 36°37'12" (WHICH LONG CHORD BEARS NORTH 18°16'49" EAST 33.30 FEET); THENCE NORTH 00°01'47" WEST 29.45 FEET; THENCE SOUTH 89°39'26" EAST 22.00 FEET; THENCE SOUTH 00°01'58" EAST 29.36 FEET TO A POINT ON A 75.00 FOOT RADIUS CURVE; THENCE SOUTHWESTERLY 47.93 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THRUOGH A CENTRAL ANGLE OF 36°37'01" (WHICH LONG CHORD BEARS SOUTH 18°16'49" WEST 47.12 FEET); THENCE SOUTH 36°35'25" WEST 124.59 FEET TO THE POINT OF BEGINNING.

CONTAINS 3,428.04 SQ/FT OR 0.08 ACRES

PERMIT TO EXCEED NOISE RESTRICTIONS

Pursuant to the terms of Pleasant Grove Municipal Code Section 5-2B-E(2) I , Guy L. Fugal, Mayor of Pleasant Grove City do hereby grant to Geneva Rock Products, Inc, for the purpose of performing pavement preservation activities (placing level course, scrub seal, and micro surfacing), beginning at 10:00 pm to 7:00 a.m. on the requested dates below. Said activities will take place throughout various locations in Pleasant Grove as shown on the attached map, an exemption from the noise decibel limits found in Section 5-2B-D based upon the following findings:

1. Said project is a special construction project as provided for in Section 5-2B-E and as such qualifies to be considered for an exemption.
2. The exemption is being requested because of the special nature of the event:
 - (a) The work performed with this project requires traffic to not drive on the surfaces for a short period, performing this work at night may provide a better overall product. Performing this work at night can be much safer for residents and the construction crews.

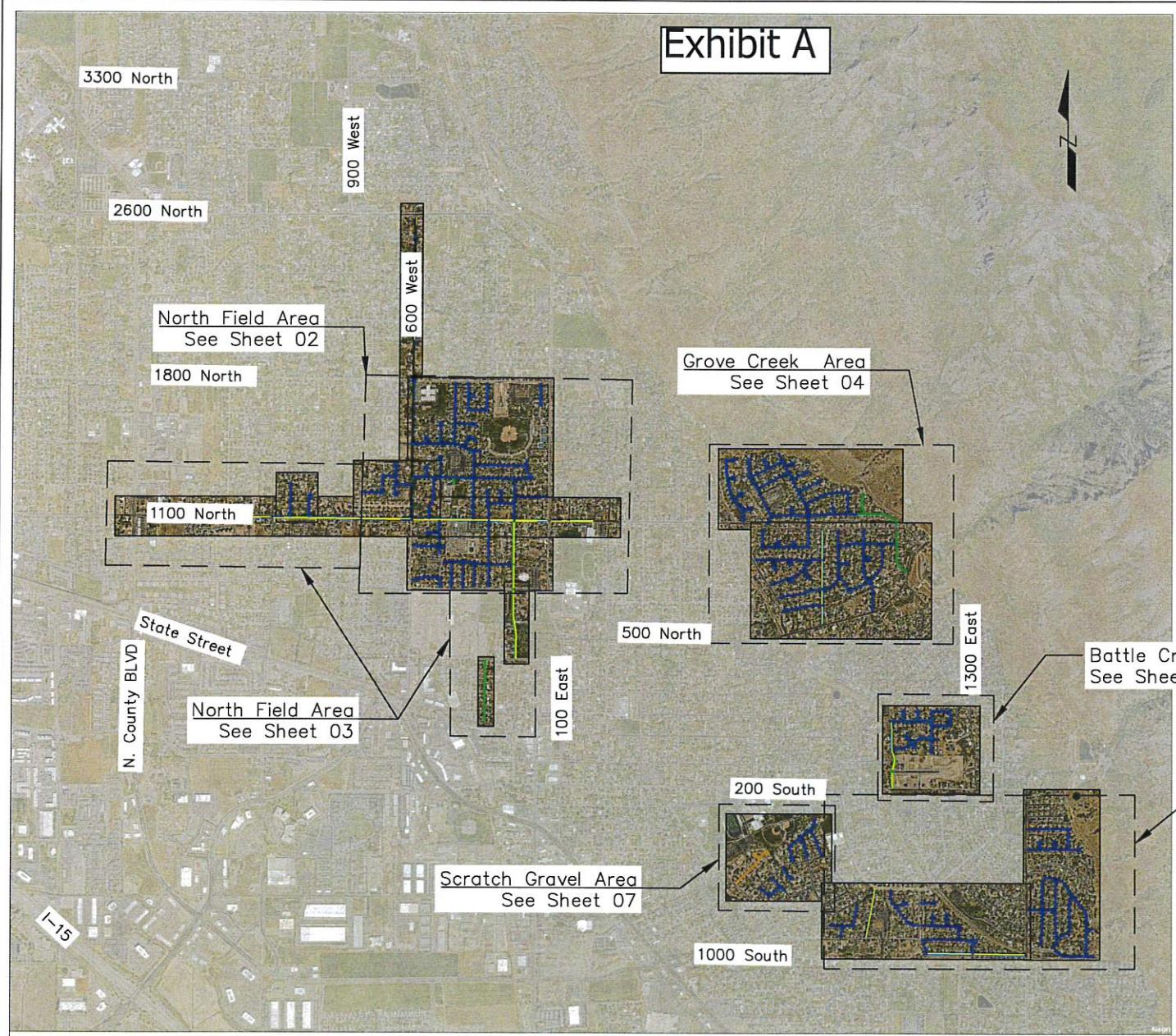
Said permit is GRANTED subject to the following restrictions:

1. The construction noise will not exceed: 85 DBA at 50 ft during the time period from 10:00 pm to 7:00 a.m. as measured on residential lots adjacent to the project.
2. Said permit shall be in effect from May 1, 2025 through August 31, 2025 and the duration of the project as approved by the city engineering department.
3. Geneva Rock Products, Inc., is required to notify residents living on the streets of the project (as shown on the attached map Exhibit "A") of the construction activity at least 24 hours before the first effective date.
4. Geneva Rock Products, Inc., agrees to use best efforts to reduce the construction noise generated from their equipment and vehicles utilizing best practices methods for noise reduction.

Permit **GRANTED** this _____ day of April, 2025.

Guy L. Fugal, Mayor
Pleasant Grove City

Exhibit A



Legend

- Scrub Seal With Micro Surfacing
- Micro Surfacing Only
- HMA Leveling Course



PUBLIC WORKS

2025 Pavement Preservation Project
Pleasant Grove City

Reference Sheet

FILE: 2025 PAVEMENT PRESERVATION
JOB PROJ #: 1
DRAWN BY: BJT
DESIGN BY: BJT
CHECKED BY: BJT
CSC: BJT
AT FULL SIZE IF NOT ONE
BLANK PAGE ACCORDINGLY
LAST UPDATED: 11/15/2023
SHEET NUMBER: RD-01

PARTIAL PAYMENT ESTIMATE**No.7**

Name of Contractor:	Acme Construction, Inc	
Name of Owner:	Pleasant Grove City	
Date of Completion:	Amount of Contract:	Dates of Estimate:
Original: 16-May-25	Original: \$10,769,814.00	From: 1-Mar-25
Revised: 16-May-25	Revised: \$8,423,589.00	To: 31-Mar-25
Description of Job:	Pleasant Grove Storm Drain Outfall Project	
Amount	This Period	Total To Date
Amount Earned	\$1,262,016.36	\$7,483,465.69
Retainage Being Held	\$63,100.82	\$374,173.28
Retainage Being Released	\$0.00	\$0.00
Previous Payments		\$5,910,376.86
Amount Due	\$1,198,915.54	\$1,198,915.55

Contractor's Construction Progress is on schedule

I hereby certify that I have carefully inspected the work and as a result of my inspection and to the best of my knowledge and belief, the quantities shown in this estimate are correct and have not been shown on previous estimates and the work has been performed in accordance with the Contract Documents.

Recommended by Horrocks Engineers

Date: 4/4/2025

Jason Judd, P.E.
Project Engineer

Accepted by: **Acme Construction, Inc**

Date: _____

Brody Robinson
Project Manager

Approved By: **Pleasant Grove City**

Date: _____

Guy L. Fugal
Mayor

Budget Code _____ Staff Initial _____

ITEM NO.	NATURE OF WORK	CONTRACT ITEMS				QUANTITY		EARNINGS	
		Qty	Units	Unit Price	Bid Amt.	This Month	To Date	This Month	To Date
1	Mobilization	1	LS	\$1,395,000.00	\$1,395,000.00	0.00	1.00		\$1,395,000.00
2	Traffic Control	1	LS	\$225,000.00	\$225,000.00	0.10	0.90	\$22,500.00	\$202,500.00
3	Siphon (Sta: 16+50)	1	LS	\$75,000.00	\$75,000.00	0.00	1.00		\$75,000.00
4	Culvert One	1	LS	\$325,000.00	\$325,000.00	0.00	0.95		\$308,750.00
5	Culvert Two	1	LS	\$900,000.00	\$900,000.00	0.90	0.91	\$810,000.00	\$819,000.00
6	Culvert Three	1	LS	\$250,000.00	\$250,000.00	0.00	0.95		\$237,500.00
7	Culvert Four	1	LS	\$265,000.00	\$265,000.00	0.00	0.95		\$252,950.00
8	Culvert Five	1	LS	\$375,000.00	\$375,000.00	0.00	0.95		\$356,250.00
9	Culvert Six	1	LS	\$195,000.00	\$195,000.00	0.00	0.95		\$185,250.00
10	Culvert Seven	1	LS	\$265,000.00	\$265,000.00	0.03	0.95	\$7,950.00	\$251,750.00
11	Culvert Eight	1	LS	\$650,000.00	\$650,000.00	0.35	0.86	\$227,500.00	\$559,000.00
12	Culvert Nine	1	LS	\$415,000.00	\$415,000.00	0.00	0.95		\$394,250.00
13	Transition Structure One	1	LS	\$225,000.00	\$225,000.00	0.10	0.95	\$22,500.00	\$213,750.00
14	Transfer Station Culvert	1	LS	\$335,000.00	\$335,000.00	0.00	1.00		\$335,000.00
15	End Section	11	EA	\$2,500.00	\$27,500.00	2.00	16.00	\$5,000.00	\$40,000.00
16	Manhole (Sta: 25+30)	1	EA	\$22,500.00	\$22,500.00	0.00	1.00		\$22,500.00
17	Storm Drain 2000 West	1	LS	\$135,000.00	\$135,000.00	0.00	0.25		\$33,750.00
18	Storm Drain 200 North	1	LS	\$59,000.00	\$59,000.00	0.00	0.95		\$56,050.00
19	Safl Baffle	3	EA	\$19,950.00	\$59,850.00	0.00	2.00		\$39,900.00
20	Sewer Replacement (Sta: 59+40)	1	LS	\$125,325.00	\$125,325.00	0.15	0.40	\$18,798.75	\$50,130.00
21	1 Inch Water Line Loop	1	EA	\$1,485.00	\$1,485.00	0.00	1.00		\$1,485.00
22	6 Inch Water Line Loop	2	EA	\$22,850.00	\$45,700.00	0.00	2.00		\$45,700.00
23	8 Inch Water Line Loop	4	EA	\$26,585.00	\$106,340.00	0.00	4.00		\$106,340.00
24	12 Inch Water Line Loop	2	EA	\$46,225.00	\$92,450.00	1.00	2.00	\$46,225.00	\$92,450.00
25	6 Inch Sewer Line Loop	1	EA	\$39,350.00	\$39,350.00	0.00	0.15		\$5,902.50
26	14 Inch Sewer Line Loop	2	EA	\$139,665.00	\$279,330.00	0.00	0.00		\$0.00
27	12 Inch Water Line Move (Sta: 26+25 to 27+30)	140	LF	\$445.00	\$62,300.00	0.00	140.00		\$62,300.00
28	Fire Hydrant Replacement	1	EA	\$15,000.00	\$15,000.00	0.00	1.00		\$15,000.00
29	Block Wall	1	LS	\$8,350.00	\$8,350.00	0.00	0.00		\$0.00
30	Sheet Pile Retaining Wall	1635	LF	\$1,435.00	\$2,346,225.00	0.00	0.00		\$0.00
31	Curb and Gutter	2870	LF	\$41.00	\$117,670.00	0.00	0.00		\$0.00
32	Ditch Landscape Restoration	1	LS	\$59,500.00	\$59,500.00	0.60	0.60	\$35,700.00	\$35,700.00
33	Ditch Rip Rap (Sta: 27+45 to 28+98, 29+55 to 33+46)	1683	Ton	\$83.00	\$139,689.00	0.00	1618.26		\$134,315.58
34	Ditch Excavation (Plan Quantity)	15050	CY	\$53.00	\$797,650.00	0.00	15050.00		\$797,650.00
35	20" Dominion Gas Line Support	1	LS	\$9,600.00	\$9,600.00	1.00	1.00	\$9,600.00	\$9,600.00
36	Storm Drain Bypass	1	LS	\$325,000.00	\$325,000.00	0.00	0.90		\$292,500.00
Subtotal		\$10,769,814.00				\$1,205,773.75		\$7,427,223.08	

Sheet Pile Retaining Wall Removal	1635	LF	(\$1,435.00)	(\$2,346,225.00)	0.00	0.00		\$0.00
COs 3, 7, 12, 13, 14, 15	1	LS	\$56,242.61	\$56,242.61	1.00	1.00	\$56,242.61	\$56,242.61
COs 5, 10, 14	1	LS	\$11,826.07	\$11,826.07	0.00	0.00		\$0.00

Subtotal (\$2,346,225.00) \$56,242.61 \$56,242.61

Total	\$8,423,589.00	TOTAL	\$1,262,016.36	\$7,483,465.69
AMOUNT RETAINED			\$63,100.82	\$374,173.28
RETAINAGE RELEASED				
PREVIOUS RETAINAGE			\$311,072.47	
PREVIOUS PAYMENTS			\$5,910,376.86	
AMOUNT DUE	\$1,198,915.54	\$1,198,915.55		

**PARTIAL PAYMENT ESTIMATE
NO. 2**

Name of Contractor:	<i>Lyndon Jones Construction, Inc.</i>	
Name of Owner:	<i>Pleasant Grove City</i>	
Date of Completion:	Amount of Contract:	Dates of Estimate:
Original: 1-Apr-25	Original: \$1,248,108.03	From: 11-Jan-25
Revised:	Revised: \$1,355,260.42	To: 31-Mar-25
Description of Job:	<i>Pleasant Grove City - Mill Ditch Project</i>	
Amount	This Period	Total To Date
Amount Earned	\$309,870.04	\$619,313.11
Retainage Being Held	\$15,493.50	\$30,965.66
Retainage Being Released	\$0.00	\$0.00
Previous Payments		\$293,970.92
Amount Due	\$294,376.54	\$294,376.53

Contractor's Construction Progress is ON SCHEDULE

I hereby certify that I have carefully inspected the work and as a result of my inspection and to the best of my knowledge and belief, the quantities shown in this estimate are correct and have not been shown on previous estimates and the work has been performed in accordance with the Contract Documents.

Recommended by Horrocks Engineers

Date: 4/14/2025



Jason Judd, P.E.
Project Engineer

Accepted by: ***Lyndon Jones Construction, Inc.***

Date: 4/15/2025

Paul Ellis
Project Manager

Approved By: ***Pleasant Grove City***

Date: _____

Guy L. Fugal
Mayor

Budget Code _____ Staff Initial _____

PROJECT: Pleasant Grove City - Mill Ditch Project

PAY PERIOD: 2 Mar-25

ITEM NO.	NATURE OF WORK	CONTRACT ITEMS				QUANTITY		EARNINGS	
		Qty	Units	Unit Price	Bid Amt.	This Month	To Date	This Month	To Date
1	Mobilization	1	LS	\$43,400.00	\$43,400.00	0.20	0.60	\$8,680.00	\$26,040.00
2	Demolition, Clear and Grub	1	LS	\$90,000.00	\$90,000.00	0.00	1.00		\$90,000.00
3	Concrete Ditch Removal and Haul Off	2640	LF	\$17.60	\$46,464.00	0.00	2640.00		\$46,464.00
4	34" DR 21 HDPE Pipe	2730	LF	\$166.00	\$453,180.00	1375.00	1375.00	\$228,250.00	\$228,250.00
5	Pipe Insertion	230	LF	\$215.00	\$49,450.00	300.00	300.00	\$64,500.00	\$64,500.00
6	2" HDPE Conduit	5920	LF	\$16.70	\$98,864.00	1000.00	1000.00	\$16,700.00	\$16,700.00
7	2" Fiber Pull Box	7	EA	\$2,440.00	\$17,080.00	3.00	3.00	\$7,320.00	\$7,320.00
8	4" Air Vent	6	EA	\$35,770.00	\$214,620.00	1.50	1.50	\$53,655.00	\$53,655.00
9	Sewer Rock	35	CY	\$58.10	\$2,033.50	0.00	0.00		\$0.00
10	Imported Granular Backfill	2130	CY	\$42.40	\$90,312.00	1000.00	1000.00	\$42,400.00	\$42,400.00
11	Landscape Repair	420	SY	\$39.40	\$16,548.00	0.00	0.00		\$0.00
12	Reseeding and Stabilization	6730	SY	\$1.35	\$9,085.50	0.00	0.00		\$0.00
13	Remove and Replace Path, Sta: 12+00	1	LS	\$10,071.03	\$10,071.03	0.00	0.00		\$0.00
14	Remove and Replace Path, Sta: 20+30	1	LS	\$8,760.00	\$8,760.00	0.00	0.00		\$0.00
15	Remove and Replace Path, Sta: 23+20	1	LS	\$3,740.00	\$3,740.00	0.00	0.00		\$0.00
16	Concrete Collar	1	LS	\$12,300.00	\$12,300.00	0.00	0.00		\$0.00
17	84" Manhole	1	LS	\$15,000.00	\$15,000.00	0.00	0.00		\$0.00
18	SWPPP	1	LS	\$17,200.00	\$17,200.00	0.23	0.48	\$3,956.00	\$8,256.00
20	Hach Flo-Dar	1	LS	\$50,000.00	\$50,000.00	0.00	0.00		\$0.00
		Subtotal				\$1,248,108.03		\$425,461.00	\$583,585.00

CO #1	Add Krohn Meter, Remove Flo-Dar	1	LS	107152.39	\$107,152.39	0.00	0.00		\$0.00
Subtotal		\$107,152.39						\$0.00	\$0.00

	Payment for Materias Stored On-Site	1	LS	\$151,319.07	\$151,319.07	0.00	1.00		\$151,319.07
	Materials Incorporated into Project	1	LS	(\$151,319.07)	(\$151,319.07)	0.76	0.76	(\$115,590.96)	(\$115,590.96)
Subtotal		\$0.00						(\$115,590.96)	\$35,728.11

Total	\$1,355,260.42			
		TOTAL	\$309,870.04	\$619,313.11
		AMOUNT RETAINED	\$15,493.50	\$30,965.66
		RETAINAGE RELEASED		
		PREVIOUS RETAINAGE	\$15,472.15	
		PREVIOUS PAYMENTS	\$293,970.92	
		AMOUNT DUE	\$294,376.54	\$294,376.53

Report Criteria:

Invoices with totals above \$0 included.

Only unpaid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
--------	-------------	----------------	-------------	--------------	-----------------------	-------------	-----------

CLASS C ROAD FUND**EXPENDITURES****20-40-330 ENGINEERING SERVICES**

4286 IWORQ SYSTEMS INC.	205944	PUBLIC WORKS PACKAGE- MANAG	12/26/2024	7,500.00	.00
4286 IWORQ SYSTEMS INC.	211394	PERMIT MANAGEMENT	02/05/2025	2,750.00	.00

Total EXPENDITURES:	10,250.00	.00
---------------------	-----------	-----

Total CLASS C ROAD FUND:	10,250.00	.00
--------------------------	-----------	-----

Grand Totals:	10,250.00	.00
---------------	-----------	-----

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

City Finance Director: _____