



## **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, May 20, 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.

### **AMENDED AGENDA**

#### **4:30 P.M. WORK SESSION**

- a. URPA Award Presentation
- b. Victim Advocate Report - Kimberly Schroepel
- c. Recreation Center Audio Equipment Budget Discussion
- 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. City Council Minutes:**

City Council Minutes for the April 8, 2025 & April 22, 2025 meetings.

- b. To consider for approval Change Order No. 4 for Acme Construction, Inc. for the Pleasant Grove Storm Drain Outfall Project.
- c. To consider for approval Change Order No. 6 for Acme Construction, Inc. for the Pleasant Grove Storm Drain Outfall Project.
- d. To consider for approval Change Order No. 5 for FX Construction for the American Fork River Diversion Reconstruction Project.
- e. To consider approval of Payment Reports for May 15, 2025.

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

##### **7. BOARD, COMMISSION, COMMITTEE APPOINTMENTS:** None Scheduled

##### **8. PRESENTATIONS:** None Scheduled

##### **9. PUBLIC HEARING ITEMS:**

- A.** Public Hearing to consider approval of a commercial site plan for a retail shell building, located on Lot 6 of the Mayfield Subdivision Plat 'A' and identified with Parcel #46:708:0006, in The Grove Zone – Mixed Housing Subdistrict. Applicant: Brandan Case. *Presenter: Daniel Cardenas*
- B.** Public Hearing to consider an Ordinance (2025-008) for a zone change on approximately 0.5 acres of land from the General Commercial (C-G) Zone to the Downtown Village – Commercial Zone, located at 517 W Center Street. Applicant: Clay Liston. *Presenter: Daniel Cardenas*

**10. ACTION ITEMS READY FOR VOTE:**

- A.** To consider Resolution No. 2025-019 authorizing the Mayor to sign a Quit Claim deed in favor of Michael and Kori Richins for property located approximately 642 South 780 East, Pleasant Grove, Utah. This is necessary to correct the legal description of previously dedicated land that resulted in excess Right of Way width. *Presenter: Attorney Petersen*
- B.** To consider Resolution No. 2025-020 authorizing the Mayor to Execute a Consulting Services Agreement with DLS, Inc. for consulting services specific to obtaining funding for a road transportation project. *Presenter: Administrator Darrington*

**11. ITEMS FOR DISCUSSION:**

- A.** Continued Items from the Work Session if needed.

**12. REVIEW AND DISCUSSION OF THE JUNE 3, 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](http://www.plgrove.org)) websites.

Posted by: /s/ Wendy Thorpe, City Recorder

Date: May 19, 2025

Time: 3:00 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.

## City Council Staff Report

May 20, 2025

### COMMERCIAL SITE PLAN

<b>REQUEST</b>	Approval of a commercial site plan for a retail building	
<b>APPLICANT</b>	Brandan Case	
<b>ADDRESS</b>	2465 West 280 South (Parcel #46:708:0006)	
<b>ZONE</b>	The Grove – Mixed Housing Subdistrict	
<b>STAFF RECOMMENDATION</b>	Approve the Commercial Site Plan	
<b>ATTACHMENTS</b>	Property Zoning Map	5
	Property Aerial Map	6
	Site Plan	7
	Landscaping Plan and Open Space Calculations	8
	Elevation Plan	9

### Background

The subject property is located on the corner of 280 South and 2500 West and is associated with Parcel #46:708:0006. This property was platted with the development of the Mayfield Subdivision Plat 'A' back on May 7, 2007, and was assigned an address (2465 West 280 South) in September 2024. One of the notes on the subdivision plat indicated that this lot was intended to be used as a "future park", which would act as a part of the required open space for the Mayfield Apartments to the east. However, the property has had multiple property owners since the plat was recorded, and was eventually sold to Rocky Woods Investments, who intend to develop this site with a retail building instead.

The existing subdivision plat shows that 280 South is a privately owned street, but the City has an easement for providing culinary water to the surrounding developments in the area. The applicant will still need to work with the property owner for 280 South to install sewer, or to find another way for the proposed site to be serviced; however all those requirements will be taken care of before the site plan is finalized.

## Analysis

The applicant is requesting to build a one-story retail building with access from 280 South. The proposed building will have five commercial units. The subject property has a section of land along its western border designated as wetland area, which is proposed to be cleaned up and maintained with the rest of the landscaping on the property.

### *Use and parking:*

Several types of retail and office uses are permitted in The Grove – Mixed Housing Subdistrict, such as grocery stores, hardware and building materials, general merchandise, apparel, home furnishings, restaurants, finance offices, laundering, beauty and barber services, and professional services, including medical, legal, engineering, research, and data processing uses.

While the exact tenants for each unit are not yet known, the southernmost unit appears to be for a restaurant with a drive through.

Retail uses have a parking ratio of 1 space for every 200 square feet of gross floor area. Restaurants have a parking ratio dependent on the number of seats provided for the restaurant use, or a parking ratio of 1 space for every 100 square feet of gross floor area, excluding the kitchen, storage, etc. With retail space adding up to approximately 5400 square feet and restaurant space being approximately 1350 square feet, 41 parking spaces will be required. The proposed site plan provides 46 spaces on site.

### *Landscaping and Open Space:*

Section 10-14-17 requires new nonresidential development in the Grove Zone to provide a minimum of 10% of the gross site area for open space. Open space includes parks, plazas, courtyards, arcades, pedestrian walkways, natural areas, and landscaped areas. Open space may not include leftover space between buildings, or narrow space under 10 feet in width that is immediately adjacent to buildings, where the space is between the building and parking areas, drive aisles, or inner development roads. In this case, the applicant is providing 10,974 square feet of landscaped area as open space, which equates to 26.7% of the overall lot size.

Landscaping requirements within The Grove Zone require a mix of landscape elements, including evergreens. At least one tree is required per 1,000 SF of required landscaped areas, and at least 30% of the total number of required trees shall be evergreen. The proposed site plan has 20 trees total, 9 of which are evergreen (45%). Landscaped parking islands are also provided at the edges of each parking area and for every 10 stalls.

A 25-foot landscape buffer is also required between the back of the curb and the building; the applicant provides a 21-foot landscape buffer, which may be permitted by the City Council if the developer has provided enhancements and exceeded the city's standard requirements for architecture, amenities, and landscaping for the overall project area. Most of the landscaping elements in this buffer area include sodded lawn, a couple of small trees, and shrubs.



*Screening, height, and materials:*

The maximum height for commercial buildings in The Grove Zone is 65 feet, although the Planning Commission may authorize heights up to a maximum of 100 feet through the issuance of a conditional use permit. The proposed building is approximately 23 feet tall at the highest point.

The primary building materials are stone and fiber cement siding. As an accent material, the applicant is proposing to use stucco on a few sections of the building that face towards 280 South, the Mayfield Apartments, and Liahona Academy.

*Design Review Board:*

The provided site plan was presented at the Design Review Board meeting on November 18, 2024. The Design Review Board found that the site and building met the requirements for urban design as well as building materials and design, so long as a fence is installed on the southern border of the subject property.

Planning Staff recommended the Planning Commission approve the proposed site plan and forward approval to the City Council for the site plan with the following condition:

1. All Final Planning, Engineering, and Fire Department requirements are met.

## **Recommendation from Planning Commission**

Pleasant Grove City Planning Commission took the following action on the described application at their meeting on January 9, 2025.

- 2. Public Hearing: Site Plan – Parcel #46:708:0006  
(Sam White's Lane Neighborhood)**

Public Hearing to consider the request of Brandan Case for a commercial site plan for a retail shell building, located on Lot 6 of the Mayfield Subdivision Plat 'A' and identified with Parcel #46:708:0006, in The Grove Zone – Mixed Housing Subdistrict. (Administrative Item)

### **RECOMMEND APPROVAL**

**MOTION:** Commissioner Jeffrey Butler moved to forward a positive recommendation of APPROVAL for the request of Brandan Case for a commercial Site Plan for a retail building located at 2465 West 280 South on property zoned The Grove – Mixed Housing Subdistrict; and adopting the exhibits, conditions, and findings of the Staff Report, and as modified by the condition(s) below:

1. All final Planning, Engineering, and Fire Department requirements are met.

Commissioner Alicia Redding seconded the motion. The Commissioners unanimously voted "Yes". The motion carried.

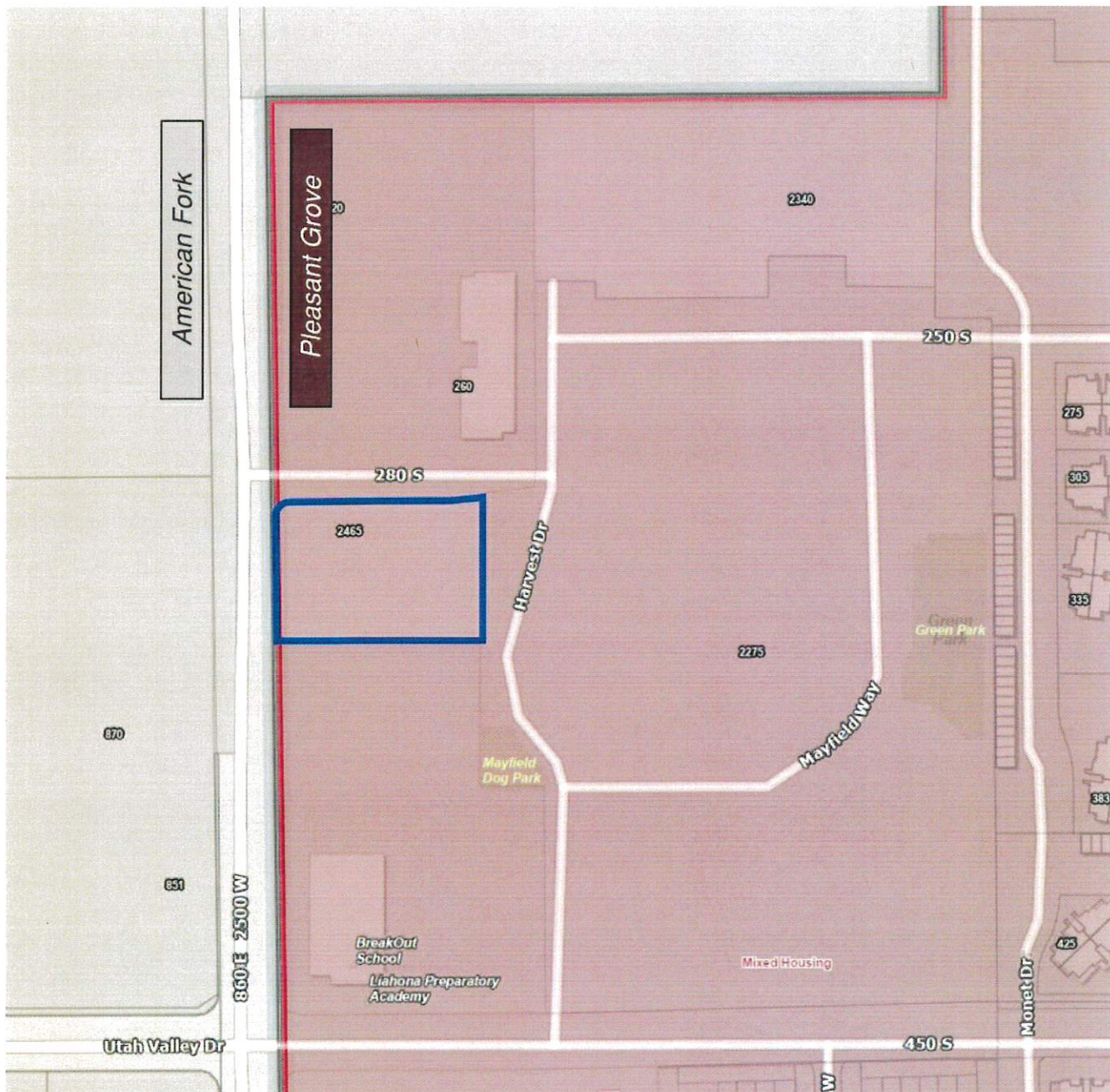
Motion by: Commissioner Butler

Seconded by: Commissioner Redding

AYE VOTES: Chair Patten and Commissioners Phillips, Butler, Martineau, Redding, Trickler, Nelson

NAY VOTES:

## PROPERTY ZONING MAP

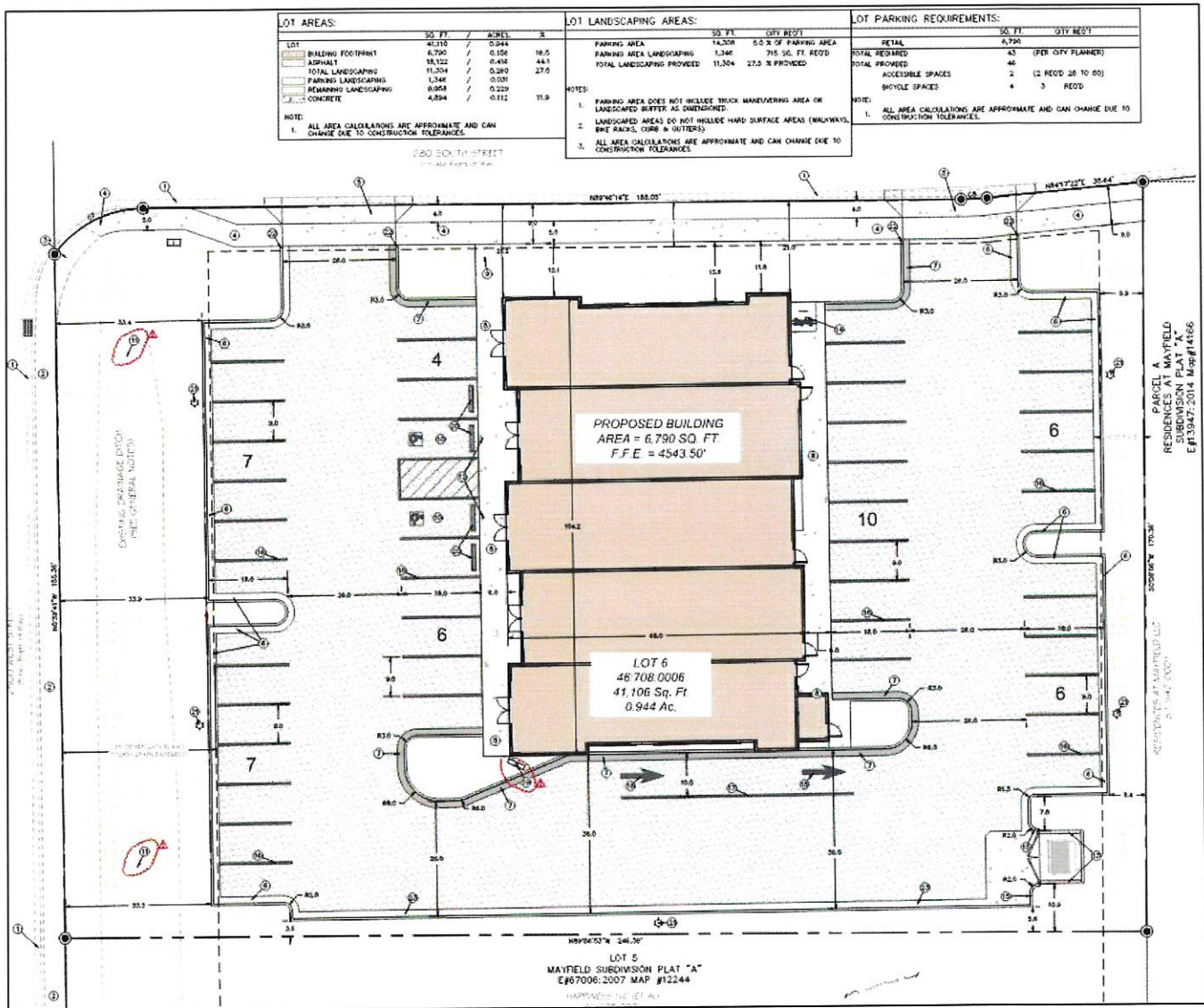




An aerial photograph of a residential area in Pleasant Grove, Utah. The map shows several large apartment complexes with multiple stories and parking lots. A specific parcel, 46-705-0008, is highlighted with a blue border. Other parcels are outlined in yellow and labeled with their respective IDs, such as 46-748-0002, 46-748-0003, 46-748-0004, 46-748-0005, 46-748-0006, 46-748-0007, 46-748-0008, 46-748-0009, 46-748-0010, 46-748-0011, 46-748-0012, 46-748-0013, 46-748-0014, 46-748-0015, 46-748-0016, 46-748-0017, 46-748-0018, 46-748-0019, 46-748-0020, 46-748-0021, 46-748-0022, 46-748-0023, 46-748-0024, 46-748-0025, 46-748-0026, 46-748-0027, 46-748-0028, 46-748-0029, 46-748-0030, 46-748-0031, 46-748-0032, 46-748-0033, 46-748-0034, 46-748-0035, 46-748-0036, 46-748-0037, 46-748-0038, 46-748-0039, 46-748-0040, 46-748-0041, 46-748-0042, 46-748-0043, 46-748-0044, 46-748-0045, 46-748-0046, 46-748-0047, 46-748-0048, 46-748-0049, 46-748-0050, 46-748-0051, 46-748-0052, 46-748-0053, 46-748-0054, 46-748-0055, 46-748-0056, 46-748-0057, 46-748-0058, 46-748-0059, 46-748-0060, 46-748-0061, 46-748-0062, 46-748-0063, 46-748-0064, 46-748-0065, 46-748-0066, 46-748-0067, 46-748-0068, 46-748-0069, 46-748-0070, 46-748-0071, 46-748-0072, 46-748-0073, 46-748-0074, 46-748-0075, 46-748-0076, 46-748-0077, 46-748-0078, 46-748-0079, 46-748-0080, 46-748-0081, 46-748-0082, 46-748-0083, 46-748-0084, 46-748-0085, 46-748-0086, 46-748-0087, 46-748-0088, 46-748-0089, 46-748-0090, 46-748-0091, 46-748-0092, 46-748-0093, 46-748-0094, 46-748-0095, 46-748-0096, 46-748-0097, 46-748-0098, 46-748-0099, 46-748-0100. The map also shows a road labeled 'American Fork' and a street named 'Pleasant Grove'. The map is overlaid with a grid of yellow lines representing property boundaries. The highlighted parcel 46-705-0008 is a large, rectangular lot with a blue border. The surrounding area includes several large apartment buildings with multiple stories and parking lots. The map is oriented with North at the top.



# SITE PLAN



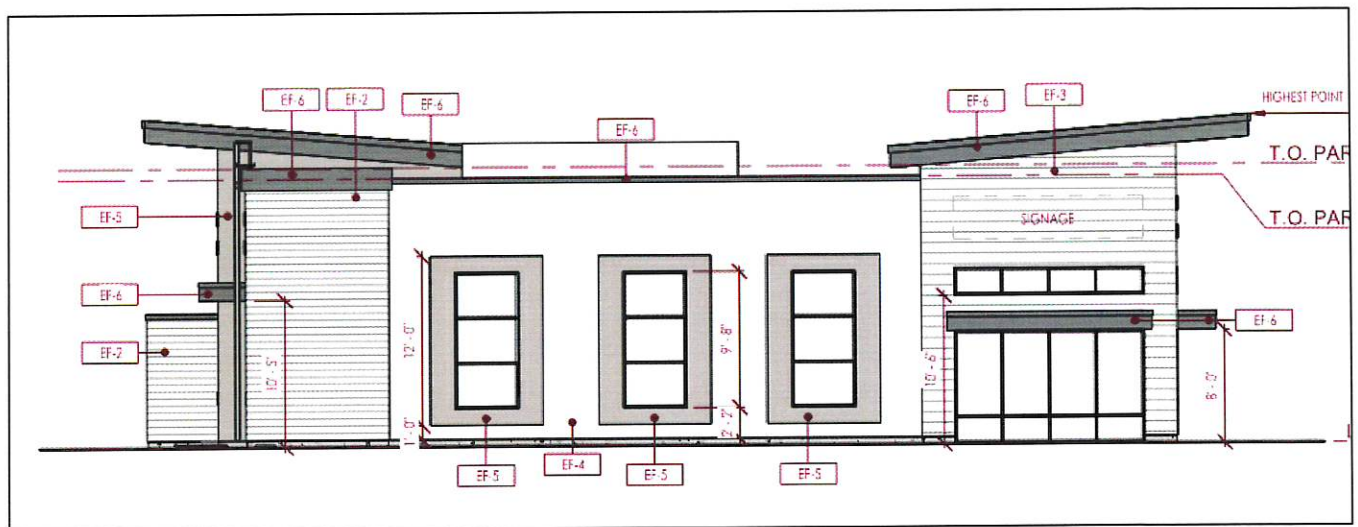
The site plan illustrates the proposed green roof installations at the University of Maryland Eastern Shore. The three green roofs are located on the top left, top center, and top right buildings. The total area of the green roofs is 11,742.17 sq ft. The plan includes various plantings and landscaping elements, such as trees, shrubs, and ground cover. The surrounding area includes parking lots, streets, and other campus buildings. The plan is labeled with various codes and numbers, including (1) UNT, (2) PKR, (3) MSG, (4) RDK, (5) HSD, (6) FMA, (7) STS, (8) CAV, (9) JSM, (10) POT, (11) ANP, (12) RNW, (13) GWB, (14) RAG, (15) JSM, (16) POT, (17) MSG, (18) JSM, (19) POT, (20) MSG, (21) JSM, (22) POT, (23) MSG, (24) JSM, (25) POT, (26) MSG, (27) JSM, (28) POT, (29) MSG, (30) JSM, (31) POT, (32) MSG, (33) JSM, (34) POT, (35) MSG, (36) JSM, (37) POT, (38) MSG, (39) JSM, (40) POT, (41) MSG, (42) JSM, (43) POT, (44) MSG, (45) JSM, (46) POT, (47) MSG, (48) JSM, (49) POT, (50) MSG, (51) JSM, (52) POT, (53) MSG, (54) JSM, (55) POT, (56) MSG, (57) JSM, (58) POT, (59) MSG, (60) JSM, (61) POT, (62) MSG, (63) JSM, (64) POT, (65) MSG, (66) JSM, (67) POT, (68) MSG, (69) JSM, (70) POT, (71) MSG, (72) JSM, (73) POT, (74) MSG, (75) JSM, (76) POT, (77) MSG, (78) JSM, (79) POT, (80) MSG, (81) JSM, (82) POT, (83) MSG, (84) JSM, (85) POT, (86) MSG, (87) JSM, (88) POT, (89) MSG, (90) JSM, (91) POT, (92) MSG, (93) JSM, (94) POT, (95) 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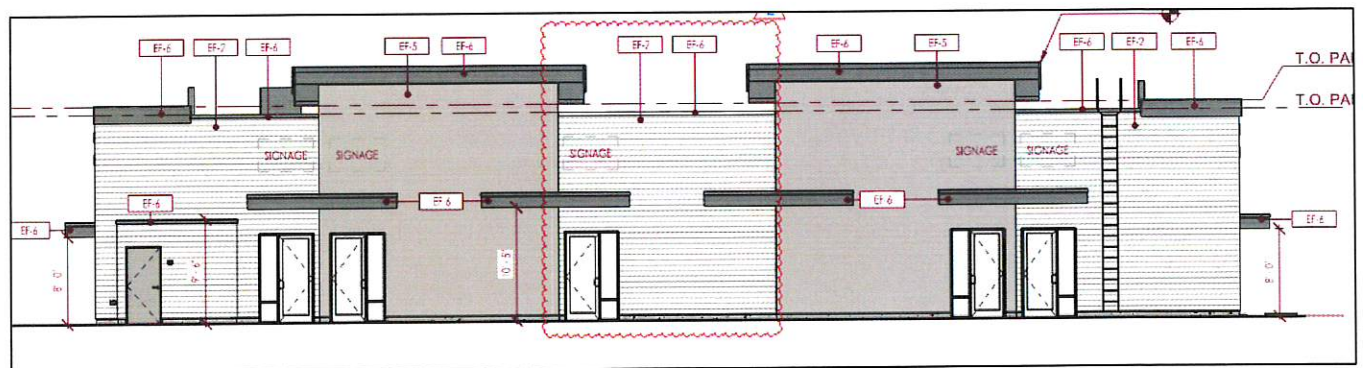
## ELEVATION PLANS



*Facing 2500 West*

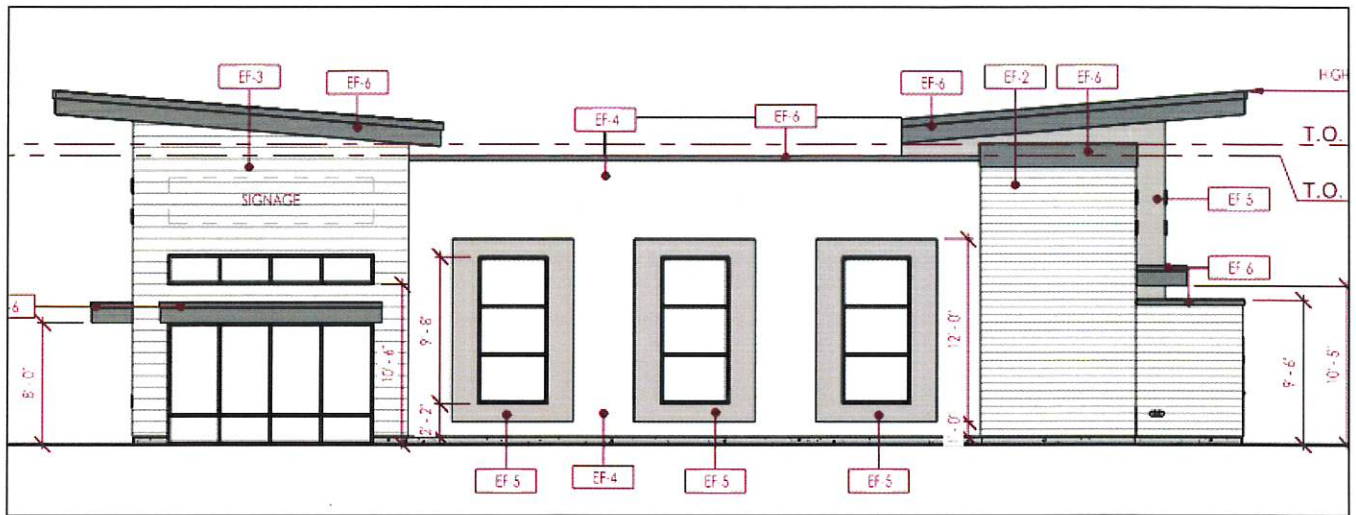


*Facing 280 South*



*Facing Mayfield Apartments (East)*





*Facing South*

**ORDINANCE NO. 2025 -008**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF PLEASANT GROVE CITY, REZONING APPROXIMATELY .5 ACRES OF PROPERTY LOCATED AT 517 WEST CENTER STREET FROM THE C-G (GENERAL COMMERCIAL) ZONE TO THE DV-C (DOWNTOWN VILLAGE - COMMERCIAL) ZONE, CLAY LISTON IS THE APPLICANT.**

**WHEREAS**, the existing zone for the property located at approximately 517 W Center Street is located in the C-G (General Commercial) Zone, which does not permit residential uses; and

**WHEREAS**, the permitted commercial uses in the C-G (General Commercial) Zone are intended to promote commercial areas away from the central core of the City and which are not within the shopping centers of integrated design; and

**WHEREAS**, the applicant is proposing a re-zone in order to apply the rules and regulations of the DV-C (Downtown Village Commercial) Zone with the intention of developing .5 acres of land into a mixed-use site; and

**WHEREAS**, the applicant intends to include residential uses with commercial uses in a mixed-use project; and

**WHEREAS**, the DV-C (Downtown Village Commercial) Zone allows residential uses mixed with commercial uses in a ratio of 3 dwelling units per every 1,000 sq ft of commercial uses permitted in the DV-C (Downtown Village Commercial) Zone; and

**WHEREAS**, on April 24, 2025, the Pleasant Grove City Planning Commission held a public hearing to consider the re-zone request; and

**WHEREAS**, at its public hearing the Planning Commission found that the rezone request was in the public's interest and considered that the commercial and residential permitted land uses contained in the DV-C (Downtown Village Commercial) Zone are compatible with the neighboring properties and in agreement with the General Plan; and

**WHEREAS**, the Pleasant Grove Planning Commission recommended to the Pleasant Grove City Council that the rezone request be approved; and

**WHEREAS**, on May 20, 2025, the Pleasant Grove City Council held a public hearing to consider the request; and

**WHEREAS**, at its meeting the Pleasant Grove City Council was satisfied that the rezone request was in the best interest of the public and was consistent with the written goals and policies of the General Plan; and

**WHEREAS**, at its meeting the Pleasant Grove City Council approved the request to rezone approximately .5 acres located at approximately 517 W Center Street from the C-G (General Commercial) Zone to the DV-C (Downtown Village Commercial) Zone.

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLEASANT GROVE:

SECTION 1. The approximate .5 acres located at approximately 517 W Center Street shall be rezoned from the C-G (General Commercial) Zone to the DV-C (Downtown Village Commercial) Zone; said property being described as shown on Exhibit "A".

SECTION 2. The Official Zoning Map showing such changes shall be filed with the Pleasant Grove City Recorder.

SECTION 3. The Pleasant Grove City Council finds that the zone change is in the best interest of the public and is consistent with the written goals and policies of the City's General Plan.

SECTION 4. SEVERABILITY. The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable. If any such section, paragraph, sentence, clause, or phrase shall be declared invalid or unconstitutional by the valid judgment or decree of a Court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any of the remaining sections, paragraphs, sentences, clauses, or phases of this Ordinance.

SECTION 5. This ordinance shall take effect immediately upon its passage and shall be posted or published as required by law.

SECTION 6. APPROVED AND ADOPTED AND MADE EFFECTIVE by the City Council of Pleasant Grove City, State of Utah, on this 20<sup>th</sup> day of May, 2025.

---

Guy L. Fugal, Mayor

ATTEST:

---

Wendy Thorpe, City Recorder

(SEAL)

**Exhibit "A"**



**Motion: Council Member** \_\_\_\_\_

**Second: Council Member** \_\_\_\_\_

<b><u>ROLL CALL</u></b>	<b><u>Yes</u></b>	<b><u>No</u></b>	<b><u>Abstain</u></b>	<b><u>Absent</u></b>
Mayor Guy L. Fugal	_____	_____	_____	_____
Dianna Andersen	_____	_____	_____	_____
Steve Rogers	_____	_____	_____	_____
Eric Jensen	_____	_____	_____	_____
Cyd LeMone	_____	_____	_____	_____
Todd Williams	_____	_____	_____	_____

**CERTIFICATE OF POSTING ORDINANCE**  
**Pleasant Grove City Corporation**

I, the duly appointed recorder for the City of Pleasant Grove, hereby certify that a summary of the foregoing Ordinance No. \_\_\_\_\_ was posted on the State (<http://pmn.utah.gov>) website on this \_\_\_\_ day of \_\_\_\_\_, 2025.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
 Wendy Thorpe, CMC, City Recorder

## City Council Staff Report

May 20, 2025

### REZONE

<b>REQUEST</b>	Request for a zone change of approximately 0.5 acres of land from the General Commercial (C-G) Zone to the Downtown Village – Commercial (DV-C) Zone.	
<b>APPLICANT</b>	Clay Liston	
<b>GENERAL PLAN</b>	Downtown	
<b>ADDRESS</b>	517 W Center Street	
<b>STAFF RECOMMENDATION</b>	Approve the proposed zone change	
<b>ATTACHMENTS</b>	Aerial Map	4
	Zoning Map	5
	General Plan Designation	6
	Land Uses Comparison Table	7

### Background

The subject property is located at 517 W Center Street and is approximately 0.5 acres in size. The subject property has never been platted.

The properties to the east, west, and south are zoned General Commercial, and the properties to the north are zoned Downtown Village Commercial. While the property to the east is a single-family home, all other surrounding properties have been developed with commercial uses. The properties to the north in particular have been developed with the Grovecrest Villas, which include senior housing.

### Analysis

#### Intent Statements:

The intent of the current C-G Zone is "...to provide a district primarily for the accommodation of commercial uses and commercial areas which have been established in locations away from the central core of the city and which are not within the shopping centers of integrated design." The C-G Zone is intended to be located along major arterial roads and is envisioned to be applied to areas where "integrated shopping center development is not practical or desirable because of difficult size, shape, topography or similar problems related to land otherwise deemed to be appropriate for

commercial development". New construction in the C-G Zone "should be in harmony with the characteristics of the surrounding developed commercial and residential areas. The uses characteristic of this zone will be a wide range of retail stores, shops, services and offices. This zone may be applied to areas which have existing offices, heavy commercial and institutional uses. It is the intent that the C-G zone contain a mixture of compatible uses."

The intent of the proposed DV-C Zone is "...to provide a district in which the primary function of the land is to create a livable and walkable downtown. The Downtown Village Zone is to foster a revitalization of its commercial/retail base, while preserving the downtown's historical image, increasing the livability, and protecting the existing residents' quality of life. It is further intended to maintain the historical downtown Village image as the "heart of the City" with which residents and visitors of the City can identify.

"The Downtown Commercial Subdistrict is intended to be located only in the central core area of the City and its main objectives are [to] promote the redevelopment and beautification of properties in historical downtown Pleasant Grove; allow residential units to be located in the Downtown Village Commercial Subdistrict Zone while maintaining the street level commercial character; and to allow for the creation of a new housing alternative that will provide individuals with the opportunity to live in proximity to places they work and shop by creating a more walkable community that has the potential of reducing the number of vehicular trips per person.

"The Downtown Village Zone and its subdistricts are to be characterized by clean, well-lighted streets, ample pedestrian- ways, and vehicular parking lots for the convenience and safety of the public. Attractive, inviting and well maintained shops, stores, offices and other buildings are also characteristic of this zone and are to follow the 'Turn of the 20th Century' design theme."

### **Conformance with Zoning Ordinances:**

In contrast to the General Commercial Zone, the Downtown Village Commercial Zone places additional restrictions on certain commercial uses and on building design in favor of permitting residential uses.

Commercial uses in the Downtown Village Commercial Zone are intended to create a lively, walkable atmosphere, so uses that typically create noise, generate a lot of traffic or need a lot of parking, or uses that need significant amounts of storage are generally not permitted in the downtown area.

As the figurative "heart" of the City, buildings in the Downtown area are also required to follow design guidelines to reflect a design theme of "Turn of the 20<sup>th</sup> Century". Examples of this type of design theme include flat roofs, building materials suitable for the design in which they are used (such as brick, stone, glass, plaster, etc.), large panes of clear glass oriented toward the sidewalk, and a variety of colors typical of the "Turn of the 20<sup>th</sup> Century" design.

Single-family and two-family residential uses are permitted in the DV-C Zone, although two-family residential uses are subject to a site plan review prior to approval. Multi-family residential uses are also permitted in the DV-C Zone as a conditional use permit. Multi-family uses are only permitted within a mixed-use building with commercial on the ground floor, at a ratio of 3 units for every 1000 square feet of retail space provided.



Lastly, any rezones to the Downtown Village Commercial Zone require contiguity to other properties within the DV-C Zone, to maintain the DV-C Zone as the central core area of the City.

### **Conformance with General Plan:**

On the 2022 General Plan Future Land Use Map (page 11), this area is located in the Downtown area. The general plan states that "Downtown is envisioned to become a walkable mixed-use destination that draws people from within and out of the City to shop, dine, work, live, or play. Redevelopment and infill projects are the key types of change envisioned for the area, which will help to establish the greater Main Street district as a robust and thriving Downtown." (General Plan, page 16) The proposed zone change is in conformance with the guidelines set forth by the General Plan.

Staff recommended the Planning Commission forward a recommendation of approval for the rezone of the subject property from the General Commercial (C-G) Zone to the Downtown Village Zone.

### **Recommendation from Planning Commission**

Pleasant Grove City Planning Commission took the following action on the described application at their meeting on April 24, 2025.

#### **2. Public Hearing: Rezone – Located at 517 W Center Street (Old Fort Neighborhood)**

Public Hearing to consider the request of Clay Liston for a zone change on approximately 0.5 acres of land from the General Commercial (C-G) Zone to the Downtown Village – Commercial Zone, located at 517 W Center Street. (Legislative Item)

### **RECOMMEND APPROVAL**

**MOTION:** Commissioner Martineau moved that the Planning Commission forward a recommendation of APPROVAL to the City Council for the request of Clay Liston for the rezone of approximately 0.5 acres of land located at 517 West Center Street from the General Commercial Zone to the Downtown Village Commercial Zone; and adopting the exhibits, conditions, and findings of the Staff Report.

Commissioner Trickler seconded the motion. The Commissioners unanimously voted "Yes". The motion carried.

Motion by: Commissioner Martineau

Seconded by: Commissioner Trickler

AYE VOTES: Chair Pro Tempore Patten, Commissioners Phillips, Butler, Martineau, Shirley, Trickler

NAY VOTES:

Community Development 86 S 100 E Pleasant Grove, UT 84062 Phone: (801) 785-6057 Fax: (801) 785-5667 [www.pgcity.org](http://www.pgcity.org)  
Author: Jacob Hawkins - City Planner and Daniel Cardenas – Community Development Director

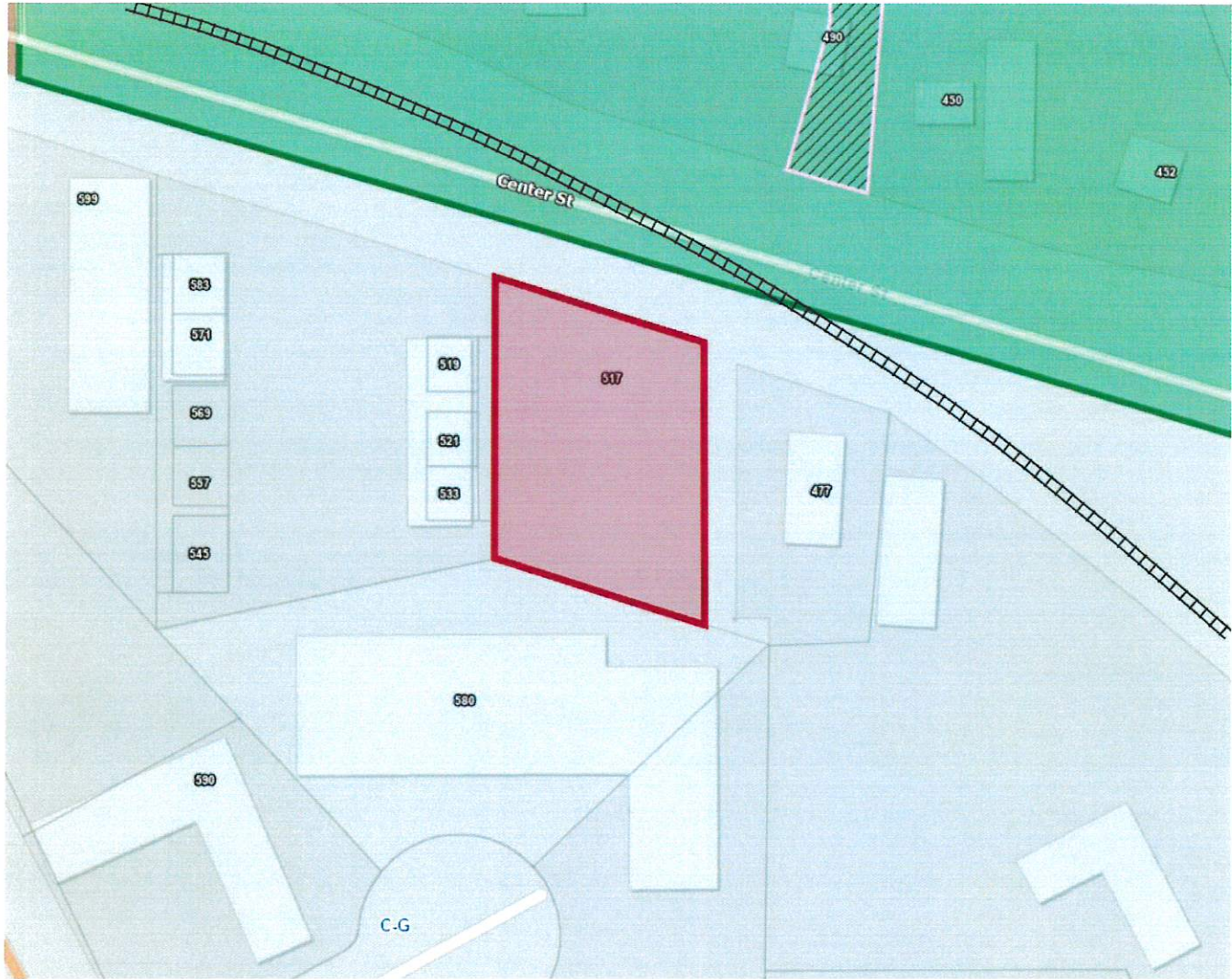
AERIAL MAP



Community Development 86 S 100 E Pleasant Grove, UT 84062 Phone: (801) 785-6057 Fax: (801) 785-5667 [www.pgcity.org](http://www.pgcity.org)  
Author: Jacob Hawkins - City Planner and Daniel Cardenas – Community Development Director

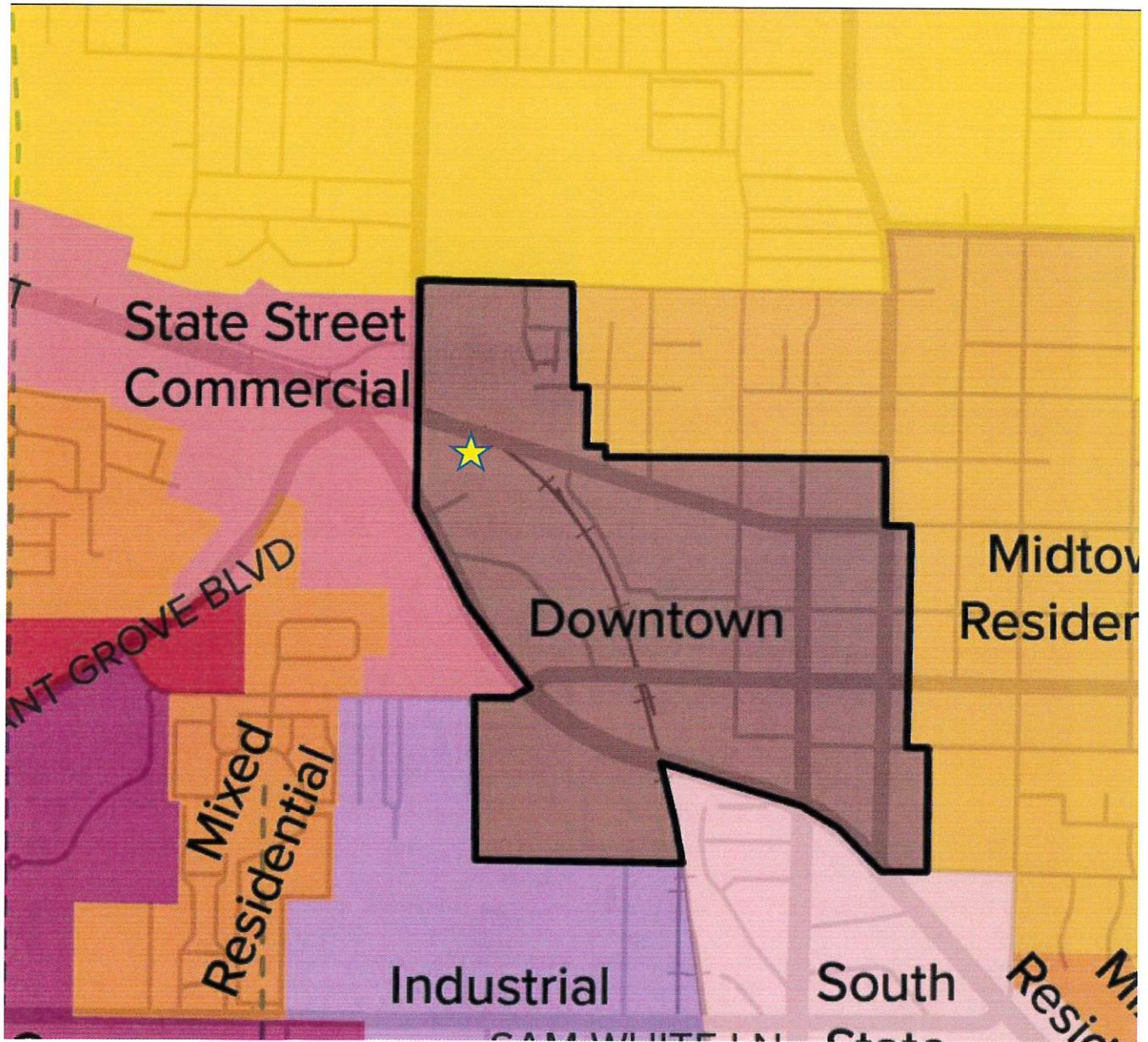


## ZONING MAP





## GENERAL PLAN FUTURE LAND USE MAP DESIGNATION



 = Subject Property

Use Number	Use Classification	Permitted and Conditional Uses by Zone	
		DV-C	C-G
1110	Single-family dwellings (except mobile homes)	P	
1113	Single-family dwelling (attached to commercial or other nonresidential use)	P	
1120	Two-family dwellings	p <sup>1</sup>	
1123	Two-family dwellings, attached to commercial or nonresidential use	p <sup>2</sup>	
1124	Accessory apartments (see section 10-15-47 of this title)	P	
1133	Multi-family dwellings (mixed use)	C <sup>6</sup>	
1292	Residential facility for handicapped persons, except that no such facility shall be established or maintained within 3/4 mile of any other such facility (see section 10-15-23 of this title)		P
1300	Residential hotels (guest stays longer than 30-days)	P	
1511	Hotels	P	
2150	Bakery products (includes pastries, crackers, cones and pies, except meat)	C	
2742	Commercial printing (only related to retail sales of printed products)		P
3427	Computer supplies and parts/manufacturing		P
3438	Computer training, instruction	P	
4210	Bus transportation, [DV-C: excluding bus garaging and maintenance (4214)]	P	P
4290	Motor vehicle transportation	P	P
4600	Automobile parking [DV-C: excluding long term storage (4603)]	P	P
4815	Electric utility company office	C	P
4819	Other electric utility, NEC		C
4823	Natural or manufactured gas storage; distribution points		C
4825	Gas company office	C	P
4829	Other gas utilities, NEC		C
4923	Travel agencies	P	P
5212	Building materials, except lumber		P
5220	Heating and plumbing equipment (no outside storage)	C	P
5230	Paint, glass and wallpaper	P	P
5240	Electrical supplies	P	P
5250	Hardware and supplies [DV-C: excluding swimming pool supplies (5256)]	P	P
5253	Firefighting equipment		P
5254	Janitorial supplies		P
5256	Swimming pool supplies (includes hot tubs and spas)		P
5300	General merchandise (includes shopping centers, department stores, discount department stores, surplus stores, variety		P

	stores, mail and phone order houses, vending machine operators, direct selling, retail trade, etc.)		
5311	Department stores (includes major and junior chain department stores)	P	
5312	Discount department stores	P	
5313	Surplus stores (inside only)	P	
5320	Mail and phone order houses	C	
5330	Variety stores	P	
5340	Merchandise vending machine operators	C	
5350	Direct selling organization	P	
5390	Retail trade, general merchandise	P	
5392	Computer supplies and parts, retail	P	
5400	Food stores (groceries, meats and fish, fruits and vegetables, candy, nuts, dairy products, bakeries, etc.)	P	P
5490	Miscellaneous retail food establishments	P	
5496	Food to go, delivery and pick up (includes movable street vendors)	P	
5511	[CG: New and Used Car Sales] [DV-C: Motor vehicles, automobiles (new and used) permitted only within the area north of State Street with frontage to 600 West, as shown on the map attached to the ordinance codified herein]	P <sup>1,4</sup>	P
5512	[CG: Used only car sales] [DV-C: Motor vehicles, automobiles (used only), permitted only within the area north of State Street with frontage to 600 West, as shown on the map attached to the ordinance codified herein]	P <sup>1,4</sup>	P
5520	[CG: Automobile accessories (except tire recapping and vulcanizing)] [DV-C: Heating and plumbing equipment retail (no outside storage)]	P	P
5530	Service stations	P	P
5990	Retail trade - automotive, marine, aircraft and accessories		P
5594	Motorcycles, motor scooters, parts, accessories and supplies	C	
5600	Apparel and accessories	P	P
5700	Furniture, home furnishings and equipment [DV-C: no combined warehousing]	P	P
5743	Computer/fax equipment and services, retail	P	
5810	Eating places (no alcohol served)	P	P
5810	Eating places (with alcohol served)	C	P
5900	Miscellaneous retail trade (includes drug stores, antiques, secondhand, books, hobby, sporting goods, farm supplies, jewelry, fuel, pets, miscellaneous retail; except 5920, package liquor)		P
5910	Drug and proprietary stores	P	
5920	Liquor, package	C	C



5930	Antiques and secondhand merchandise (indoor only), excluding secondhand auto parts (5935), junk dealers and salvage operation (5938), and secondhand stores NEC (5939)	P	
5940	Books, stationery, art and hobby supplies	P	
5950	Sporting goods, bicycles and toys	P	P
5969	Garden supplies (entirely within a building only)	P	
5970	Jewelry	P	
5984	Ice dealers (automated machines or pick up stations only)	C	
5990	Miscellaneous retail stores	P	
6100	Banks, insurance and real estate [DV-C: office only, and excluding bank related functions (6112)]	P	P
6200	Personal service (includes laundry, photography, beauty and barber services, funeral parlors, apparel repair, personal services, reception centers, etc.)		P
6210	Laundering; dry cleaning; and dyeing	P	
6220	Photographic services	P	
6230	Beauty and barber services	P	
6250	Apparel repair; alteration and cleaning pick up services; shoe repair services	P	
6291	Clothing rental	P	
6292	Costume rental	P	
6297	Health club facilities	P	
6299	Personal services (wedding chapels and reception centers only)	P	
6310	Advertising services (includes public relations, layout and copy preparation)	P	
6311	Advertising services		P
6312	Outdoor advertising		P
6316	Direct mail		P
6317	Sign painting		P
6320	Consumer and mercantile credit reporting services; adjustment and collection services	P	P
6330	Duplicating, mailing, stenographic and office services	P	P
6340	Dwelling and building services [DV-C: excluding sewer maintenance, and cesspools (6345)]	P	P
6350	News syndicate services	P	P
6360	Employment services	P	P
6376	General warehousing and storage		C
6381	Auction houses	P	
6390	Business services [DV-C: excluding commercial testing laboratories and service (6391), equipment rental and leasing services (6394), automobile, truck and trailer rentals (6397)]	P	P
6391	Commercial testing laboratories and service	C	
6393	Detective and protective services (living quarters for business and residential security services)	P	

6410	Automobile repair and related services		P
6420	Electrical appliance repair and services [DV-C: excluding heavy appliance repair (6426)]	P	P
6493	Watch, clock, jewelry repair, engraving	P	P
6494	Reupholstering and furniture repair	P	P
6496	Locksmiths and key shops	P	P
6497	Gunsmiths	P	P
6498	Saw, knife and tool sharpening		P
6499	[CG: Other repair services] [DV-C: Miscellaneous small item repair]	P	P
6500	Professional services [CG: except uses 6515 and 6516] [DV-C: office only]	P	P
6511	Physician's offices and services in single offices or medical centers, but not including clinics	P	
6512	Dental offices and services	P	
6515	Behavior drug and alcohol treatment centers (no lodging)		C
6516	Sanatoriums, convalescent, and rest home services (lodging and meals offered with full time medical staff. Includes asylums, drug abuse, substance abuse and behavior treatment.)		C
6521	Legal services, attorneys	P	
6530	Engineering, architectural, and planning services	P	
6590	Professional services	P	
6597	Business and management consulting services (including computer installation, programming, networking, system designing, etc.)		P
6600	Contract construction services (office and retail only)	P	C
6710	Executive, legislative and judicial function	P	
6720	Protective functions and related activities	P	
6730	Postal services	P	P
6800	Educational services, excluding military academies (6819) and university, college, junior college, and professional school education (6820)	P	
6815	Day nurseries and childcare centers		C
6830	Art, drama, music, dancing and special training schools, including charmschools, child guidance schools, civil service schools, finishing schools, reading and tutoring schools, and gymnastic instruction		C
6900	Miscellaneous service organizations	P	P
6910	Religious activities	P	
7100	Cultural activities [DV-C: excluding zoos (7124) and other nature exhibitions NEC (7125)]	P	P
7111	Libraries (Includes lending libraries)	P	
7112	Museums (includes historical, war museums, etc.)	P	
7113	Art galleries	P	
7191	Historic and monument sites	P	

7210	Entertainment and assembly (subject to the standards of section 10-15-34 of this title) [DV-C: excluding drive-in movies (7213)]	P	P
7230	Public assembly (subject to the standards of section 10-15-34 of this title)	P	
7390	Amusements [DV-C: excluding golf driving ranges (7393) and go-cart tracks (7394)]	P	P
7398	Video rental shops	P	P
7414	Ice skating and skateboarding (subject to the standards of section 10-15-34 of this title)	P	P
7415	Rollerskating (subject to the standards of section 10-15-34 of this title)	P	P
7417	Bowling alleys	P	P
7420	Playgrounds and athletic areas	P	
7424	Recreation and community centers	P	
7451	Archery	P	
7492	Picnicking areas	P	
7600	Parks	P	
7621	Developed park land, leisure and ornamental	P	
7900	Other cultural, entertainment and recreational activities	P	
8222	Animal hospital services (small animal outpatient clinic only)		P

## **RESOLUTION NO. 2025-019**

**A RESOLUTION OF THE GOVERNING BODY OF PLEASANT GROVE CITY AUTHORIZING THE MAYOR TO SIGN A QUIT CLAIM DEED IN FAVOR OF MICHAEL AND KORI RICHINS FOR PROPERTY LOCATED AT APPROXIMATELY 642 SOUTH 780 EAST, PLEASANT GROVE, UTAH COUNTY, UTAH AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Pleasant Grove City is a political subdivision of the State of Utah (the "State") and is duly organized and existing pursuant to the Constitution and laws of the State; and

**WHEREAS**, pursuant to applicable law, the governing body of Pleasant Grove City ("Governing Body") is authorized to acquire, dispose of and encumber real and personal property, including, without limitation, rights and interest in property, leases and easements necessary to the functions or operations of Pleasant Grove City; and

**WHEREAS**, Michael and Kori Richins are owners of real property at 642 South 780 East, Heather Heights Subdivision (Parcel No. 14:048:0222), Pleasant Grove, Utah; and

**WHEREAS**, as a result of previous subdivisions, the City was deeded land for a public right of way (Parcel No. 46:785:0004) that does not match the actual alignment of the sidewalk improvements located along the frontage of the Richins' parcel; and

**WHEREAS**, the City Engineer has determined that a portion of the City parcel is excess Right of Way and will never be needed by the City; and

**WHEREAS**, the Property Owners ("Richins") will be dedicating some additional Right of Way in to accommodate proposed development on the property; and

**WHEREAS**, all property owned by the Property Owners will be combined with a new subdivision plat; and

**WHEREAS**, actual transfer of the property is contingent upon the Richins' plat being approved and recorded.

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

### **SECTION 1.**

The Mayor is authorized to sign the above-described Quit Claim Deed. Said Quit Claim Deed is Exhibit "A" which is attached hereto and incorporated herein.

### **SECTION 2.**

The provisions of this Resolution shall take effect immediately.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF PLEASANT GROVE, UTAH, this 20th<sup>th</sup> day of May, 2025.**

\_\_\_\_\_  
Guy L. Fugal, Mayor

ATTEST:

\_\_\_\_\_  
Wendy Thorpe,  
City Recorder

**Motion: Council Member** \_\_\_\_\_

**Second: Council Member** \_\_\_\_\_

<u>ROLL CALL</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>
Mayor Guy L. Fugal	_____	_____	_____	_____
Dianna Andersen	_____	_____	_____	_____
Eric Jensen	_____	_____	_____	_____
Cyd LeMone	_____	_____	_____	_____
Steve Rogers	_____	_____	_____	_____
Todd Williams	_____	_____	_____	_____

Mail Recorded Deed & Tax Notice To:



File No.: 185266-TOF

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## QUITCLAIM DEED

**Pleasant Grove City, a municipal corporation of the State of Utah,**

**GRANTOR(S)**, of Pleasant Grove, State of Utah, hereby quitclaims to

**Michael Todd Richins and Kori Richins, husband and wife as joint tenants,**

**GRANTEE(S)**, of Pleasant Grove, State of Utah

**for the sum of Ten and no/100 (\$10.00) DOLLARS**

and other good and valuable consideration, the following described tract of land in **Utah** County, State of Utah:

**SEE EXHIBIT "A" ATTACHED HERETO**

Acquisition area from PG City to Richins for the purpose of realigning the right of way to agree with sidewalk improvements

**TAX ID NO.: 14-048-0502 and 46-785-0004** (for reference purposes only)

Dated this \_\_\_\_\_.

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_



STATE OF UTAH

COUNTY OF UTAH

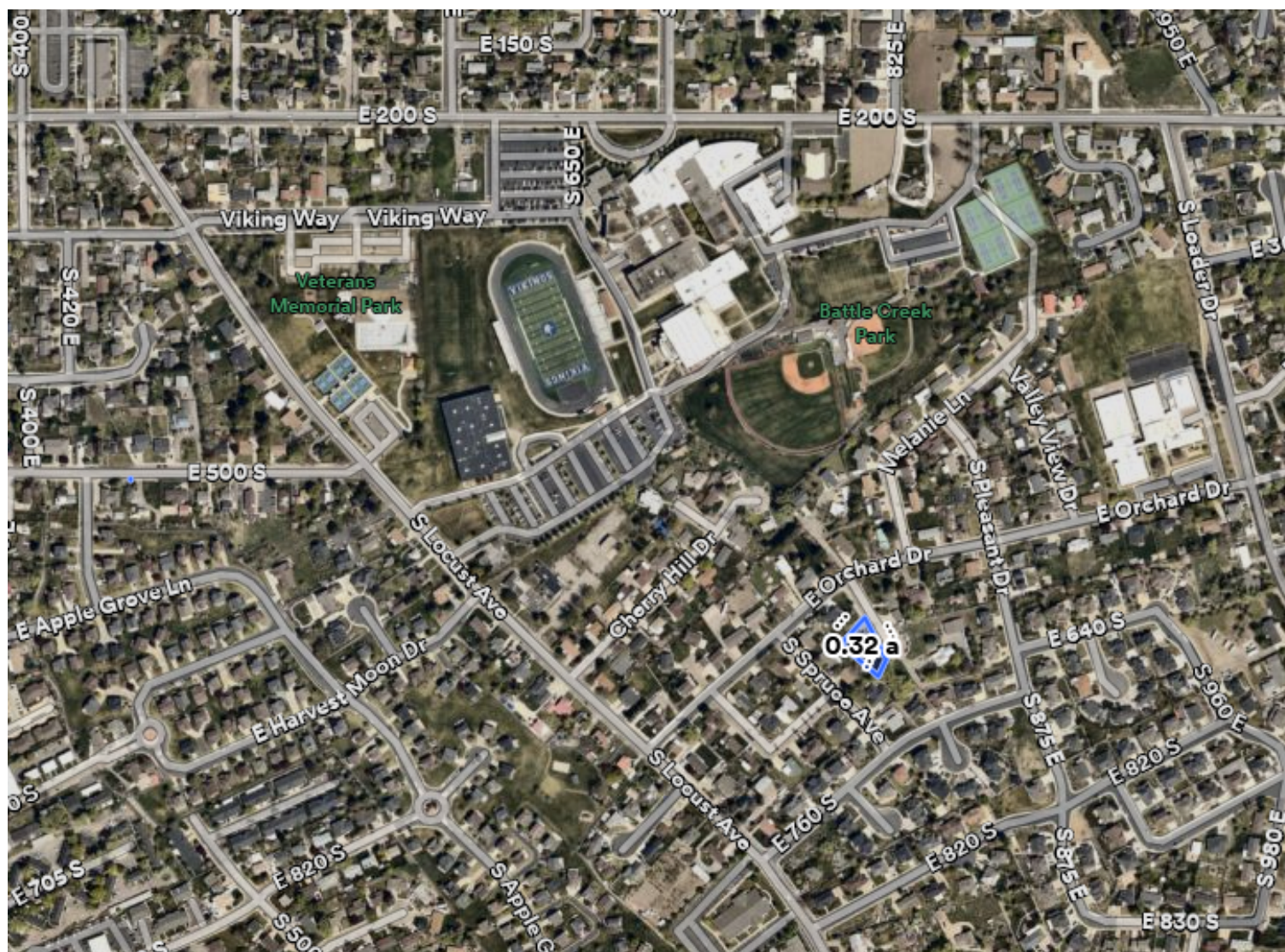
On this \_\_\_\_\_, before me, personally appeared \_\_\_\_\_, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.

\_\_\_\_\_  
Notary Public

**EXHIBIT A**

A PARCEL OF LAND BEING LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF 780 EAST STREET, PLEASANT GROVE, UTAH, SAID POINT BEING 76.87 FEET N49°07'24"E FROM THE MOST EASTERLY CORNER OF LOT 1, PLAT "A", HEATHER HEIGHTS SUBDIVISION, A RECORDED SUBDIVISION, SAID POINT ALSO BEING ALONG THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 1, SAID POINT ALSO BEING 184.27 FEET N0°19'26"W ALONG THE SECTION LINE AND 1981.19 FEET WEST FROM A FOUND BRASS CAP MONUMENT MARKING THE EAST ONE-QUARTER CORNER OF SAID SECTION 28, SAID POINT BEING THE REAL POINT OF BEGINNING; THENCE S49°07'24"W 8.30 FEET ALONG THAT CERTAIN BOUNDARY LINE AGREEMENT IN FAVOR OF MICHAEL TODD RICHINS, BENJAMIN N. ADAMS AND KAREN L. ADAMS, RECORDED AS ENTRY NO. 81912, DATED JULY 20, 1999; THENCE N31°47'21"W 134.45 FEET ALONG THAT CERTAIN QUIT-CLAIM DEED IN FAVOR OF PLEASANT GROVE CITY, RECORDED AS ENTRY NO. 35714, DATED MAY 5, 2000, TO A POINT ON THE WEST LINE OF SAID 780 EAST STREET; THENCE ALONG THE WEST LINE OF SAID 780 EAST STREET, THE FOLLOWING TWO (2) COURSES AND DISTANCES; (1) THENCE S32°30'30"E 108.01 FEET, TO A POINT OF CURVATURE; (2) THENCE 26.33 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 52.00 FEET, SUBTENDED BY A CHORD BEARING S47°00'58"E 26.05 FEET, TO THE POINT OF BEGINNING.







## **RESOLUTION NO. 2025-020**

### **A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A CONSULTING SERVICES AGREEMENT WITH DLS CONSULTING, INC. FOR CONSULTING SERVICES SPECIFIC TO OBTAINING FUNDING FOR A ROAD TRANSPORTATION PROJECT.**

**WHEREAS**, Pleasant Grove City is a political subdivision of the State of Utah (the “State”) and is duly organized and existing pursuant to the Constitution and laws of the State; and

**WHEREAS**, DLS Consulting, Inc., David Stewart President, is a Utah corporation; and

**WHEREAS**, the City has established that there is a need to engage professional services to assist in obtaining transportation funding from the Utah State Legislature; and

**WHEREAS**, City is not able to provide these services in house to the level of expertise required; and

**WHEREAS**, DLS Consulting has the necessary level of expertise to assist City in this matter; and

**WHEREAS**, the City Council finds it to be in the best interests of the citizens of Pleasant Grove City to retain DLS Consulting, Inc. to provide consulting services; and

**WHEREAS**, on May 22, 2025, the Municipal Council held a duly noticed public meeting wherein they considered the facts regarding this matter; and

**WHEREAS**, after considering the facts and comments presented to the Municipal Council, the Council finds the Consulting Services Agreement attached hereto as Exhibit “A” reasonably furthers the health, safety, and general welfare of the citizens of Pleasant Grove City.

**NOW, THEREFORE**, be it resolved by the Pleasant Grove City Council as follows:

#### **SECTION 1**

The Mayor of Pleasant Grove City is hereby authorized to sign the Consulting Services Agreement attached hereto as Exhibit “A”

#### **SECTION 2**

This resolution is effective immediately.



**THIS RESOLUTION APPROVED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_  
2025 by the City Council of Pleasant Grove City, Utah.

\_\_\_\_\_  
Guy L. Fugal, Mayor

ATTEST:

\_\_\_\_\_  
Wendy Thorpe  
City Recorder

**Motion: Council Member** \_\_\_\_\_

**Second: Council Member** \_\_\_\_\_

<b><u>ROLL CALL</u></b>	<b><u>Yea</u></b>	<b><u>Nay</u></b>	<b><u>Abstain</u></b>
Mayor Guy L. Fugal	_____	_____	_____
Dianna Andersen	_____	_____	_____
Steve Rogers	_____	_____	_____
Eric Jensen	_____	_____	_____
Cyd LeMone	_____	_____	_____
Todd Williams	_____	_____	_____

## CONSULTING AGREEMENT

This Consulting Agreement (this "*Agreement*") is entered and effective this 1<sup>st</sup> day of May, by and between Pleasant Grove City ("*Client*") with principal offices located at 70 S. 100 E. Pleasant Grove, UT 84062, and DLS Consulting, Inc. with principal offices located at 11671 Granite Flats Rd., Highland, UT 84003 ("*Consultant*").

(1) **SCOPE OF WORK.** Consultant is knowledgeable in work to be performed by Consultant. The Scope of Work to be performed by Consultant is set forth in *Exhibit A* to this Agreement incorporated herein by this reference. This Agreement may be amended only by written instrument signed by both the authorized representatives for Client and the Consultant. Consultant is an independent contractor with respect to the work provided to Client.

(2) **AUTHORIZATION TO PROCEED.** Execution of this Agreement by the authorized representatives of Client and Consultant will serve as authorization for the Consultant to proceed with the services called for in this Agreement.

(3) **PAYMENT OF FEES.** Consultant shall invoice Client for services performed for Client under this Consulting Agreement at the rates specified in *Exhibit A*. Each invoice shall be itemized and have an invoice number. Consultant will make all appropriate tax, social security, Medicare and other withholding deductions and payments; will provide worker's compensation insurance coverage; and will make all appropriate unemployment tax payments. All payments due to Consultant are due 15 days from date of Client's receipt of invoice. Consultant shall not invoice more frequently than once per month.

(4) **OWNERSHIP OF DOCUMENTS.** All documents including notes, drawings, and reports generated by the Consultant under this Agreement are the property of Client. Any reuse by Client without written authorization from the Consultant will be at Client's sole risk and without legal or liability exposure to the Consultant. Consultant may not use the work product for any other client or purpose without the express written consent of Client.

(5) **CONFIDENTIALITY** Consultant acknowledges that it will have access to Client information that is confidential and proprietary including, without limitation, the existence and terms of this Agreement and any trade secrets, technology, information pertaining to business operations and strategies, customers, pricing, marketing, finances, sourcing, personnel, or operations of Client, its Affiliates, or their suppliers or customers, in each case whether spoken, printed, electronic, or in any other form or medium (collectively, the "***Confidential Information***"). Consultant agrees to treat all Confidential Information as strictly confidential, not to disclose Confidential Information or permit it to be disclosed, in whole or part, to any third party without the prior written consent of Client in each instance, and not to use any Confidential Information for any purpose except as required in the performance of the services Consultant is required to perform hereunder. Consultant shall notify Client immediately in the event it becomes aware of any loss or disclosure of any Confidential Information. If Consultant makes a disclosure contrary to the provisions of this Section, Client shall have the right, without prejudice to any other rights or remedies it may have hereunder or otherwise, to terminate this Agreement effective immediately upon notice to Consultant. This obligation shall be of a continuing nature and shall survive the expiration, suspension or termination of the Agreement. In the event Consultant is compelled by law or judicial or administrative process to disclose any such

Confidential Information, it shall give prior notice of such disclosure to Client and shall cooperate with Client's efforts to avoid or minimize the extent of the required disclosures. Client shall be entitled to seek injunctive relief for any violation of this Section. Confidential Information shall not include information that: is or becomes generally available to the public other than through Consultant's breach of this Agreement; or is communicated to Consultant by a third party that had no confidentiality obligations with respect to such information.

**(6) CONFLICT OF INTEREST.** Consultant agrees to advise Client prior to undertaking services for any other company whose interests are known, or could reasonably be believed to be, adverse to the interests of Client.

**(7) INDEMNITY.** Consultant will indemnify, defend and hold harmless Client and its agents, directors, officers and employees from and against all suits, losses, damages, causes of action or claims (including attorneys' fees and costs) arising from Consultant's breach of any obligation in this Agreement or any error, omission or negligent act of Consultant or any person employed by Consultant or acting on Consultant's behalf. Client may satisfy such indemnity (in whole or in part) by way of deduction from any payment due to Consultant.

**(8) TERM.** The term of this Consulting Agreement shall be for the base period stated in *Exhibit A*. This Agreement shall terminate at the end of the base period unless Client extends the term of the Agreement in writing.

**(9) NOTICES/APPROVALS.** All notices and approvals required under or because of this Consulting Agreement shall be in writing and shall be deemed given when sent to each party's authorized representative as follows:

**Client**

Pleasant Grove City  
Scott Darrington, City Administrator  
70 S. 100 E.  
Pleasant Grove, UT 84062  
Telephone: (801) 391-5130  
Facsimile:

**Consultant**

DLS Consulting, Inc.  
David Stewart, President  
11671 Granite Flats Rd.  
Highland, UT 84003  
Telephone: (801) 910-3936  
Facsimile: (801) 763-8160

**(10) EQUAL OPPORTUNITY.** Consultant shall comply with Equal Employment Opportunity as provided by Executive Order 11246.

**(11) SEVERABILITY AND SURVIVAL.** Should any part of this Consulting Agreement be found to be void, voidable or unenforceable, such void, voidable or unenforceable provision shall be deemed severed from this Agreement and shall not affect the remainder of this Agreement. The provisions of Sections 4, 5, 6, 7, 10, and 12 shall survive the termination of this Agreement for a period of one (1) year from any such termination.

**(12) ASSIGNMENT.** Client shall have the right to assign this Consulting Agreement to its successors or assigns and all covenants and agreements hereunder will inure to the benefit

of and be enforceable by or against its successors or assigns. The rights and obligations of Consultant under this Agreement are personal to Consultant, and no such rights, benefits, or obligations shall be subject to voluntary or involuntary alienation, assignment or transfer.

This Agreement entered as of the date written above.

**Client**

Pleasant Grove City

**Consultant**

DLS Consulting, Inc.

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Print Name: Guy L. Fugal  
Title : Mayor

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Print Name: David Stewart  
Title: President

ATTEST:

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Wendy Thorpe, City Recorder

## **Exhibit A**

### **Scope of Work to Be Performed**

- 1. Scope of Work.** Consultant shall perform the following services as requested by Client:
  - a. Legislative Interim:
    - i. Consultant will work with the city in pursuing infrastructure grants from different agencies and political subdivisions.
- 2. Fees**
  - a. A retainer of \$50,000 will be paid as soon as the City is invoiced. The remaining \$50,000 will be paid when the City receives the project funds. The payments of fees are not tied to success and payable regardless of outcome.
- 3. Term**
  - a. This Agreement shall be effective from May 22, 2025 through Dec. 31, 2025 unless the parties shall mutually agree, in writing, to extend the term hereof.



**Pleasant Grove City  
City Council Meeting Minutes  
Work Session  
Tuesday, April 8, 2025  
4:30 p.m.**

Mayor: Guy L. Fugal

Council Members: Dianna Andersen  
Eric Jensen  
Cyd LeMone  
Steve Rogers (arrived at 4:37 p.m.)  
Todd Williams

Staff Present: Scott Darrington, City Administrator  
Deon Giles, Parks Director  
Wendy Thorpe, City Recorder  
Tina Petersen, City Attorney  
Andrew Engemann, Fire Chief  
Sheri Britsch, Library and Arts Director  
Neal Winterton, Public Works Director  
Kyler Brower, Assistant to the City Administrator  
David Packard, Human Resources Director  
Keldon Brown, Police Chief  
Daniel Cardenas, Community Development Director  
Megan Zollinger, Recreation Director

Excused: Denise Roy, Finance Director

The City Council and Staff met in the Community Room, 108 South 100 East, Pleasant Grove, Utah.

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**4:30 P.M. WORK SESSION**

Mayor Guy Fugal called the meeting to order at 4:33 p.m. and welcomed those present.

**a. Open and Public Meetings Act (“OPMA”) Training.**

City Attorney, Tina Petersen, presented the Open and Public Meetings Act Training that is required to be provided annually. She reported that training is based on the policy that the people's business should be conducted in public. The actions of elected officials should be taken openly with their deliberations conducted openly. The Act also requires elected officials to be trained at least annually on how to comply with the Act. All meetings are open to the public except for very narrowly defined exceptions. It is clear from the public policy statement that all meetings of the

official bodies of cities, with very limited exceptions, are to be open to the public. The Powers and Duties Handbook issued by the Utah League of Cities and Towns (“ULCT”) includes a comment that if someone cannot or will not comply with the Open and Public Meetings Act, they may not be cut out for public office.

A meeting is defined as the convening of the public body where a quorum is present. In the case of the City Council, that includes three members. The Mayor and two Council Members do not constitute a quorum because the Mayor in Pleasant Grove’s form of government does not vote except in the case of a tie. It includes workshops, executive sessions, and electronic communications. Attorney Petersen warned again engage in group texts, phone trees, and groups to discuss an item of public business or an item on the agenda of a City Council Meeting.

The definition of “meeting” is qualified by the description that it must be for the purpose of discussing, receiving public comment about, or acting on a matter over which the public body has jurisdiction or advisory power. “Convening” is identified to mean the calling of a meeting of a public body by a person authorized to do so for the purpose of discussing or acting on a matter over which the public body has jurisdiction. These very broad definitions are intended to include almost all gatherings of the City Council. Exceptions to the definitions are very specific and narrow. They include chance meetings, the convening of the public body that has both legislative and executive responsibilities where no public funds are appropriated, and where the meeting is convened just to implement administrative matters. Social meetings are also not subject to OPMA.

The City is required to provide notice of any meetings. The Act requires that annually the City post a notice of when normal meetings are held. They must include the schedule of the time and place. Each meeting must have its own notice at least 24 hours prior consisting of the agenda and the date, time, and place of the meeting. Posting requirements for notice include posting at the principal place of business, at the building where the meeting is to take place, sending the agenda to the Public Notice Website, and posting it to the City’s website. The statute also encourages public bodies to develop additional methods of notifying the public such as posting on the City website and social media postings.

For an emergency meeting, the noticing requirements may be suspended and the statute requires the City to use the most practicable notice possible. An emergency meeting cannot be held unless an attempt has been made to notify all members of a public body and a majority of the public body must approve of calling the meeting. The intent is to prevent political coups. With respect to agenda items, it is not sufficient to provide the date, time, and place. It is also necessary to post an agenda that provides adequate detail to notify the public as to the topics to be discussed and the decisions that may be made. If an item is not on the agenda, no final action can be taken and an item brought up by the public can be discussed but would have to be scheduled as an agenda item at a later date before final action can be taken.

Attorney Petersen next addressed Closed Meetings and stated that there are a few narrow exceptions to the OPMA where a meeting may be closed to the public. The exceptions are very narrow and spelled out in the Act. Every meeting, even if anticipated to be closed, must be convened as a public meeting before a motion is made to close the meeting to the public. If a workshop or closed meeting is to be held on the same day as a regularly scheduled meeting, the

Act requires that they both be held in the same location as the regularly scheduled meeting. Minutes must be kept for all meetings. The only exceptions are for personnel discussions and deployment of security apparatus. The Minutes must include at a minimum the date, time, and place of the meeting, who was there, any members of the body who were excused, the substance of what was discussed or decided, and a summary of comments made by the members of the body and the public. The Minutes of an open meeting which includes a portion of a closed meeting, must state the reasons for the closed meeting, where the closed meeting was held, and the vote by members to close the meeting. The closed meeting minutes or recording must include the date, time, and place of the meeting, the names of the members present, and those who are absent except where disclosure would infringe on the confidence necessary to fulfill the purpose of closing the meeting.

Attorney Petersen reported that it is a criminal offense to knowingly and intentionally violate OPMA. The State Attorney General is charged with enforcement of the Act. Private individuals can enforce the Act by bringing a private lawsuit. Any information in a closed session is confidential and not to be discussed outside the meeting. Violations of this confidentiality requirement are a criminal offense. She noted that it is not appropriate for members of public bodies to conduct their deliberations privately outside the public meeting and then in the public meeting, perfunctorily hold a vote.

Attorney Petersen reported that the training is contained in the Powers and Duties book published by the ULCT. An updated 23rd edition was published in 2024 that the Council Members should have received a copy of.

#### **b. Budget Discussion for FY 2026.**

City Administrator, Scott Darrington, presented the one-pager and noted that Finance Director, Denise Roy was not present. He reported that the intent is to adopt the budget on May 6, 2025. Once that is done, it will become public. The Final Budget will be adopted at the second meeting in June. At that time, it will become finalized. This was the third meeting where the budget was discussed. He reviewed the revenues and stated that the Sales and Property Tax estimates have increased slightly. Property taxes track growth and history has shown that they get new revenue on Property tax of \$180,000 and \$200,000 per year. Charges for services were discussed. These include revenue items that Director Roy reviews and changes as needed for the upcoming budget. The Administration allocation is the City's Enterprise Funds. Some of the operations such as water, sewer, storm drain, and garbage services are Enterprise Fund even though there is some General Fund administrative time spent. As a result, the General Fund is allowed to charge the Enterprise Funds for that time. That equates to an increase of \$121,000. Director Roy also reviews expenses and looks at personnel benefits operating lines and observed that they had about \$60,000 in savings there. Cultural Arts used to be paid out of the General Fund but it was recommended that it be paid out of the CARE Tax going forward rather than out of the General Fund. The Hale Center Theater Contract was referenced in the amount of \$300,000 per year. Last year \$200,00 was paid out of the CARE Tax and \$100,000 out of the General Fund.

Expenses were next reviewed consisting of increases to various line items. To full-time and part-time wages there was a 5.05% increase this year. A full-time position was presented that involved

making a part-time position full-time for Social Media Special Events. A couple of part-time positions were proposed for Fire Inspector and Custodial. Staff was looking to implement a 2% 401K match for the first time in the City. In surveying employees, this was something that kept coming to the forefront. For the City to be competitive in recruiting it was noted that many other police and fire departments in other cities over a 401K match.

In response to a question raised by Council Member Jensen, Administrator Darrington stated that if the Social Media position is funded it has to be opened. A figure was not yet available for the Custodial position. Staff has been working with the contractor who currently does work on the City Building to get an estimate for the entire City. If the City Council decides to move forward, bids will be obtained after the amount is compared to what the City is currently paying. The hope was to have that information available by April 22.

It was reported that with regard to the Social Media position, it is costing the City \$60,000 per year for 10 hours per week of work because this person receives full benefits. Council Member Williams recommended that they look at the situation in more detail and perhaps have two or three part-time employees for the same amount of money. Administrator Darrington explained that he would like to have one person provide the City with social media that promotes the City. An individual who works in the City is very good at that but they do not have the time to do more. The money could also be used to hire someone else. His preference was to use a person who already works for the City and has a proven track record of success. The current cost was calculated at \$115 per hour for the 10 hours per week being provided. Additional details on the specifics of the position were requested.

Council Member Rogers noted that there have been several discussions about the Social Media position. He would like to know what the job description is of the person who is currently handling the work in-house as well as what Assistant to the City Administrator, Kyler Brower, was doing previously. In addition, he would like to see a job description for the proposed full-time position. There needs to be clarity about what is being done currently and what is desired. Administrator Darrington reported that he will put together a matrix. What he is presenting to the Council is not the cheapest option, because there would be benefits involved. However, he believes this individual would benefit the City and feels strongly about the presented option.

Council Member Williams expressed concerns about asking the residents to pay more per year and pointed out that it can be difficult for senior citizens to do so. It is necessary to reduce some expenses. Administrator Darrington reported that in the past, he has received feedback from the City Council indicating that more should be done as far as promotion. He offered to put together more specific information for Council Member review. He can better outline the exact roles and responsibilities. From there, the Council can determine the best path forward to fulfill those needs.

Council Member Jensen pointed out that it might be possible to utilize someone else. He is confused about the need for a full-time position to handle social media. Council Member Rogers has spoken to some residents about this and there is still confusion about the need for a full-time position. Administrator Darrington clarified that he is not recommending a full-time position specifically for promotion and public relations. This person is already doing 30 hours per week

for the City in Special Events. The suggestion is to add 10 more hours to assist with promotional needs. He reiterated that the information will be put in writing so there is more clarity provided.

Council Member Rogers is still not clear on what goal the City is trying to accomplish with the additional hours. Administrator Darrington explained that the intention is to promote the City. Council Member Rogers feels there needs to be a clear definition of what the City is trying to accomplish. There also needs to be communication about what is currently being accomplished. Council Member Andersen pointed out that the responsibilities would likely be fluid. For example, there might be some weeks where there are more special events to handle and other weeks where there is more of a social media focus. This position could be somewhat flexible. Administrator Darrington informed the Council that he would write down all of the details.

Council Member LeMone asked to further discuss the Custodial position. She noted that there might be another company out there that could submit a better bid. It makes sense to have more than one estimate. Administrator Darrington is not sure how to do that without providing a lot of detail about everything that needs to be cleaned and all of the special events that need to be attended. There would need to be a bid package created, which would be a time-consuming process. He explained that a Request for Proposals ("RFP") would take a few months, but it is always possible to do a budget amendment in the future. He does not want to rush this process in order to meet the budget deadline. A request was made for additional comments on the one-pager.

Council Member Rogers wants to make sure that with the 401(k) match, there are contingencies in place. He agrees with offering this to employees who are loyal and want to be part of the Pleasant Grove team long-term, but he wants to make sure the desired goals are accomplished. Administrator Darrington explained that the City has been following what Provo has done. In Provo, certain criteria are outlined for employees. The idea is to match the 401(k) if there is a commitment in return. Council Member Rogers explained that at his firm after someone works there for 60 days, the employee becomes qualified. There is a match after that, but it does not vest until that employee has worked for the company for a certain amount of time. He could see something similar being effective in Pleasant Grove since employee turnover is expensive.

Administrator Darrington reviewed what will be done before the next City Council discussion. The matrix will be created and the criteria will be clearly outlined for Council Member consideration. There will also be information presented about the 401(k) match. That should be available ahead of the meeting on April 22, 2025. There will also be a custodial estimate.

The second page of the budget was reviewed. Administrator Darrington mentioned the proposed utility rate increases. What was proposed to the Council three weeks ago was \$9.28 per month for the increase, with the majority of it being a sewer, but also some increases in garbage and recycling. Most of the sewer increase is a fixed cost related to the Timpanogos Special Service District ("TSSD"), but there is a small portion related to the City budget. The TSSD portion is for treatment and the portion collected for the City is related to the collection system. The City portion was removed from that, which reduced the amount by \$0.56 per month per utility bill. As for the garbage, he spoke to the contractor, Republic Services. A reduction in rate was brought back to the City. Instead of the 6.8% for both, there is now a 2.4% and 4.7% for garbage and recycling.



Administrator Darrington reviewed the bottom chart. On the far left, it shows the city contract price per can. This is what cities are paying to their garbage hauler. On the far right, it shows the Pleasant Grove contract price per can and there is \$7.08 paid to Republic Services. The average in other cities is \$8.82. This indicates that Pleasant Grove is currently receiving a fair deal with solid waste services. There is comfort that the Republic Services cost is fair at this time.

Administrator Darrington further reviewed the chart and pointed out what other cities charge per can. He explained that cities are charging their residents an average of \$15.50 for their monthly can. It is approximately \$10.50 for a second can and \$7.50 for recycling. In Pleasant Grove, the charge is \$14.08, which is around \$1 less than the average city. It is approximately \$10.68 for the second can and \$8.04 for recycling, which is slightly above the average amount. He is not certain why the recycling is slightly higher than the regular solid waste services, but overall, the amount is below average as far as what the City is being charged and what the residents are being charged. After seeing that data, he recommends remaining with Republic Services at this time.

Council Member Rogers asked about the higher margin on the second can. He wanted to know if there was a reason for that. Administrator Darrington was not certain. The assumption is that this is the way it was set up initially and it has remained that way over the years. Council Member LeMone wanted to know if this is something Republic Services could clarify. Discussions were had about second cans. Administrator Darrington offered to look into the number of second cans there are in Pleasant Grove. He noted that what is charged to residents includes tipping fees as well as the City cleanup. It was noted that the City cleanup costs tens of thousands of dollars.

**c. Municipal Wastewater Planning Program (“MWPP”) Presentation by Director Winterton.**

Public Works Director, Neal Winterton, reported that annually the Council is to review the Municipal Wastewater Planning Program (“MWPP”) document. The document was emailed in advance to each of the Council Members. The purpose of the program is to assist municipalities and help guide them in sewer planning. It needs to be presented to the City Council. Drew Hoffman was identified as the Water and Sewer Division Manager and Jared Barnett is the Sewer Foreman. Others assist and help as needed as operators. The City is a member of the TSSD. He reminded the Council that individuals and homeowners are responsible for their lateral out to and in the street to the City main. The City is responsible for the City Main. If work needs to be done, property owners are required to obtain a permit from the Public Works Department.

A photo showing a sewer before and after being lined was presented. Director Winterton stated that that is their preferred method. It is a trenchless technology that goes from manhole to manhole to rehabilitate a line. Sometimes lines have to be replaced as was the case at 1100 North. They have asked the contractor to come back and relay some of the sewer lines on 1100 North. After conducting a camera inspection and reviewing the work done, it was not accepted. 200 feet of sewer needs to be laid to do the job correctly. The work was expected to be completed in the next 7 to 10 days.

Director Winterton reminded the Council that a new water main was installed in the area and they relayed a new water main on 1160 North. 1100 North is where it ties in at the low bottom spot of

the whole area. Both roads connect and go toward 1100 North and west from there. He noted that the work has to be perfect in order for them to accept it.

Director Winterton reported that the Sewer Fund is in a Dedicated Enterprise Fund with the monthly charge being approximately \$4,259. Comparisons will be made with other cities. He expected Pleasant Grove to be similar to cities that have their own treatment plants. Provo and Orem, for example, are at around \$60 per month because they are going through what the TSSDD is with upgrades. There are about 134 miles of pipe in the City that crews take care of. There are zero on the overflows and no backups due to rain, snow melt, or equipment failure. Crew members who are certified and trained are very important and familiar with practices and codes. He noted that Drew, Jared, Derek, Troy, Holden, and Jason are Certified Sewer Operators.

In response to a question raised, Director Winterton reported that the City does not have any publicly owned lift stations in the City. There are, however, some private ones. Those with a private lift station are required to lift up to a gravity sewer and flow into the City's sewer with gravity.

Director Winterton reported that there is a sewer meter for what goes into TSSD that matches what they are billed. The location was described.

**d. Staff Business.**

There was no Staff Business discussed.

**ADJOURNMENT**

**MOTION:** At 5:32 p.m. Council Member Williams moved to ADJOURN the Work Session. Council Member Jensen seconded the motion. The motion carried unanimously with Council Members Andersen, Rogers, Jensen, LeMone, and Williams voting "Yes".

The City Council Work Session Minutes of April 8, 2025, were approved by the City Council on April 22, 2025.

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Wendy Thorpe, CMC

City Recorder

*(Exhibits are in the City Council Minutes binders in the Recorder's office.)*

**Pleasant Grove City  
City Council Meeting Minutes  
Regular Session  
Tuesday, April 8, 2025  
6:00 p.m.**

Mayor: Guy L. Fugal

Council Members: Dianna Andersen  
Eric Jensen  
Cyd LeMone (excused at 7:46 p.m.)  
Steve Rogers  
Todd Williams

Staff Present: Scott Darrington, City Administrator  
Deon Giles, Parks Director  
Wendy Thorpe, City Recorder  
Tina Petersen, City Attorney  
Andrew Engemann, Fire Chief  
Sheri Britsch, Library and Arts Director  
Neal Winterton, Public Works Director  
Kyler Brower, Assistant to the City Administrator  
David Packard, Human Resources Director  
Keldon Brown, Police Chief  
Daniel Cardenas, Community Development Director  
Megan Zollinger, Recreation Director

Excused: Denise Roy, Finance Director

The City Council and Staff met in the Community Room, 108 South 100 East, Pleasant Grove, Utah.

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**6:00 P.M. REGULAR CITY COUNCIL MEETING**

**1) CALL TO ORDER**

Mayor Guy Fugal called the Regular City Council Meeting to order at 6:00 p.m. and welcomed those present. All City Council Members were present.

**2) PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Council Member Todd Williams.

3) **OPENING REMARKS**

The Opening Remarks were offered by Council Member Cyd LeMone.

4) **APPROVAL OF MEETING AGENDA**

City Administrator, Scott Darrington, reported that there are no changes to the agenda proposed.

**ACTION:** Council Member Jensen moved to APPROVE the Meeting Agenda. Council Member Andersen seconded the motion. The motion carried unanimously with Council Members Andersen, Rogers, Jensen, LeMone, and Williams voting “Aye”.

5) **OPEN SESSION**

Mayor Fugal opened the Open Session.

*Tamara Naylor* shared comments about the budget. She is concerned about some of the decisions that have been made in Pleasant Grove over the last few years. For example, she is concerned about the half a million dollars over budget that was spent last year and was reported on last week. Her worries have to do with the fact that no explanation was provided to indicate why the spending was over budget. There was no comment on where that money went and no one on the City Council even asked. As the City looks toward the future, there is a large expenditure with a new school district. She wonders what plans are being made for the new school district expenses so the residents are not forced to endure a significant property tax increase. At the last meeting, there was a discussion about hiring someone part-time or adding hours for City communication. She believes the residents of Pleasant Grove are more interested in hearing about financial matters.

There were no further comments. The Open Session was closed.

6) **CONSENT ITEMS**

- A. **City Council Minutes:**  
**City Council Minutes for March 4, 2025, and March 18, 2025.**
- B. **To Consider for Approval Payment No. 8 to CEM Aquatics 2024 Pool Work Project.**
- C. **To Consider for Approval Change Order No. 3 for FX Construction for the American Fork River Diversion Project.**
- D. **To Consider for Approval Change Order No. 4 for FX for the American Fork River Diversion Reconstruction Project.**
- E. **To Consider Approval of Payment Reports for March 20 and April 3, 2025.**

**ACTION:** Council Member Jensen moved to APPROVE the Consent Items. Council Member Andersen seconded the motion. The motion carried unanimously with Council Members Andersen, Rogers, Jensen, LeMone, and Williams voting “Aye”.

7) **BOARD, COMMISSION, COMMITTEE APPOINTMENTS**

A. None.

8) **PRESENTATIONS**

A. None.

9) **PUBLIC HEARING ITEMS**

A. **Public Hearing to Consider an Ordinance (2025-004) for a Zone Change from the R1-8 (Single-Family Residential) Zone to the P-O (Professional Office) Zone, Located at 1783, 1807, 1841, and 1855 West 1100 North, on Approximately 7.53 Acres in the R1-8 (Single-Family Residential) Zone. Applicant: Maple Springs of PG Holdings, LLC. Presenter: Director Cardenas (This Item was Continued from the March 18, 2025, Meeting).**

Community Development Director, Daniel Cardenas, presented the Staff Report and explained that the application is for a rezone from the R1-8 (Single-Family Residential) Zone to the P-O (Professional Office) Zone. The application was submitted by Maple Springs of PG Holdings, LLC. This is an item that was continued from the March 18, 2025, City Council Meeting.

Director Cardenas shared a map of the area and identified the location of the proposed rezone. There are four parcels associated with the application, including 1783, 1807, 1841, and 1855 West 1100 North. The applicant is proposing a shift from the R1-8 Zone, which requires at least 8,000 square feet per lot, to the PO Zone. This is a restrictive type of commercial use. The entire area is 7.53 acres. Director Cardenas shared additional maps with the City Council. The area that the applicant is proposing to rezone is adjacent to the property that is zoned PO. There are two nearby parcels that are residential and there is a property that has a residential use in a commercial zone. The latter is an example of a legal non-conforming use. In this area, the General Plan contemplates the PO Zone as a future land use. When someone asks about a rezone, he first looks at the General Plan to see what is listed there as a future land use. This indicates what the City feels is appropriate. There are different categories in the Future Land Use Map. In this case, the request made by the applicant to rezone the property from R1-8 to the PO Zone fits within the General Plan.

The Zoning Map was presented. Director Cardenas explained that what is proposed is not outside of the future vision that has been outlined for the area. This application went to the Planning Commission and received a recommendation of approval. However, the vote was not unanimous, as there was one Commissioner who voted against the application. Director Cardenas noted that there were questions about access at the last City Council Meeting. He created a map to illustrate that the access is outside of the proposed rezone. There were also some questions about a water well. The applicant was tasked with speaking to the neighbors and there was a meeting held.

Council Member Eric Jensen believed at one time, this area was all residential, but some parcels were sold off. Director Cardenas noted that some areas were previously residential and were then



rezoned to PO. He clarified that the item currently before the City Council is a rezone. There is not currently a Site Plan to review and he is not certain exactly what is envisioned for the parcels.

Commissioner Dianna Andersen noted that at the last City Council Meeting, there was a question about whether an island would be created with the rezone, as it would leave one or two parcels as residential while the rest are in the PO Zone. Mayor Fugal confirmed that there would be an island created with the rezone, but it is legal to do that. City Attorney, Tina Petersen, confirmed that this is legal because the statute was changed several years ago. Director Cardenas pointed out that the General Plan does envision a change in the zone. This normally does not happen all at one time.

The applicant, Brett Evanson, introduced himself to the City Council. After the last meeting, there was an opportunity to meet with the property owners in the three lots to the west. That meeting went well and it was possible to answer their questions. When he left that meeting, those residents seemed to be in support of the proposed rezone and felt that it was a good use of the property. Mr. Evanson reiterated that the proposal follows the General Plan for the City and he feels it is the best use of the property. It will provide services to members of the community and will maximize tax revenue. There were previous questions and concerns about access to the back lot, but there is verification that the road is not on their property and will not be impacted by the rezone.

Mr. Evanson reported that there have been concerns from some residents to the east of the property, but there was not an opportunity to meet with those residents. His understanding is that there are concerns about what the separation between the properties will look like. The code requires a certain type of fence material and height. There is a desire to work with those residents on the separation. He believes it will be more open with the PO Zone designation than if it were to remain in the R1-8 Zone. With the current zoning, the 7.53 acres would turn into 28 different single-family home lots, which would result in a lot more density than what is currently proposed with three office buildings. There is a lot more open space with that kind of plan than if it were to remain residential. While there are tentative ideas for the property, there is nothing finalized.

Mayor Fugal opened the public hearing.

*Carrie Hammond* gave her address as 1877 West 1100 North and explained that she owns the property in the back. It is a residential use but is zoned commercial. She has read through the zoning code and looked at the General Plan. There was also the meeting with Maple Springs of PG Holdings, LLC. After that research and the discussion, she feels the PO Zone might be preferable to a lot of homes on small lots. The PO Zone and the office buildings would create a better situation, despite the island that will be created. That being said, she still has concerns about changes to the area and asked that when the Site Plans are reviewed, the ordinances and codes are strictly adhered to. She pointed out that this is a commercial use that will border residential uses. Her concerns largely relate to dumpsters, lighting, landscaping, traffic, and parking in the area. The neighbors who live in front of her property are also in support of the rezone to the PO Zone.

*Kathy Anderson* lives at 948 North 1600 West and has lived there for the last 27 years. She has watched the area grow around her property. Ms. Anderson pointed out that the decisions made by the City Council impact the lives of others. She believes that smaller homes are needed in the community. This could be a lovely subdivision that is more affordable for families. While she is

not opposed to the medical uses envisioned, she feels it would be nice to consider smaller homes that would be more affordable. Those smaller homes could make a difference to others.

*Gordon Jarvis* stated that his home is next to the dentist's office. After the meeting, there was agreement that the PO Zone would be preferable to a lot of residential homes. That being said, he believes the City failed with the dentist's office because 17 lights are facing his house at night. Blackout curtains had to be purchased for the entire west side of his home, which was frustrating. As far as this proposal, he asked that in the future, the lighting codes and requirements be followed.

*Mike Adamson* lives on the south side of the subject property. He spoke to his neighbors earlier that morning and is attending the meeting to support his neighbors. Mr. Adamson does not want a medical center next to his home, but he will not be impacted as much as his neighbors will. If there is going to be a surgical center or other medical facilities there, this should be a place for hope and healing. He asked that there be landscaping, a park, a trail, or something similar to beautify the area. There could be choices made so this is beneficial to the entire community. He feels there can be something productive and aesthetically pleasing for neighbors and those coming to the area.

*Steve Winter* gave his address as 1727 West 1060 North. His concern relates to access and having a through road in the area. He wanted to know who will straighten out the cul-de-sac if that is what is desired. Mr. Winter wants more clarity about where the accesses will be both in and out.

*Mike McClellan* purchased his home eight years ago. When he purchased the property, he looked at the zoning, because he was aware of all of the development happening in Pleasant Grove. He did not want more development near the home that he chose. The current zoning is R1-8, which is the same as the residential zoning to the east. He does not see a need for more medical businesses in the area. There is a lot of development along I-15 that is appropriate for this kind of development and it is already zoned that way. Mr. McClellan is opposed to the proposed rezone. There is a high demand for residential development in Pleasant Grove and he does not see a reason why the developer cannot focus on single-family development. He would love to see some smaller homes there. Mr. McClellan supports the current zone and a focus on residential development.

*Jasmine Watkins* stated that she lives in a cul-de-sac and pointed out her home on a map of the area. She echoed the comments from Mr. McClellan and Mr. Adamson. She has four small children and would love to see more neighbors in the area as opposed to professional office uses. If this area ultimately becomes a medical center, she would like to see nice landscaping added.

*John Johannesmeyer* gave his address as 1069 West 810 North and expressed opposition to the proposed rezone. He believes the residential island will eventually cause the homeowners to be squeezed out. There is a desire to see more green space in the community. If there is something developed on the site, he feels there should be a lot of green space and landscaping added in.

*Gina McClellan* lives east of the neighborhood. Once the Alpine Pediatrics opened, there was a lot more traffic on 1700 West. There was a subdivision built to the east as well, but she has not noticed additional traffic from that. She is not overly concerned about additional homes in the area and is a proponent of neighborhoods. Her concern is that neighborhoods are being lost.

Walkability is important and she pointed out that 1100 North is not walkable as it is currently. Having some residential streets added into this area is likely to increase the walkability overall.

*Greg Larsen* explained that he is one of the developers. The land was purchased seven years ago. There were homes on it, complaints were received, and the homes were torn down. The City Council was approached with the idea of an assisted living facility, but there was no support for that. It was left as bare land and then complaints were received about that. In order to determine what the City envisioned for the land, the General Plan was consulted, which lists the PO Zone. Now that the proposal is in the PO Zone, there are still complaints being received. It is difficult to have a piece of land that there are constant complaints about, no matter what is proposed. Mr. Larsen reported that if there are professional office uses, there will be walkways and everything will meet the code requirements. He added that they are not residential developers, but handle commercial development. That is the reason that residential is not being pursued at this time.

There were no further comments. The public hearing was closed.

Council Member Jensen appreciated the open dialogue and the comments shared by residents. There have been many options considered for this piece of land in the past and a rezone is now before the City Council. Council Member Andersen commended the neighbors for attending and being civil throughout this process. She pointed out that surgical center hours normally start earlier in the morning and end earlier in the evening. The traffic flow would likely be during those time periods, which is manageable. There will be less traffic than if there are single-family homes. She likes the suggestion about the landscaping and hopes the developer will take that into consideration. She asked Staff to look into the light issue mentioned by Mr. Jarvis during the public hearing. Director Cardenas reported that he took note of the location and will look into this.

Council Member Steve Rogers noted that if the City Council approves a zone change, there is no authority to deny a plan that conforms with the ordinances. He appreciates the request for landscaping or a park, but that would be dependent on the developer. There is a vision that could work for everyone, but the City Council does not necessarily have a say in that. The only thing the City Council has a say in is what can be on this property. If the rezone is approved to the PO Zone, then the developer can utilize the property in the way that is allowed under that zone. It is the responsibility of the applicant to show why this does not materially affect the expectations a homeowner had when they purchased their property. This is a difficult decision because he understands the future use mentioned in the General Plan, but the current zone is not the PO Zone. It is difficult for him to vote in a way that usurps the expectations that surrounding homeowners had. That being said, he acknowledges that homeowners could have looked at the General Plan.

Council Member Rogers asked the City Attorney whether it is possible for the City Council to deny a rezone that conforms with an anticipated future land use. Attorney Petersen explained that the zoning of a property can be changed. The idea that someone bought a piece of property with the expectation that it would always be residential and surrounded by residential is not something that would hold up in a lawsuit. The City Council has the ability to make changes. When the City adopted the Land Use Map and determined that the area would be a good place for a professional office, that set the vision for the area. However, the City Council has discretion when it comes to rezones. The Council does not have to approve the rezone, but if it is denied, there will need to be

some findings to illustrate why this rezone request is being denied despite conformance with the General Plan. Council Member Rogers asked if there needs to be a legal reason provided for denial. Attorney Petersen explained that he can vote against the rezone, but if the majority of the Council denies the rezone, there need to be factual findings that are reasonable and arguable.

Council Member Williams believes it is important to consider the rights of owners and all of the associated impacts. At the last meeting, he was concerned that the three homes would become an island, but there has been support expressed from the residents directly impacted by that island. Based on the General Plan, this is envisioned as the PO Zone. Director Cardenas explained that his role is to provide information to the City Council so the best decision possible can be made. The residential use that is existing is more intrusive than the commercial use. If the zone remains residential, there can be a home that is 35 feet. There are not the same kind of barriers when there is residential next to residential. There is a section of the code that states when there is a professional office use next to a residential use, the setback is larger. On the other hand, a residential use against another residential use would have smaller setbacks. Director Cardenas pointed out that it is possible to have a single-family home and an accessory apartment. Based on what is allowed, the traffic would be more intense with a residential use than it would be with commercial. Additionally, in the PO Zone, the total lot coverage is smaller and has a certain amount of landscaping required. He reiterated that the commercial use will be less intrusive.

Council Member LeMone pointed out that the property owner has followed the Pleasant Grove rules and regulations to utilize the property. That property owner has rights and so do the people that live in the surrounding area. It is a difficult decision to make and she acknowledged that not everyone will be pleased with the choice. She expressed appreciation for the residents who came to share comments at the meeting. Council Member Jensen thanked Director Cardenas for outlining the pros and cons associated with the rezone. Council Member Rogers asked when the General Plan was last updated to include the PO Zone in this area. Director Cardenas stated that it has been shown as the PO Zone since he started in 2016. Council Member Andersen referenced a comment made during the public hearing by Mr. Johannesmeyer, who wanted the City Council to understand that there are families who will be impacted by the City Council vote on the rezone. She clarified that Council Members consider this and take all applications seriously.

**ACTION:** Council Member Jensen moved to APPROVE Ordinance (2025-004) for a Zone Change from the R1-8 (Single-Family Residential) Zone to the P-O (Professional Office) Zone, located at 1783, 1807, 1841, and 1855 West 1100 North, on approximately 7.53 acres in the R1-8 (Single-Family Residential) Zone. The applicant is Maple Springs of PG Holdings, LLC. Council Member LeMone seconded the motion. The motion carried with Council Members Andersen, Jensen, LeMone, and Williams voting “Yes” and Council Member Rogers voting “No.”

**B. Public Hearing to Consider an Ordinance (2025-006) for a Zone Change on Approximately 2.8 Acres of Land from the Neighborhood Commercial (C-N) Zone to the Commercial Sales-2 (CS-2) Zone, Located at 675 West Garden Drive. Applicant Mike Carter. Presenter: Director Cardenas.**

Director Cardenas presented the Staff Report and explained that the application is for a rezone for approximately 2.8 acres of land located at 675 West Garden Drive. The proposal is to rezone from

the Neighborhood Commercial (C-N) Zone to the Commercial Sales-2 (CS-2) Zone. He pointed out the location of the subject property on a map of the area. Every zone has certain uses that are permitted. Staff looks at applications to ensure that any requested uses are permitted in the zone. Some of the uses that have been brought in to occupy the applicant building are not permitted in the C-N Zone. In the past, the applicant has requested that the zone be amended to add new permitted uses. That process can take six to eight weeks and a potential renter is likely to have moved on. It was suggested that a rezone take place to a zone that allows more uses than C-N.

Director Cardenas discussed the CS-2 Zone. There are a lot of uses allowed in the CS-2 Zone compared to the C-N Zone. As a result, the applicant is proposing a rezone of the property at 675 West Garden Drive to the CS-2 Zone. Since the applicant is looking for a wider variety of uses, the rezone has been requested. Director Cardenas clarified that both the C-N Zone and CS-2 Zone are commercial zones, but one allows for more uses. Administrator Darrington noted that he has spoken to the applicant and there has been interest in renting the space. However, the uses did not fit into the zone and the interested renters had to be denied. There is a desire to have more flexibility in the uses that are allowed. CS-2 will provide additional opportunities for the applicant to lease out the space. Some of the uses allowed in the CS-2 Zone were reviewed, which include a print shop and tire shop. In the Staff Report, there is a matrix that reviews the allowed uses.

Council Member Rogers asked if there has been any feedback from residents that border the area. Director Cardenas denied this but pointed out that some of those residents might be present for the public hearing. The applicant, Mike Carter, introduced himself to the City Council and explained that there are five spaces to lease. There are different businesses that have been interested, but in the time that it took to move through the City process, those interested found another location. It is necessary to be mindful when it comes to noise and odors given the proximity to residential. He offered to answer Council Member questions about the request.

Mayor Fugal opened the public hearing.

*Jason Belnap* lives near the subject property and noted that there are noise issues around his home. The garbage collection is already noisy. As for mitigating odors, it is difficult to do that. There are currently traffic issues in the area and he is concerned about the additional uses proposed.

*John Johannesmeyer* stated that his main concern relates to traffic. He asked if there had been a Traffic Study conducted in the area. 600 West is already busy, but it will only become busier with the park and other uses. He wondered if there had been discussions about widening the road. Adding more commercial uses in the area will make the traffic levels worse. If there is not already a plan to address this matter, he encouraged the City Council to plan accordingly to address traffic.

*Michelle Belnap* stated that she was supportive of Tabitha's Way because it seemed like the best option at the time. However, something she has noticed since it went in that makes her hesitant about the rezone is the amount of foot traffic. There are a lot more people walking in the area, people have thrown things into her backyard, and people are hanging out around the wall. It is also difficult to get into the neighborhood as there are existing traffic issues. Ms. Belnap explained that she has trees that line the fence, but she has noticed that kids are climbing those trees. There is a lot of disruption associated with the use already and she is concerned about additional issues.



There were no further comments. The public hearing was closed.

Council Member Williams noted that this property has been discussed by the City Council before. The City Council twice said no to multi-unit housing developments there. He believes the rezone will help the land owner, residents, and the City. He is in favor of allowing more uses in this location so that the current landowner can rent the property. Council Member Rogers pointed out that this is already in a commercial zone. A lot of the concerns expressed by residents will not be made worse through a rezone. For instance, in the C-N Zone, most retail is already allowed as are professional services. The list of items that are not allowed currently but would be allowed under the CS-2 Zone, will not create more of a nuisance. He believes CS-2 is appropriate for the location.

Council Member Andersen pointed out that there are some things that can be done to mitigate some of the hardships for residents. For instance, the trash removal could take place at a later time. Administrator Darrington reported that there have been complaints received in different areas of the City about that same issue. There can be outreach to the carrier to inform them that there needs to be a later collection time. He reiterated that the collection schedule can be changed.

Mayor Fugal asked that information about 600 West be shared. Public Works Director, Neal Winterton, shared an update with the City Council. He explained that a lot of study has been done on the intersection of Center Street and 600 West. Traffic counts were conducted to determine what the intersection should look like. Details are still being finalized, but plans are being pursued. He pointed out a road on a map of the area and explained that it will be widened and the curb in place. There will be a new waterline put in and a new storm drain line. The intersection needs to be closed to route vehicles around to the 800 North entrance for Cook Family Park. Additional discussions were had about access and the work that is planned. Certain access will be allowed on a local basis. There is a fair amount of summer construction work that will take place in the City.

**ACTION:** Council Member Jensen moved to ADOPT Ordinance (2025-006) for a Zone Change on approximately 2.8 acres of land from the Neighborhood Commercial (C-N) Zone to the Commercial Sales-2 (CS-2) Zone, located at 675 West Garden Drive. The applicant is Mike Carter. Council Member Andersen seconded the motion. The motion carried unanimously with Council Members Andersen, Rogers, Jensen, LeMone, and Williams voting “Yes”.

#### 10) **ACTION ITEMS READY FOR VOTE**

- A. **To Consider for Adoption a Resolution (2025-011) Authorizing the Mayor to Sign an Amended Public Utility Easement in Favor of Enbridge Gas, d/b/a/ Dominion Energy, for the Construction, Reconstruction, Operation, Maintenance, Repair, Replacement, Enlargement, or Removal of Underground Natural Gas Utility Lines On, Across, or Under Property Owned by Pleasant Grove City located approximately at 70 South 100 East, Pleasant Grove, Utah, and Providing for an Effective Date. Presenter: Attorney Petersen.**

Attorney Petersen presented the Resolution and explained that this is a housekeeping item. A

public utility easement for this piece of property was previously granted and the legal description was inaccurate. It needs to be moved over a few feet in order to be accurate. The new drawing was shared to indicate where it needs to be. She reiterated that this is a legal description correction.

**ACTION:** Council Member Andersen moved to ADOPT Resolution (2025-011) Authorizing the Mayor to sign an Amended Public Utility Easement in favor of Enbridge Gas, d/b/a/ Dominion Energy, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, or removal of underground natural gas utility lines on across or under property owned by Pleasant Grove City, located approximately at 70 South 100 East, Pleasant Grove, Utah, and providing for an effective date. Council Member LeMone seconded the motion. The motion carried unanimously with Council Members Andersen, Rogers, Jensen, LeMone, and Williams voting “Yes”.

**B. To Consider for Adoption a Resolution (2025-012) Authorizing the Mayor to Execute an Interlocal Cooperation Agreement Between Utah County and Pleasant Grove City for the Administration of the 2025 Municipal Elections. Presenter: Attorney Petersen.**

Attorney Petersen presented the Resolution and explained that this relates to an Interlocal Cooperation Agreement between Utah County and Pleasant Grove. It has to do with running the municipal elections in 2025. Several years ago, the City decided that it was more cost-effective and efficient to have the County be in charge of running the municipal elections. It relieved a lot of pressure from City Staff and ensured that the elections were run consistently. This agreement outlines what the Utah County services will entail for the primary and general elections. The costs are included in the Meeting Materials Packet. It is a little over \$100,000 for both. The fee is based on the number of voters that are anticipated. There are 20,198 active voters and it costs \$2.75 per voter per election, which results in \$55,544.50 for the primary and the same amount for the general election. As a result, the total cost to the City for the service is \$111,089.

**ACTION:** Council Member Jensen moved ADOPT Resolution (2025-012) Authorizing the Mayor to execute an Interlocal Cooperation Agreement between Utah County and Pleasant Grove City for the Administration of the 2025 Municipal Elections. Council Member LeMone seconded the motion. The motion carried unanimously with Council Members Andersen, Rogers, Jensen, LeMone, and Williams voting “Yes”.

**C. To Consider for Adoption a Resolution (2025-013) Amending the Personnel Policies and Procedures Previously Approved by the City Council. Specifically, Amending Section XVI “Leaves of Absence” Subsection 3 “Holiday Leave” by Amending Subsection “B” Juneteenth Observance; and Amending Section XIV “Benefits” by Adopting Subsection 7 “Cell Phone Reimbursement Policy” and Providing for an Effective Date. Presenter: Attorney Petersen.**

Attorney Petersen presented the Resolution and explained that this relates to a proposed amendment to the Personnel Policy and Procedure Manual. The first proposed amendment has to do with the observance of the Juneteenth holiday. A few years ago, the State decided to observe

Juneteenth. There was a provision in the manual to state when that would be observed, but the State has since clarified how it will be observed at that level. The City has decided to follow the State so there is consistency. It will always be on a Monday, so it will be observed either the Monday before the 19<sup>th</sup> or the Monday after the 19<sup>th</sup>. If the 19<sup>th</sup> falls on a Monday, then it will be observed on that date. The second proposed amendment came from the HR Director and Finance Director. The Directors have been approached on several occasions about when there is reimbursement to City employees for the use of personal cell phones to conduct City business. In the past, there has been one general amount and it was normally reserved for Executive Staff, with a number of minor exceptions for employees who have to use their phones regularly. However, there was not a clear policy or criteria established. A survey was conducted and cell phone policies in several other cities were considered. The proposed language states that an employee can either be designated as someone who qualifies for a City-owned cell phone or be reimbursed for personal cell phone use for City business. Three tiers have been created and are as follows:

- Level One: Some interaction with the public and other employees while out of the office. Some use of cell phones after business hours. (\$20.00 per month);
- Level Two: Extensive interaction with the public and other employees via phone, text, and email during and after regular business hours. (\$45.00 per month);
- Level Three: City Administrator/Directors/Executive Staff. (\$70.00 per month).

There are other criteria listed in the Meeting Materials Packet as well. Attorney Petersen explained that the language provides clarity that even though there is reimbursement, the City is not responsible for lost, stolen, or damaged cell phones. The use of a personal or City-owned cell phone is prohibited while operating any moving motor vehicle. There is also language to remind employees that if their devices contain information regarding City business, those could be subject to GRAMA requests. The City reserves the right to monitor electronic devices used by employees after notice for compliance with this policy. Attorney Petersen noted that the proposed amendments will establish a uniform policy when using a personal cell phone for City business.

Administrator Darrington shared an example and noted that Public Works employees are out in the field. In order to talk to someone about a situation, their personal cell phone might be used. The City should be covering some of the costs in that case. Attorney Petersen explained that there are currently Public Safety and Public Works employees who have their own cell phone plans with city-issued phones. It is her recommendation that this be maintained for Public Safety employees. However, there are a number of other employees who use their personal cell phones for City business on a regular basis. The language would cover those employees through the different tiers.

Council Member Rogers asked if the employees who are reimbursed sign some sort of agreement. This was confirmed. Attorney Petersen explained that there is a form that acknowledges the policy. It will also designate the tier level that the employee falls into and will be signed by the Department Head and HR. This is a one-time designation and the amount will be added to the payroll once a month. If something changes, then it is up to the Department Head to monitor that.

**ACTION:** Council Member LeMone moved to ADOPT Resolution (2025-013) Amending the Personnel Policies and Procedures previously approved by the City Council, specifically, amending section XVI “Leaves of Absence” Subsection 3 “Holiday Leave” by amending

subsection “B” Juneteenth observance; and amending section XIV “Benefits” adopting subsection 7 “Cell Phone Reimbursement Policy” and providing for an effective date. Council Member Jensen seconded the motion. The motion carried unanimously with Council Members Andersen, Rogers, Jensen, LeMone, and Williams voting “Yes”.

**D. To Consider Awarding Staker & Parson Companies d/b/a Staker Parson Materials & Construction the 500 East Reconstruction; 200 South to 1100 North Project, with a Base Bid Price of \$587,128.35 and Authorize the Mayor to Sign the Notice of Award, Notice to Proceed, and the Agreement. Presenter: Director Winterton.**

Council Member LeMone was excused and left the meeting at 7:46 p.m. Director Winterton explained that the item before the City Council relates to a bid from Staker & Parson Companies. This is for the 500 East reconstruction work and includes the area from 200 South to 1100 North. The base bid is \$587,128.35 and it includes all of the base items. The recommendation is to award this to Staker & Parson Companies based on the bid received during the competitive bid process.

**ACTION:** Council Member Williams moved to Sign the Notice of Award, Awarding Staker & Parson Companies d/b/a Staker Parson Materials & Construction, the 500 East Reconstruction; 200 South to 1100 North project, with a base bid price of \$587,128.35 and Authorize the Mayor to sign the Notice of Award, Notice to Proceed, and the Agreement. Council Member Andersen seconded the motion. The motion carried unanimously with Council Members Andersen, Rogers, Jensen, and Williams voting “Yes”. Council Member LeMone was absent.

**E. To Consider Awarding Hall Engineering and Construction of the Murdock Drive; 1500 East to 1600 East Waterline & Roadway Reconstruction Project with a Base Bid Price of \$597,320.00 and Authorize the Mayor to Sign the Notice of Award, Notice to Proceed, and the Agreement. Presenter: Director Winterton.**

Director Winterton explained that the item before the City Council relates to a bid from Hall Engineering and Construction for Murdock Drive. This has to do with the 1500 East to 1600 East waterline and roadway reconstruction project. He reminded Council Members that a homeowner reached out about long-term flooding. There is now an opportunity to address the issue in this area. There will be a new waterline installed and the curb and elevations will be fixed to eliminate the flooding. Seven qualified bids were received. One of the bids was high and the City asked for clarification about that number and it came down to the quality of work that is expected in the City. He believes Pleasant Grove is on the right path. Director Winterton recommended that the project be awarded to Hall Engineering and Construction with a base bid of \$597,320.

**ACTION:** Council Member Rogers moved to Authorize the Mayor to Sign the Notice of Award to Hall Engineering and Construction the Murdock Drive; 1500 East to 1600 East Waterline and Roadway Reconstruction project with a base bid price of \$597,320.00 and Authorize the Mayor to sign the Notice of Award, Notice to Proceed, and the Agreement. Council Member Jensen seconded the motion. The motion carried unanimously with Council Members Andersen, Rogers, Jensen, and Williams voting “Yes”. Council Member LeMone was absent.

**F. To Consider a Proclamation Declaring April 24, 2025, Arbor Day. Presenter: Director Giles.**

Parks Director, Deon Giles, reported that the Beautification Commission and the Parks Department decided to hold the Arbor Day celebration on April 24, 2025, at 8:00 a.m. at Hill Park. The celebration has been held at different parks over the years. It was noted that Council Member Williams left the City Council Meeting at 7:51 p.m. and returned to the meeting at 7:55 p.m.

**ACTION:** Council Member Andersen moved to Sign the Proclamation Declaring April 24, 2025, Arbor Day. Council Member Rogers seconded the motion. The motion carried unanimously with Council Members Andersen, Rogers, and Jensen voting “Yes”. Council Member LeMone and Council Member Williams were absent.

**G. To Consider Resolution (2025-014) Authorizing the Mayor to Sign a Sales Agreement with Clark Shane Johnston for 540 Square Feet of Property Located at Approximately 180 North 900 East, Pleasant Grove, Utah, and Providing an Effective Date. Presenter: Director Cardenas.**

Attorney Petersen explained that the City was approached by Clark Shane Johnston, who is developing a one-lot subdivision. Mr. Johnston needed some property from the City. She shared a map to indicate the 540 square feet proposed to be purchased and stated that it would cost \$15 per square foot for a total of \$8,100. Staff determined that the piece of property was not essential to the use of the water tank property and could be declared surplus, which is what the Resolution does. There are some conditions contained in the Sales Agreement from Community Development and Engineering. Some conditions are that Mr. Johnston submit the one-lot subdivision plat, pay for the legal description for the Quit Claim Deed, and build a retaining wall or something similar between the property. All of the conditions are listed in the Meeting Materials Packet.

The applicant introduced himself to the City Council. Mr. Johnston explained that when the home was built, there was work done with the previous engineer. The original idea was to put in a turnaround at the end of the street, but that later shifted to a turnaround in the middle of the street. The home design changed based on past discussions with the engineer. He reviewed a map of the area and stated that the previous engineer had a portion re-piped. The plan now is to remove the old gate and build a 2-foot retaining wall. A new fence would be added to the area as well.

**ACTION:** Council Member Williams moved to ADOPT Resolution (2025-014) Authorizing the Mayor to Sign a Sales Agreement with Clark Shane Johnston for 540 square feet of property located at approximately 180 North 900 East, Pleasant Grove, Utah, and providing an effective date. Council Member Andersen seconded the motion. The motion carried unanimously with Council Members Andersen, Rogers, Jensen, and Williams voting “Yes”. Council Member LeMone was absent.



## 11) **ITEMS FOR DISCUSSION**

### **A. Continued Items from the Work Session, if Needed.**

Mayor Fugal explained that there will now be continued budget discussions. Administrator Darrington acknowledged the comment made during the Open Session that stated the City was \$500,000 over budget. He is not sure where that statement came from but believes it might have been in reference to the review of the budget that took place three weeks earlier. The City has actually turned a surplus every year. Last year, the surplus was over \$2 million. The Finance Director does an excellent job and the City is on firm financial footing. Three weeks ago, there was a discussion about the one-pager document and it showed the expenses versus the revenues. He believes the number shown at that time out of balance, but it is normally is until the Final Budget is adopted. The City is required to adopt a balanced budget. What was shown in the one-pager document earlier in the meeting was balanced. Discussions were had about Staff taking time to clarify comments and providing information more immediately during future meetings.

Administrator Darrington shared additional comments about the PR position. He explained that the employee serving in that position would handle more of the promotional items to let residents know what is being done in the City. For example, events and things that are happening in Pleasant Grove. He noted that the word “fluffy” is not an accurate description of what is envisioned.

Information about the school district was shared. Administrator Darrington reported that Legislation was passed approximately one month ago. Two weeks ago, there was a sit-down meeting with Senator Keith Grover to discuss the next steps. The key date is when the new School Board takes office, which will be at the end of November. The law has been changed, so when the new School Board is elected in November and the results are certified, they can be sworn in and take office. There does not need to be a wait until January. That has been put in place so it is possible for the School Board to move forward sooner rather than later. There is an understanding that the cities have limited power as far as what can and cannot be done. What the City has been trying to do is advocate for policies that will be beneficial to the south district. He clarified that the south district includes Pleasant Grove, Lindon, Vineyard, and Orem. There are meetings with those cities every other week to talk about how to ensure those elected are in the best position possible. In the Legislation that was adopted, there were four points there was a desire to see addressed, but none of those were. After speaking to Senator Grover, it was indicated that future Legislation will be proposed that will be more helpful. There are various opinions on what should be done between now and when the new School Board takes office.

Administrator Darrington feels the City should be prepared for advocacy in the Legislature. The City is doing its best with the limited powers there are at this time. Any tax increases related to this decision are not up to the City Council. He hopes that residents understand that. The new School Board will need to make some difficult financial decisions. This includes whether schools will be closed, if taxes will be raised, or if capital projects will be put on hold. There are a lot of decisions that need to be made and all of those have financial consequences. Ultimately, it is the School Board who will make those decisions. Council Member Williams explained that the City previously tried to advocate directly with Senator Brady Brammer. He expressed frustrations about the process that has taken place, but also feels it is important to be proactive with the School

Board so the residents are protected. Administrator Darrington stated that his understanding is that the new Legislation does not require the new school district to reimburse for expenses. There are still some issues being worked through. As soon as decisions are made that have financial consequences or any major policy decisions are made, the City Council will be informed. Council Member Jensen reminded those present that Alpine School District is still a resource. Administrator Darrington stated that until July 1, 2027, Alpine School District is still functional.

Council Member Rogers shared a comment about utility rate increases. He acknowledged that these increases can happen as the cost of living goes up. However, if it is possible to forego some projects to mitigate impacts on residents who live on fixed budgets, that is something he would like to be considered. Staff could look into different options and come back to the City Council with budget changes that can be made. There is a desire to mitigate some of the rising costs. Council Member Williams wants to be very careful this year. Administrator Darrington explained that Staff receives certain budget requests and those requests are then pared down based on the resources available. He shared additional information about the utility needs. Council Member Andersen pointed out that it can become more expensive to handle certain projects later on.

Administrator Darrington reported that there will be another Work Session on the budget. The Tentative Budget will be adopted and then there will be additional discussions on the budget ahead of the adoption of the Final Budget. It is also possible to hold a Special Meeting if more discussion is needed. There are still two months until the Final Budget will be adopted by the City Council.

Council Member Williams believes it is important to consider what is truly needed. Administrator Darrington pointed out that the role of the City Council is to determine what is needed and what is not. Staff is a recommending body, but ultimately the City Council makes the decisions. The City Council determines how the money is spent and the Staff makes sure that the City Council is able to make an informed decision. Administrator Darrington asked to further review the utility rate information. In two weeks, there will be a review of the operational costs and capital costs.

When the City Council provides feedback to Staff, the intention is to look into the matter and return with answers. There are still some items that Staff is looking into, such as the custodial and 401(k) information. Administrator Darrington explained that Staff looks into ways to reduce certain numbers before anything is ever presented to the City Council. As for the utility rates, his preference is to stay with the rates, because there are costs that need to be taken care of. The water, sewer, and storm drain needs can be costly. Council Member Williams would like to see information about revenues and expenses based on the current utilities. Administrator Darrington explained that this information is available and shows what is generated with the revenue and what the expenses are. Additional discussions were had about the utility rates.

Director Winterton reported that the projects that have been awarded in the last couple of months are mostly budgeted in Fiscal Year 2026. In the last few weeks, he has engaged with a company that does a lot of rate studies and performs a lot of Master Plans. Currently, Horrocks Engineers is updating Utility Master Plans for all of the utilities. That will then transition into a Rate Study that will look into the Five-Year Plan. From there is an Impact Fee Facility Plan. There is also a mandate for tiered rates associated with pressurized irrigation ("PI"). Council Member Andersen asked if the tiered rates have been mandated as part of the metering, which was confirmed.

Administrator Darrington thanked the City Council for making difficult decisions. It is not an easy position to be in and he appreciates their willingness to serve. Council Member Rogers asked for an update on the downtown area. Administrator Darrington reported that TestOut has a mandate that the front must be done by July 1, 2025, or there will be a fine received. He also reported that there is a meeting with the Mountainland Association of Governments (“MAG”) about a grant. The next step is to hold the first meeting with the business owners and property owners in order to receive input. There is a list compiled of all the business and property owners in the downtown area. The intention is to meet on May 2, 2025, at 6:00 p.m. in City Hall to start those discussions.

Additional information was shared. Director Cardenas reported that there is a steakhouse restaurant coming to The Grove. There was also a pre-construction meeting held recently and the final stages are underway for a new hotel. Discussions were had about access locations.

Human Resources Director, David Packard, reported that the annual recognition event will take place on Thursday. There will be awards and raffle prizes. It will take place at the Recreation Center from 11:30 a.m. to 1:30 p.m. Council Member Jensen reported that the Discovery Park cleanup is scheduled for April 22, 2025, at 11:30 p.m. One hour will be spent cleaning the playground area. Mayor Fugal shared the 2025 City Council assignments with Council Members.

**12) REVIEW AND DISCUSSION OF THE APRIL 22, 2025, CITY COUNCIL MEETING AGENDA.**

It was reiterated that the next City Council Meeting will include additional budget discussions.

**13) MAYOR AND COUNCIL BUSINESS.**

There were no additional items discussed.

**14) SIGNING OF PLATS**

**15) REVIEW CALENDAR**

**16) ADJOURN**

**ACTION:** At 8:44 p.m. Council Member Williams moved to ADJOURN. Council Member Andersen seconded the motion. The motion carried unanimously with Council Members Andersen, Rogers, Jensen, and Williams voting “Yes”. Council Member LeMone was absent.

The City Council Minutes of April 8, 2025, were approved by the City Council on \_\_\_\_\_, 2025.

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Wendy Thorpe, CMC  
City Recorder

*(Exhibits are in the City Council Minutes binders in the Recorder’s office.)*

**Pleasant Grove City  
City Council Meeting Minutes  
Work Session  
Tuesday, April 22, 2025  
4:30 p.m.**

Mayor: Guy L. Fugal

Council Members: Dianna Andersen  
Eric Jensen  
Cyd LeMone (arrived at 4:33 p.m.)  
Steve Rogers  
Todd Williams

Staff Present: Scott Darrington, City Administrator  
Deon Giles, Parks Director  
Wendy Thorpe, City Recorder  
Tina Petersen, City Attorney  
Denise Roy, Finance Director  
Andrew Engemann, Fire Chief  
Sheri Britsch, Library and Arts Director  
Neal Winterton, Public Works Director  
Kyler Brower, Assistant to the City Administrator  
David Packard, Human Resources Director  
Keldon Brown, Police Chief  
Daniel Cardenas, Community Development Director  
Megan Zollinger, Recreation Director

The City Council and Staff met in the Community Room, 108 South 100 East, Pleasant Grove, Utah.

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**4:30 P.M. WORK SESSION**

Mayor Guy Fugal called the meeting to order at 4:32 p.m. and welcomed those present.

- a. Police Department Employee of the Quarter Presentation.**
- b. Discussion Regarding Memorial at City Cemetery.**

City Administrator, Scott Darrington, reported that a few months earlier, he and Parks Director, Deon Giles were contacted by a citizen regarding a memorial for children and babies that passed away via miscarriage in the second or third trimester. Some cemeteries have Angel Gardens for babies who only lived for a short time. If they pass away, there is a special place where they can be interred. This situation is slightly different because they are dealing with miscarriages. The family they spoke to commented that there is no place for them to mourn this type of loss. They

asked if this was something the City would consider. Initially, the idea was to create a memorial where names could be posted. They have backed away from that and their preference is to create a monument with a seating area. The intent was to provide a place of recognition for those in that situation to mourn or reflect. Administrator Darrington wanted to make it part of the New Cemetery.

Director Giles has looked at monuments and estimated the cost to be \$5,000 to \$10,000. He invited feedback from the City Council. In terms of funding, the Cemetery budget includes a Fund Balance that can be used to cover the cost. Part of the budget could also be used. He noted that there may be some money left over from the bond with respect to the Cook Family Park that could also be expended.

Council Member Williams asked how much property would be needed and how many plots the memorial would replace. Director Giles reported that as they met with the family on-site, they discussed the various potential locations. The area envisioned would not eliminate any plots and would be to the west of the pavilions in one of the landscaped areas. Two benches would be placed near the monument. The area would purely be to recognize the unborn or miscarriages.

Council Member Andersen commented that her first baby died at 40 weeks gestation and it was very expensive to provide a burial in a family plot. As a result, they buried their baby girl on a family site in Ogden. It was a very sensitive issue and she asked if consideration had been given to doing one-half or one-quarter plots for those types of situations. Director Giles stated that a baby section was being considered. Generally, families place small caskets under the headstone. Another idea discussed was a "Babyland" in the vicinity of the memorial that would comprise eight to 10 regular-sized plots. He explained that the City had not considered that option before because they were not set up for it. Council Member Andersen supported the idea of an angel memorial statue.

Administrator Darrington commented that staff has contacted Greg Cook who is working with artists to do bronze pieces for the cemetery and the park. He suggested they continue their discussions with the Cook Family. Timing issues were discussed relative to completion of the cemetery. Council Member Andersen mentioned local artist, Jenedy Paige. Administrator Darrington stated that the Cook Family has engaged with someone specifically but the City could do it on their own if desired. The comment was made that the City should proceed with its own ideas and strategies and perhaps it will align with the major donor. Council Member Andersen stated that Ms. Paige also lost a child. The matter was to be revisited at a future date.

**c. Budget Discussion for FY2026.**

Recreation Director, Megan Zollinger presented an overview of the capital projects and what was requested. When she began working for the City, her first impression of the Recreation Center was that it was dark. She was looking for different ways to utilize the space and add color and life. They are currently working with a local company to have a felt material placed on the walls. It is soundproof and comes in various sizes, designs, and colors. It would add some vibrance and color to the space without painting. \$40,000 was requested. With regard to flooring, the intent would be to restore, restrain, and repolish the concrete. The plan is to go with a lighter and brighter



color to brighten up the space. The request was to complete the process in two phases. Director Zollinger reported that information was received earlier in the day showing that it would be less costly than originally thought. She expected to be able to do both floors for less than \$90,000.

A question was raised as to whether the work needs to be done now. Director Zollinger stated that there is a gray area that is noticeable and the finish has come off. She felt it was past the point of being repolished and needs to be restrained and polished in some areas. Maintenance should be done going forward as well. Maintenance issues were discussed. She also mentioned installing lockers upstairs near the work out areas. The possibility of adding a self-locking system that would allow people to enter a code to enter the lockers without a key was discussed.

Director Zollinger was asked to describe in greater detail what the proposed \$55,000 would be used for. She explained that it would involve reworking the entire front desk cabinetry and countertop and making it more functional. There was also discussion about doing a half wall behind the front desk to block the hallway and storage. The proposed countertop material was described and will be very durable and attractive. The countertop material is peeling off on the edges. She hoped to also be able to change the level of where staff sits so that they are up higher and can see better. More storage space would also be added to prevent equipment and other items from being stored on the ground.

The proposed dollar amount was based on what was requested last year, which was \$180,000. The current number was taken from that request. Some adjustments would be needed in terms of pricing. Council Member Rogers wanted more details on what the final product would look like. Director Zollinger promised to come back with additional details.

Director Zollinger reported that money is set aside every year to replace the Heating, Ventilation, and Air Conditioning (“HVAC”) units. With regard to audio improvements, a new Public Address (“PA”) system was requested for the entire Recreation Center. It will also help with audio issues in the fitness areas.

Council Member LeMone asked about the insurance for the roof and potential coverage to pay for the damage. Director Giles stated that he has contacted the insurance carrier but had not yet heard back.

Council Member Rogers was of the opinion that \$290,000 would be a tough sell for an audio system. He asked for more information and justification for the purchase. Director Zollinger stated that it is desperately needed in the event of a lost child or an emergency. The current PA system no longer works well. Council Member LeMone asked about the possibility of having the current system repaired. Director Zollinger stated that that was also being looked into. Staff was working to obtain a bid. The desire was to be able to connect in every area of the building. She stressed the importance of a reliable PA system during special events as well.

Council Member Rogers asked for more details on the system and specifically if it is internal or external. Director Zollinger stated that they were still in the process of obtaining additional bids. Council Member Williams remarked that he has been in many large professional places and all of their PA systems are lacking. He was concerned that the \$290,000 will not be of as much benefit

as thought. Council Member LeMone was interested in seeing a separate bid for the rewiring of the fitness rooms and getting a cost breakdown for each aspect of the project. The matter was to be brought back at the May 6 meeting. While Director Zollinger wanted the best for the Recreation Center, she was willing to look at less expensive options.

Council Member Jensen asked about directional sound domes that are more focused and multi-directional. Director Zollinger stated that they have been discussed along with the scientific escalation of sound and what would make sense here. She agreed to break down the information and email it to the Council Members. She commented that \$290,000 was on the high end in terms of cost. There was some question as to whether the current system is salvageable. Director Giles reported that the current system consists of four bullhorn speakers with a microphone.

Administrator Darrington referred to the one-pager and stated that very little has changed. He first addressed the 401K match and stated that the City Council requested specified criteria. Finance Director, Denise Roy, reported that the City followed what Provo City does. Administrator Darrington stated that new City employees are on six-month probation. The probation period is one year for Public Safety personnel. During the probation period, employees are not eligible for the 401K match.

Currently, a handful of employees are already collecting a pension through the Utah Retirement System (“URS”), which is referred to as “double dipping”. He noted that this is legal and allowed. However, because those individuals are already being paid a pension and the City still pays into the URS for them, they would not be eligible for the 401K match. He stated that that situation applies to three City employees.

Administrator Darrington reported that there is a two-year vesting period. If an employee leaves the City before the two years have passed, the employee’s portion of the contribution will be refunded. The City’s portion would be revoked. Ultimately, an individual must be employed by the City for 2½ years to be vested. Currently, the City has over 100 employees.

Administrator Darrington next addressed the Public Relations (“PR”) position. The current proposal is to scale back and eliminate this full-time position. Staff had one particular employee in mind who will continue to be employed by the City 29 hours per week. Their responsibilities going forward will be tied to special events. The initial plan was to allow this individual to work 10 additional hours per week and switch to full-time but the increase would have been substantial at \$60,000. The City already employs Lisa Flinders, a contract employee, who does the bulk of the City’s PR work. Administrator Darrington estimated that Ms. Flinders generally works 60 hours per month. Moving forward he would like to increase her hours from 60 to 80 hours per month and increase her contract by \$1,000, which equates to \$12,000 more per year. The result would be a savings of \$48,000 per year in the budget.

Administrator Darrington also suggested that the “PR Manager” title be changed to “Communications Director” or similar. He would like the position to oversee all PR-related functions. Another individual he would like to report to Ms. Flinders will coordinate what goes out on social media. He provided information on the duties and noted that the increased roles will be important and enhance what is being done currently. An Executive Staff Meeting takes place

every two weeks prior to City Council Meetings. This individual will attend those meetings. The goal would be to have the PR person prepare a story on items of interest that are discussed. It would also be important to promote the City.

Administrator Darrington reported that the Assistant to the City Administrator position was filled by Kyler Brower who oversaw the City's website in conjunction with PR efforts. A monthly meeting would be held with himself, and Ms. Flinders, and the new Assistant to the City Administrator where they will discuss PR-related issues. In addition to Ms. Flinders, Assistant Sierra Pearson was hired as the new Assistant to the City Administrator and will begin work on May 5. She will be introduced at the next meeting. Ms. Pearson currently works for Lehi City and her duties are similar to what she will do in Pleasant Grove.

Administrator Darrington discussed employment requests including the Police and Recreation Departments increasing positions from part-time to full-time. Offering full-time employment and adding benefits helps attract quality candidates. Administrator Darrington reported that a proposal was received for a full-time police officer but he was concerned that they are having difficulty keeping staff in open positions as it is.

Council Member Williams recalled a previous discussion regarding an additional part-time Enforcement Officer. Administrator Darrington questioned whether there currently is enough parking enforcement to justify the position. His hope was that before filling the position, that they would plan to have it pay for itself. A question was raised as to whether Code Enforcement Official, Gail Conelly, can issue tickets for zoning violations. It was noted that she can issue parking tickets and zoning violation tickets..

It was reported that a temporary barrier was placed on the property across from doTERRA but has been ineffective. Notices were sent and fines will be imposed in the next few weeks. What is taking place is a Code violation not a parking violation. The City can impose a fee on the landowner of \$100 per day. The property owner can be cited for violating stormwater regulations and for parking on an unimproved surface. City Attorney, Tina Petersen suggested that the property owner be encouraged to engage a private towing company. To date, the police have handled parking enforcement. She was unsure the City could charge for each car but would conduct research.

Council Member LeMone wanted authority to be given to Ms. Conelly immediately. Administrator Darrington reported that currently, Ms. Conelly tags cars that are parked illegally for more than three days. He did not believe there were a lot of parking issues as far as people parking on red curbs. It was thought that having Ms. Conelly help with enforcement may alleviate the current need to hire another Officer. Administrator Darrington reiterated that very few parking tickets are issued in the City. In the specific area referred to, there are individuals parking on an impervious surface where it is not allowed. In that case, the City should deal with the property owner and request that they have the cars removed. The area around the townhomes has also been red-curbed.

Ms. Petersen informed the Council that the language in the Code was revamped to accommodate parking tickets. It is not a significant burden for parking enforcement personnel. Council Member

Williams was not certain that parking issues are confined to that one area and felt there were other areas where there is no curb and gutter and people are parking in the public right-of-way which prevents children from walking on the side of the road to and from school. His main concern was safety. As developments are built closer to the highway, the problem will likely be exacerbated. Other areas of concern were identified such as the area near 220 South and State Street. Administrator Darrington stated that a red curb is painted in some areas and not others.

**d. Staff Business.**

**ADJOURNMENT**

**MOTION:** At 5:32 p.m. Council Member Jensen moved to ADJOURN the Work Session. Council Member Rogers seconded the motion. The motion carried unanimously with Council Members Andersen, Rogers, Jensen, LeMone, and Williams voting “Yes”.

The City Council Work Session Minutes of April 22, 2025, were approved by the City Council on May 6, 2025.

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Wendy Thorpe, CMC

City Recorder

*(Exhibits are in the City Council Minutes binders in the Recorder's office.)*

**Pleasant Grove City  
City Council Meeting Minutes  
Regular Session  
Tuesday, April 22, 2025  
6:00 p.m.**

Mayor: Guy L. Fugal

Council Members: Dianna Andersen  
Eric Jensen  
Cyd LeMone (excused at 6:12 p.m.)  
Steve Rogers  
Todd Williams

Staff Present: Scott Darrington, City Administrator  
Deon Giles, Parks Director  
Wendy Thorpe, City Recorder  
Tina Petersen, City Attorney  
Denise Roy, Finance Director  
Andrew Engemann, Fire Chief  
Sheri Britsch, Library and Arts Director  
Neal Winterton, Public Works Director  
Kyler Brower, Assistant to the City Administrator  
David Packard, Human Resources Director  
Keldon Brown, Police Chief  
Megan Zollinger, Recreation Director

The City Council and Staff met in the Community Room, 108 South 100 East, Pleasant Grove, Utah.

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**6:00 P.M. REGULAR CITY COUNCIL MEETING**

**1) CALL TO ORDER**

Mayor Guy Fugal called the meeting to order at 6:01 p.m. and welcomed those present. All City Council Members were present.

**2) PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Council Member Andersen.

**3) OPENING REMARKS**

The Opening Remarks were offered by Council Member Jensen.



#### 4) **APPROVAL OF MEETING AGENDA**

City Administrator, Scott Darrington reported that there were no changes to the agenda.

**ACTION:** Council Member LeMone moved to APPROVE the meeting agenda. Council Member Andersen seconded the motion. The motion carried unanimously with Council Members Andersen, Jensen, Rogers, Jensen, LeMone, and Williams voting “Yes”.

#### 5) **OPEN SESSION**

Mayor Fugal opened the Open Session.

*Peter Steel* asked the City Council Members to honor the oath they took when they were elected to public office to support, obey, and defend the Constitution of the United States of America. He believes in the U.S. political system and knows each member of the City Council personally. He also believes they each act in good faith to fulfill their duties to the City and its residents. He asked them to rise above their day-to-day responsibilities and respond to the weightier requirements of the oath. Mr. Steel stated that the Trump administration in court filings and public statements over the last 1 ½ weeks has asserted the power to arrest anyone in the United States, citizen or not, and send them without judicial oversight or due process of any kind to a prison in El Salvador to be held in brutal conditions. This kind of punishment is contrary to the 4<sup>th</sup>, 5<sup>th</sup>, 6<sup>th</sup>, and 8<sup>th</sup> Amendments and is strikingly similar to the behavior from which Americans declared their independence from England and George III. Residents have been deprived in many cases of the benefits of trial by jury. So far, this is known to have happened to one man. The government admitted that its treatment of him was a mistake but still claimed the right to detain him in prison with no effort to correct their wrong. This should not be allowed to stand. Mr. Steel noted that 6.2% of Pleasant Grove residents are foreign-born and regardless of their legal status, are at threat of being kidnapped, banished, and potentially tortured or killed. He urged the Council to stand with other elected officials to save the Constitution and due process rather than be ruled by a king. So far, Utah’s congressmen have avoided taking a stand and have canceled town halls claiming that protesters are being paid to be there. They need an unmistakable message that their voters and other elected officials do not support this violation of the Constitution.

There were no further public comments. The Open Session was closed.

#### 6) **CONSENT ITEMS**

- 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.**

**ACTION:** Council Member Jensen moved to APPROVE the Consent Items. Council Member Andersen seconded the motion. The motion carried unanimously with Council Members Andersen, Jensen, Rogers, Jensen, LeMone, and Williams voting “Yes”.

7) **BOARD, COMMISSION, COMMITTEE APPOINTMENTS**

- A. **To Consider for Approval Appointments of Sheralyn Howcroft, Teri Maneh, Suzanne Seegmiller, and Amy Wadley as Historic Preservation Commission Members.**

Sheralyn Howcroft was present and introduced herself to the City Council. She serves as the Archives Subcommittee Chair for the Historic Preservation Commission. Professionally she has worked in archives for 25 years at the Church of Jesus Christ of Latter-day Saints' Family History Library in Salt Lake City. She is also the Project Archivist for the Joseph Smith Papers, a member of the Society of the American Archivists and the Academy of Certified Archivists, and has her Digital Archive Specialist certification. She was excited to move forward and serve on the Historic Preservation Commission.

**ACTION:** Council Member Andersen moved to APPROVE the appointments of Sheralyn Howcroft, Teri Maneh, Suzanne Seegmiller, and Amy Wadley as Historic Preservation Commission Members. Council Member LeMone seconded the motion. The motion carried unanimously with Council Members Andersen, Jensen, Rogers, Jensen, LeMone, and Williams voting "Yes".

8) **PRESENTATIONS**

- A. **None.**

9) **PUBLIC HEARING ITEMS**

- A. **None Scheduled.**

10) **ACTION ITEMS READY FOR VOTE**

- A. **To Consider for Adoption a Resolution (2025-015) Authorizing the Mayor to Sign a Land Sales 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.**

Community Development Director, Daniel Cardenas, presented the Staff Report and identified the location of the subject property as well as the future Chick-fil-A drive-thru location. It was reported that the additional property will be used for parking. There will ultimately be three uses with drive-thrus. The City owns the street as well as the adjoining property, which is a detention facility. Parking will be on the west side. Circulation issues were discussed. Concerns were expressed regarding the safety of those crossing the road. Attorney Petersen explained that there are Conditions of Sale set forth in the Sales Agreement. One condition is that it will be recorded and will not close until a Plat has been completed and the Site Plan approved. The buyer is also required to hire a Surveyor to prepare the legal description. The City will not execute the Quit Claim Deed the buyer has submitted and received approval for the new Subdivision Plat to

combine the two parcels. The City will sign and record the Quit Claim Deed just before recording the Subdivision Plat. The new Plat will include an Access Easement in favor of the City to access the existing storm drain facility for maintenance and repair.

Council Member Williams asked if the City can legally place parking on the opposite side of the road and force approval of the Site Plan. Director Cardenas suggested continuing the item. He would talk to the applicant and present a Site Plan showing what it will look like. Attorney Petersen stated that another option was to continue the matter and allow Attorney Petersen to add one more section to the Conditions of Sale specifying that parking may not be located on the side that is not desired. It was noted that it is a big expense for the applicant to reroute the road. Attorney Petersen's suggestion was approved by the Council and was to be presented at the next meeting. The Council's position was that the goal is to provide the property needed to make a workable Site Plan. Attorney Petersen noted that the applicants are proposing to purchase 3,284 square feet and are paying \$59,000 for it.

**ACTION:** Council Member Jensen moved to CONTINUE Item 10 A to the next meeting. Council Member Williams seconded the motion. The motion carried unanimously with Council members Andersen, Rogers, Jensen, and Williams voting "Yes". Council Member LeMone was not present for the vote.

**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 7:00 a.m. from May 1, 2025, through August 31, 2025, at Various City Locations. Presenter: Director Winterton.**

Public Works Director, Neal Winterton, presented the Staff Report and stated that road construction is not always convenient and sometimes with deadlines and traffic crews, work needs to be performed at night. That can be true even in residential neighborhoods. The City's Ordinance requires a variance to perform the work that might be needed. Work on leveling has already begun with the next phase being chip seal followed by the micro surfacing. The work is associated with this year's Road Rehabilitation Project. Director Winterton explained that no night work is scheduled currently but they need to have that option and be prepared for that eventuality. The ordinance specifies work from 10:00 PM and goes all night if needed. The intent is to not halt progress. Staff proposed the same variance last year and it was not needed other than on 1300 West where some work was performed at night to avoid traffic. It was confirmed that notice must be provided if work is to be performed at night. As much notice as possible will be provided.

**ACTION:** Council Member Williams moved to APPROVE the 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 PM to 7:00 AM from May 1, 2025, through August 31, 2025, at various City locations. Council Member Andersen seconded the motion. The motion carried unanimously with Council Members Andersen, Jensen, Rogers, and Jensen voting "Yes". Council Member LeMone was not present for the vote.

## 11) **ITEMS FOR DISCUSSION**

### **A. Continued Items from the Work Session, if Needed.**

The Council continued the budget discussion from the Work Session.

Director Zollinger presented the Amended Fee Schedule starting with Membership Fees. It was noted that the current fee does not include taxes. The proposal is to include taxes in the Membership Fee. She also compared what other cities are doing and to make the percentage discount from semi-annual to annual the same. A semi-annual pass includes a 20% discount while a 35% discount is associated with the annual pass. The non-resident fees now include a 25% increase. Director Zollinger examined the potential revenue adjustments and stated that the greatest increase comes from the non-resident fee. The disability pass was also added, which is new. It was noted that the senior rate applies to those aged 55 and over.

Director Zollinger mentioned that the discounts for senior and student rates are higher at 30% and 40% as opposed to 20% and 35%. Council Member Williams advocated for lower senior passes equal to or similar to a student pass. He suggested that the cost of the senior pass be lowered to match the student pass. It was clarified that the senior individual passes are \$94 while the student passes are \$123. The disability pass is the same as the senior pass and allows the guest to bring a guest at no additional cost. It was noted that the current fees do not include taxes. Director Zollinger reported that the 7.45% increase in that column is taxes. Anything above that was to get it to the 20% or 35% change. Director Roy informed the Council that everything is not taxable. The Utah State Tax Commission has determined that passes are taxable but enrichment classes, for example, are not.

Director Zollinger reported that the next few pages involve evening out the numbers. For example, an adult day pass is currently \$3.50 and is being increased to \$4.00. Most other Rec Centers are charging \$5.00 to \$7.00 but they have an indoor pool, which was taken into consideration. Over the past few years, special events have been added that are new to the Rec Center. Most changes to the enrichment activities are to cover costs. With regard to sports, an analysis was conducted to ensure that costs are being covered and that they are in line with what other cities are charging. Some costs have not been increased for years.

A question was raised about the pavilion rental. Director Zollinger reported that she has not been part of the Cook Family Pavilion conversations. Her understanding was that Director Giles has been handling that. The main question staff gets is when reservations can be made. Administrator Darrington did not want to start taking reservations until it is built. Council Member Williams wondered if the fees were too low for the pavilion rental. It was noted that the cost for a commercial entity to rent the pavilion is substantially more. Director Zollinger stated that identifying whether a family or a business is renting the pavilion will be addressed during the rental process. The Council wanted to deter businesses, particularly non-resident businesses, from utilizing the pavilion. Director Zollinger suggested a policy be prepared that specifies that the priority for renting the pavilion will be to families and residents. The next would be non-profit organizations. Director Roy identified other fee changes to the fee schedule.

Administrator Darrington reported on the custodial numbers. Earlier in the day, staff received a response from a provider who services the City building on potentially contracting out the custodial work. The number was higher than anticipated. Administrator Darrington expected to get one number but the cost was broken down by building and event. He wanted to review it further before presenting it to the Council. The intent was to bring the matter back to the City Council in two weeks with a recommendation.

Administrator Darrington reported that the Personnel and Operational Supplementary Summary breaks down the operational costs on the one-pager. He next mentioned the capital requests. Council Member Rogers stated that with regard to recreation matters, there are some unknowns. Since the City Council needs to adopt the Tentative Budget in two weeks, he asked for more information with respect to changes to the Rec Center projects since some significant capital projects are being proposed. Generally, what is presented will be included in the Tentative Budget, which needs to be adopted by law. Changes can be made up until the actual meeting in two weeks.

Council Member Rogers stated that he would vote against a Tentative Budget with the current numbers. He preferred to start low and work up. For example, rather than budget \$290,000 for the two exercise rooms, he would start at \$50,000. Council Member Andersen asked the audio at the Rec Center could be phased. For example, budgeting \$50,000 annually for four years. It was noted that the cost breakdown obtained by Director Zollinger is very detailed and could be broken down as needed.

Administrator Darrington suggested that staff create a document for adoption of a Tentative Budget. It was suggested that \$50,000 be added to the \$290,000 line item and allow the City Council to make adjustments as needed based on information to be provided by Director Zollinger. Council Member Andersen asked about the base number. The Mayor suggested that the City Council put \$100,000 in that line item for now. Council Member Rogers recognized that it would be a placeholder. He struggled to justify the cost to his constituents. His experience has been that the Final Budget doesn't change much from the Tentative Budget. It was difficult for him to justify spending \$100,000 on aesthetics for the Rec Center. He could, however, support a \$50,000 placeholder. He noted that Director Zollinger mentioned that the flooring could be done for \$90,000 instead of \$180,000. He also wanted more detail on the proposed changes to the front desk.

Council Member Jensen stated that the number in the Tentative Budget could increase or decrease. He wanted more details on what is to be provided before making a decision. Administrator Darrington suggested zeroing out that line item and putting in a number at the next meeting. He noted that the City Council will have further discussion before adopting the final budget. By law, the City is required to adopt a Tentative Budget so they need a number, even if it is zero.

Utility rates were next addressed. Administrator Darrington commented that much of the issue was resolved two weeks ago. The proposed March number was \$9.28 per month on average. After working with the City's garbage provider, they were able to negotiate down and adjust the sewer rate. What is being proposed is a pass on to the Timpanogos Special Service District ("TSSD"). The City's portion was removed so the cost is now \$7.95 per month.



Staff looked at the second can as requested by Council Member Rogers because the City's margin is slightly higher. He estimated that there are 2,800 second cans in the City. Reducing the cost by \$1.00 takes \$30,000 from the City's budget. He did not recommend lowering the cost. He stated that the funds are needed, particularly in the City's Garbage Fund to pay for tipping fees and the Spring and Fall Cleanups.

A question was raised about the unlawful opening of the meter box. It was noted that there is currently a fee for that and it is being increased. Administrator Darrington stated that it involves situations where the City has turned off someone's water and the resident turns it back on. There is a penalty for that. The potential for providing meters that can be shut off remotely was discussed.

Administrator Darrington referenced the next page, which included clarification on how much revenue is generated from different enterprise funds. For example, culinary water would generate approximately \$180,000 in new revenue. Under utilities, the new revenue generated will be just over \$1.5 million with just over \$1 million going to TSSD. The City will receive \$421,000. He explained that because the City is the pass-through, many residents do not see the distinction between Pleasant Grove City and TSSD.

Administrator Darrington explained that the purpose is to show the new revenue generated and provide the City Council with a general sense of the five-year Capital Plan. For water, there is approximately \$3 million in projects and \$650,000 in secondary water. He noted that it is for infrastructure and does not include the meters. For storm drains, there is nearly \$13 million and \$5.6 million for sewer. While they are generating \$421,000 of new money this year for the City in the five-year plan, they have about \$42 million in needs. He stressed the need to find a balance of what residents can handle and pay for and still meet the needs of the City.

A question was raised regarding how the Utility Capital Plan has changed over the last 10 years. Administrator Darrington reported that they are being updated currently; however, it may be irrelevant because as they update the capital plans, they are also conducting a Rate Study. An Engineer was hired to look at the City's capital plans and what is being charged as well as the needs. He acknowledged that the prices will come back high because they do not take into account what the residents will have to pay. Once they have the Rate Study there can be discussion about potentially changing some of the rates.

Administrator Darrington reported that previously there was an issue with the City Council not increasing rates for many years. They were faced with a situation where the Water Fund was nearly bankrupt. As a result, drastic changes were needed. The commitment made at that time was that staff would recommend at least a Cost-of-Living Adjustment ("COLA") in utility rates. The City Council has adopted those over time. He expected the information to be available by the end of the year. At that time there can be discussion leading into the 2027 budget.

In response to a question raised, Administrator Darrington clarified that the five-year Capital Plan does not include what is being done with the Cook Family Park bond and storm drain. What is being put forward has more to do with yearly rates. Rates were changed to accommodate paying off the bond. It was understood that some capital projects were completed with some of the bond

money. Clarification was sought as to whether a portion of the capital projects disclosed in the \$42 million was paid for with bond proceeds. It was confirmed that they were not.

Police Chief, Keldon Brown reported on the following:

- May 15 is Britt Smith's retirement. An open house will take place that afternoon from 2:00 PM to 4:00 PM.
- An email was received from an investigator from Colorado in support of an Auto Theft Task Force. A group from Colorado was targeting the Wasatch Front one year ago and Detective Petersen played a major role in recovering a few dozen vehicles. The group still has not been held accountable. Last week they were working in the area again and Detective Petersen was aware of their presence and tracked them. The leader was in town and Detective Petersen notified Colorado authorities who intercepted the convoy as they crossed into Colorado from Utah. Ultimately, law enforcement recovered stolen trucks, trailers, and side-by-sides with a value of just under \$200,000. The property owners were sleeping when the crime took place and did not know the items were missing from their driveway. Detective Petersen was commended for his efforts.
- In the past week, there has been Heroin, Meth, Marijuana, and Fentanyl in the community. The department was working to address those issues and is very busy.
- There have been three death investigations reported in the community in the past month. The City's police officers were commended for their efforts.

Director Giles reported on the following:

- Spring is in full swing with mowing, weeding, spraying, and fertilizing underway and the sports fields being prepared.
- Earlier in the day, 80 pallets of sod were delivered to the detention basin at Cook Park. The pressure on the irrigation system was also tested and was high. At noon, the crew was supposed to arrive and begin laying the sod. Currently, they are doing inside the basin and will do Basin #3 next followed by the Cemetery and the exterior of the basins.
- Trail Day took place the previous Saturday with 151 volunteers participating and 421 hours worked. Volunteers ranged in age from 5 to teenagers. A great deal was accomplished.
- The next Trail Day was to take place on May 31.
- Thursday, April 24 was the Arbor Day Program.

Library and Arts Director, Sheri Britsch reported on the following:

- The Timpanogos Library Consortium has been underway for a few weeks. Deliveries were taking place three days per week with each of the three libraries taking one day. They are receiving 80 or 90 books per day and the program has been popular.
- Charlotte oversees volunteers in the Library and established the VolunTeens program who meets once per month. 20 to 30 youth are participating.

Community Development Director, Daniel Cardenas, reported on the following:

- He has been working with Code Enforcement to address illegal parking on an unimproved parcel. Staff is in the process of making the parcel compliant. He noted that cars have been towed and a Request for Proposals (“RFP”) was out for a company to provide ongoing enforcement. The property owner is aware that they are not in compliance. Eventually, a five-story building is to be constructed on that parcel. A Building Permit has been issued for an apartment building. Director Cardenas invited the Council Members to contact him with concerns. Potential businesses coming to the City were discussed. It was noted that one of the two residential buildings will include 5,000 square feet of retail and he has received a Site Plan application for a restaurant. It was noted that 25,000 square feet of commercial is required as part of the project.

Public Works Director, Neal Winterton, reported on the following:

- He addressed a previous question raised by Council Member Williams regarding changes to the Master Plan and stated that in the last three years, he has worked extensively on the Cook Family Park and the Road Plan. In the Sewer Fund, he saw the last lift station be eliminated and millions of dollars of sewer liner added to rehabilitate what they have. He commented on manholes and stated that when a road is added, the manholes have to be repaired. In terms of water, City crews have repaired dozens of Pressure Reducing Valves (“PRV”). He explained that PRVs regulate the water coming from the east mountains downhill to provide pressure. If properly maintained, they reduce the number of unexpected leaks. In the last 18 months, staff has not had to run a booster pump in the culinary water system because the PRVs are being properly managed. Major projects that should have been included in the plan include the Boulevard Well at a cost of \$5 million and the Nathaniel Replacement.
- In terms of Pressurized Irrigation (“PI”) water was recently delivered out of a \$10 million American Fork diversion. The PI Fund, through the irrigation companies and deliveries, pays for that. All but 700 meters have been installed. Grant funds are available but a loan and match are required.
- With regard to the storm drain, the Cook Family Park has over \$10 million in storm drain infrastructure. There are three main arteries of storm drain collection that go up 600 West, 800 North, and 400 North that will collect water from the north end of the City to Battle Creek and 200 South. In the past, all of that water went into orchards and vacant lots but as those areas are developed, the stormwater has to go somewhere. It was noted that an outlet to Utah Lake is needed at a cost of \$10 million.
- Next year’s projects are being planned now and the available funds are going toward good things.
- Construction is ramping up on the pool and the meters and parking lot will be replaced over the next few weeks.
- Patches have been placed on roads. Chip seal will be applied next followed by the micro seal. Several other road projects were to begin soon.
- 1800 North was acknowledged to be a warranty issue. Staff was told that paving was to take place in the next 7 to 10 days. The entire road up 1100 North will then be rehabbed.

- Curb and gutter were being added to 600 West for the park as well as on the opposite side. The waterline was also being replaced. There will be parallel parking on 600 West. 400 North will have angled parking similar to 800 North. Council Member Rogers pointed out that people on 600 West people are parking at the church and walking across. There had been discussion about highlighting traffic control for the crosswalk. Director Winterton stated that the intersection at 600 West and 800 North will be enhanced with flashing beacons. Ways to make the existing dangerous situation safer were discussed. Director Winterton hoped that some of the problems will be alleviated with completion of the full parking lot and both accesses. It was estimated that 500 parking spaces will be available for use by park visitors. Council Member Andersen asked about the estimated revenue on the Transportation Utility Fee. Director Roy reported that it is approximately \$1.3 million. Council Member Andersen recalled that when she began serving on the City Council there was \$225,000 in the Road budget in addition to a bond payment of \$750,000. Administrator Darrington estimated that the City has nearly \$4 million in annual revenue going into roads.
- Director Winterton recommended that they start using secondary water immediately and not wait until May 1. The hope was that residents will not overwater.
- A study was commissioned for the intersection at 400 North and 300 East and the potential need for a four-way stop there. With the closure of Valley View Elementary School, the safe route is now from the upper east side across that intersection where a four-way stop is needed. A signal can be installed at a cost of \$600,000 to \$700,000 or stop signs and message boards posted for a few thousand dollars. Director Winterton recommended the latter. He noted that he does not want to post unnecessary stop signs that will impede the flow of traffic. It was also noted that there have been numerous accidents in this location.

Fire Chief, Drew Engemann reported on the following:

- A firefighter from South Jordan passed away the previous day while on duty. He was 49 years of age.
- A female firefighter/paramedic would like to be part of the SWAT Team and will be participating in Hell Week.
- Another member of the Department who was in paramedic school, passed his tests and is ready to go.
- Over the last week, classes have started at Battlecreek. Mitigation work was underway.
- The City's Wildland Team was expected to be ready to go by May 1. Four seasonal employees were hired so that all of the City's regular personnel can remain in the City.
- Hydrant testing was expected to start up again in the coming days.

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

13) **MAYOR AND COUNCIL BUSINESS.**

Director Winterton was commended for the City's Public Works Department being designated as Department of the Year.

Administrator Darrington reminded the Council that Monday, April 28 is the Volunteer Recognition Dinner at 6:00 PM at Stone Gate.

Council Member Andersen commented on the recent Employee Event which was a success. She acknowledged that the City has great employees.

Council Member Williams thanked staff for their work on the budget and for Mr. Steel coming and reminding us of how great our country is. We all have a duty to uphold.

**14) SIGNING OF PLATS.**

**15) REVIEW CALENDAR.**

**16) ADJOURN**

**ACTION:** At 7:49 p.m. Council Member Williams moved to ADJOURN. Council Member Jensen seconded the motion. The motion carried unanimously with Council Members Andersen, Rogers, Jensen, and Williams voting “Yes”. Council Member LeMone was not present for the vote.

The City Council minutes of April 22, 2025, were approved by the City Council on May 20, 2025.

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Wendy Thorpe, CMC

City Recorder

*(Exhibits are in the City Council Minutes binders in the Recorder's office.)*



DOCUMENT 00990

CONTRACT CHANGE ORDER

Project: Pleasant Grove Storm Drain Outfall Project  
Location: Lindon Utah  
Change Order No.: 4

Date: April 19, 2025

To: Acme Construction, Inc

You are hereby requested to comply with the following changes from the contract plans and specifications:

Item No.	Description of Changes, Quantities, Units, Unit Prices, Change in Completion Schedule, etc.	Decrease In Contract Price	Increase In Contract Price
1	Expose/Cut/Cover/Backfill SD Pipe by Culvert 4(CO#4)		\$6,728.65
2	Culvert 6 Storm Drain Tie In(CO#14)(Half of Cost)		\$4,781.74
3	Culvert 8 Cast-in-Place Structure & Footing(CO#18)		\$65,000.00
4			
	Change in contact price due to this Change Order:		
	Total Decrease	\$0.00	
	Total Increase		\$76,510.39
	Net increase (decrease)		\$76,510.39

The sum of \$76,510.39 is hereby added to, the total contract price and the total adjusted contract price to date thereby is \$8,563,386.33 .

The time provided for completion in the contract is **increased by 0 working days**. This document shall become an amendment to the contract & all provisions of the contract will apply hereto.

Accepted by: Brody L Robinson  
Contractor

Digitally signed by Brody L Robinson  
DN: C=US, E=Brody@acmeutah.com,  
O="Acme Construction, Inc", OU="Project  
Management ", CN="Brody L Robinson "  
Date: 2025.04.21 11:40:29-06'00'

4/21/2025

Date

Recommended by: Jason Judd  
Resident Engineer

Digitally signed by Jason Judd  
DN: E=JasonJ@horrocks.com,  
CN=Jason Judd, OU=PG,  
OU=Users, OU=Accounts,  
DC=horrocks, DC=local  
Date: 2025.04.24 16:37:36-06'00'

4-24-2025

Date

Approved by: \_\_\_\_\_  
Owner

\_\_\_\_\_  
Date



170 South 1200 West  
North Salt Lake, UT 84054

(801)280-1232  
(801)280-6423 fax

[www.acmeconstruction.com](http://www.acmeconstruction.com)

**To: Pleasant Grove City**

**Date: 2.14.25**

**Project: Pleasant Grove Outfall  
Project Number: 24028**

**Subject: Expose/Cut/Cover/Backfill SD Pipe by Culvert 4**

**This change order request is for the following.**

**Excavate to expose SD line, cut into the top of the line for manhole install that did not end up being installed. Cover cut pipe with concrete, then backfill, compact and slope to grade for rip rap install.**

**Subtotal = \$5,851.00**

**Profit 7.5% = \$438.82**

**Overhead 7.5% = \$438.82**

**Total = \$6,728.65**

**Submitted By: Tyler Keenom**

2/14/2025



**PROJECT: Pleasant Grove Outfall**

**COR 4: Expose/Cut/Cover/Backfill SD Pipe by Culvert 4**

ITEM #	DESCRIPTION	Hours	QTY	UNIT	RATE	TOTAL
EQUIPMENT / LABOR:						
1	Small Tools	10.00	1	HR	\$ 19.50	\$ 195.00
3	CAT 315F	8.00	1	HR	\$ 187.25	\$ 1,498.00
4	Tool Truck	10.00	1	HR	\$ 18.00	\$ 180.00
5	Foreman	10.00	1	HR	\$ 78.25	\$ 782.50
6	Excavation Laborer	10.00	2	HR	\$ 49.50	\$ 792.00
7	Equipment Operator	10.00	1	HR	\$ 68.00	\$ 680.00
8	End Dump/Sidedump and Driver	3.00	1	HR	\$ 164.50	\$ 493.50
9	Supervisor	2.00	1	HR	\$ 125.00	\$ 250.00
MATERIALS						
1	Concrete		2.00	CY	\$ 240.00	\$ 480.00
2	Small Load Fee		1.00	EA	\$ 500.00	\$ 500.00
SUBTOTAL						\$ 5,851.00
PROFIT, OVERHEAD & BOND (15%)						\$ 877.65
TOTAL						\$ 6,728.65



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**To: Pleasant Grove City**

**Date: 1.29.25**

**Project: Pleasant Grove Outfall  
Project Number: 24028**

**Subject: Culvert 6 Storm Drain Tie In**

**This change order request is for the following.**

**Excavate and expose existing storm drain pipe. Install precast box, lid, grate and ADS pipe section.  
Pour concrete collars, backfill and compact material to grade.**

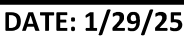
**Subtotal = \$8,316.06**

**Profit 7.5% = \$623.70**

**Overhead 7.5% = \$623.70**

**Total = \$9,563.47**

**Submitted By: Tyler Keenom**



PROJECT: **Pleasant Grove Outfall**  
COR 14: **Culvert 6 Storm Drain Tie-In**

ITEM #	DESCRIPTION	Hours	QTY	UNIT	RATE	TOTAL
	EQUIPMENT / LABOR:					
1	Small Tools	8	1	HR	\$ 19.50	\$ 156.00
2	Tool Truck	8	1	HR	\$ 18.00	\$ 144.00
3	Foreman	8	1	HR	\$ 78.25	\$ 626.00
4	CAT 315	8	1	HR	\$ 187.25	\$ 1,498.00
5	Excavation Laborer	8	2	HR	\$ 49.50	\$ 792.00
6	Equipment Operator	8	1	HR	\$ 68.00	\$ 544.00
7	End Dump/Sidedump and Driver	2	1	HR	\$ 164.50	\$ 329.00
8	Supervisor	2	1	HR	\$ 125.00	\$ 250.00
	MATERIALS:					
1	Precast Box/Lid/Grate		1	EA	\$ 2,797.66	\$ 2,797.66
2	ADS Pipe		10	LF	\$ 17.50	\$ 175.00
3	Delivery Fee		1	LS	\$ 300.00	\$ 300.00
4	Concrete Collars		2	CY	\$ 225.00	\$ 450.00
5	Dump Fee's		1	EA	\$ 80.00	\$ 80.00
6	Granular Borrow		8	TONS	\$ 21.80	\$ 174.40
SUBTOTAL						\$ 8,316.06
PROFIT, OVERHEAD & BOND (15%)						\$ 1,247.41
<b>TOTAL</b>						<b>\$ 9,563.47</b>





























170 South 1200 West  
North Salt Lake, UT 84054

(801)280-1232  
(801)280-6423 fax

[www.acmeconstruction.com](http://www.acmeconstruction.com)

**To: Pleasant Grove City**

**Date: 3.27.25**

**Project: Pleasant Grove Outfall  
Project Number: 24028**

**Subject: #19 – Culvert 8 Cast-In-Place Structure & Footings**

This change order request is for the following.

This change order covers the additional excavation, utilizing a vac truck to safely locate existing utilities. It also includes proper shoring to over-excavate, form and pour oversized concrete footings, install HDPE sheets, install rebar, then form and pour cast-in-place structure. Additionally, all traffic control and dewatering measures will be taken to insure safe vehicular/ pedestrian transportation along with a dry work area.

Subtotal = \$56,521.74

Profit 7.5% = \$4,239.13

Overhead 7.5% = \$4,239.13

**Total = \$65,000.00**

Submitted By: Tyler Keenom



ITEM #	DESCRIPTION	Hours	QTY	UNIT	RATE	TOTAL
<b>EQUIPMENT / LABOR:</b>						
1	Small Tools	36	1	HR	\$ 19.50	\$ 702.00
2	Tool Truck	36	1	HR	\$ 18.00	\$ 648.00
4	CAT 325	8	1	HR	\$ 187.25	\$ 1,498.00
5	Excavation Laborer	8	2	HR	\$ 49.50	\$ 792.00
6	Equipment Operator	8	1	HR	\$ 68.00	\$ 544.00
7	End Dump/Sidedump and Driver	8	1	HR	\$ 164.50	\$ 1,316.00
8	Concrete Formen	36	1	HR	\$ 78.25	\$ 2,817.00
9	Concrete Finisher	36	2	HR	\$ 58.00	\$ 4,176.00
10	Concrete Laborer	36	2	HR	\$ 49.50	\$ 3,564.00
11	Supervisor	36	1	HR	\$ 125.00	\$ 4,500.00
<b>MATERIALS:</b>						
1	HDPE Sheet 48"x96"		2	EA	\$ 412.91	\$ 825.83
2	Concrete		36	CY	\$ 225.00	\$ 8,100.00
3	Rebar		1	LS	\$ 5,446.60	\$ 5,446.82
4	Granular Borrow		76	TONS	\$ 5.45	\$ 414.20
5	Gravel		60	TONS	\$ 19.10	\$ 1,146.00
6	Fabric		1	EA	\$ 550.00	\$ 550.00
7	Shoring		1	EA	\$ 1,725.00	\$ 1,725.00
9	Badger - Vac Truck for additional exploratory exc.		1	LS	\$ 3,358.99	\$ 3,358.99
1	Traffic Control		5	DY	\$ 1,178.00	\$ 5,890.00
2	Dewatering		5	DY	\$ 1,701.58	\$ 8,507.90
<b>SUBTOTAL</b>						<b>\$ 56,521.74</b>
<b>PROFIT, OVERHEAD &amp; BOND (15%)</b>						<b>\$ 8,478.26</b>
<b>TOTAL</b>						<b>\$ 65,000.00</b>

## DOCUMENT 00990

### CONTRACT CHANGE ORDER

Project: Pleasant Grove Storm Drain Outfall Project  
Location: Lindon Utah  
Change Order No.: 6

Date: May 8, 2025

To: Acme Construction, Inc

You are hereby requested to comply with the following changes from the contract plans and specifications:

Item No.	Description of Changes, Quantities, Units, Unit Prices, Change in Completion Schedule, etc.	Decrease In Contract Price	Increase In Contract Price
1	Exploritory Digging on Culvert 3 (COR9)		\$2,540.06
2	Restocking Fee on Vinyard City Requested Sewer Change (COR17)		\$5,970.39
3	Monthly Dewatering Maintinance and Testing - Feb/Mar (COR20)		\$8,509.92
4	Monthly Dewatering Maintinance and Testing - April (COR21)		\$5,542.43
5	Wetland Sampling Station Rebuild (COR24)		\$7,502.60
	Change in contact price due to this Change Order:		
	Total Decrease	\$0.00	
	Total Increase		\$30,065.40
	Net increase (decrease)		\$30,065.40

The sum of \$30,065.40 is hereby added to, the total contract price and the total adjusted contract price to date thereby is \$8,440,654.73.

The time provided for completion in the contract is **increased** by **0 working** days. This document shall become an amendment to the contract & all provisions of the contract will aply hereto.

Accepted by: Tyler Keenom 5.8.25  
Contractor Date

Recommended by: \_\_\_\_\_  
Resident Engineer Date

Approved by: not needed \_\_\_\_\_  
Lindon Date

Approved by: \_\_\_\_\_  
Owner Date

## DOCUMENT 00990

### CONTRACT CHANGE ORDER

Project: American Fork River Diversion Reconstruction  
Location: Pleasant Grove City  
Change Order No.: 5  
To: FX Construction

Date: May 9, 2025

You are hereby requested to comply with the following changes from the contract plans and specifications:

Item No.	Description of Changes, Quantities, Units, Unit Prices, Change in Completion Schedule, etc.	Decrease In Contract Price	Increase In Contract Price
1	Add cat walk and railing to heavy duty sluice gate area		\$10,600.00
	Change in contact price due to this Change Order:		
	Total Decrease	\$0.00	
	Total Increase		\$10,600.00
	Net increase (decrease)		\$10,600.00

The sum of \$10,600.00 is hereby added to, the total contract price and the total adjusted contract price to date thereby is \$10,042,290.00.

The time provided for completion in changed to Nov 30, 2025 to account for slow delivery of gates and operators and installation after irrigaton season.

This document shall become an amendment to the contract & all provisions of the contract will apply hereto.

Accepted by:

\_\_\_\_\_  
Contractor

\_\_\_\_\_  
Date

Recommended by:

\_\_\_\_\_  
Resident Engineer

\_\_\_\_\_  
Date

Approved by:

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

Approved by:

\_\_\_\_\_  
Sponsor

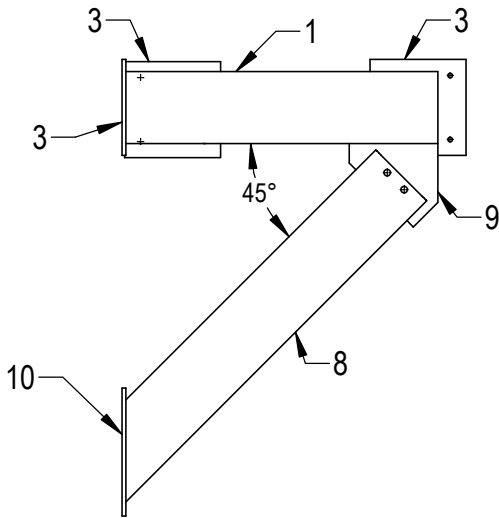
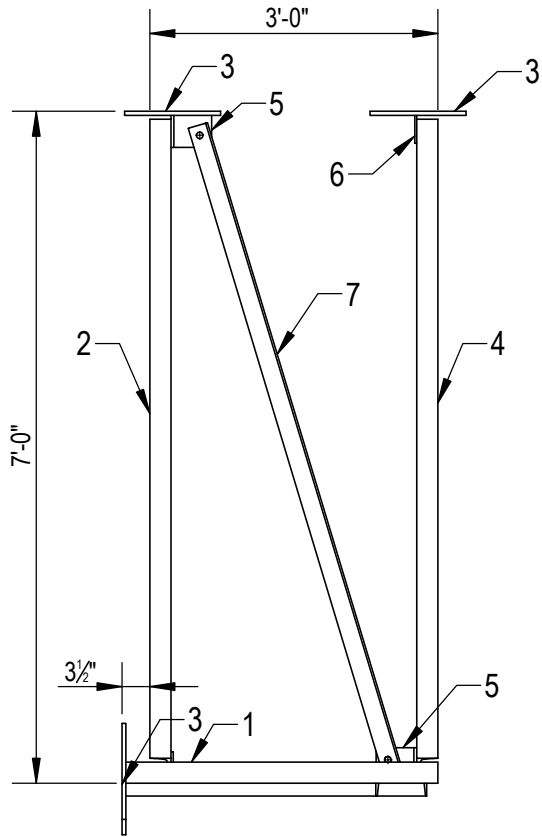
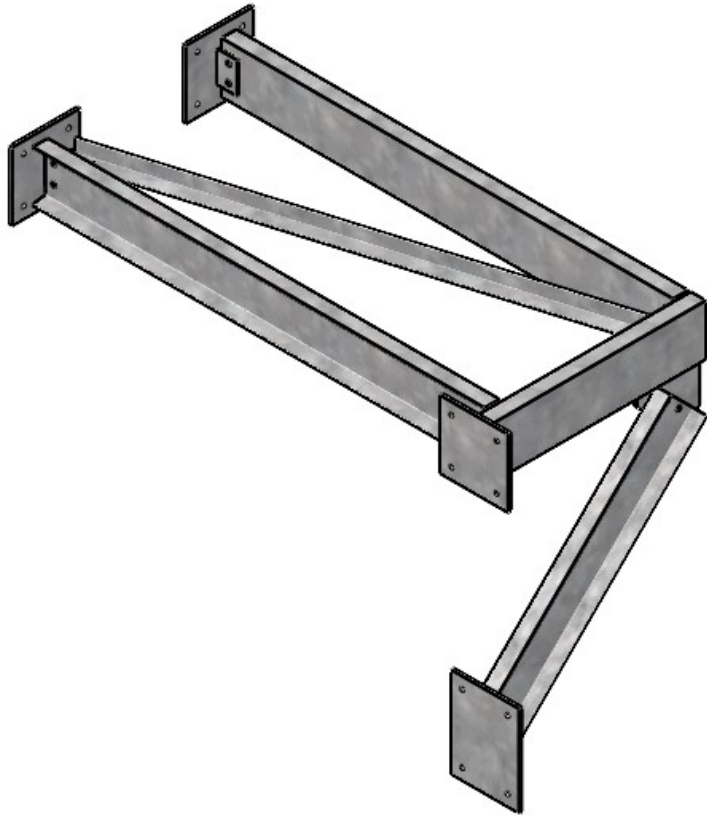
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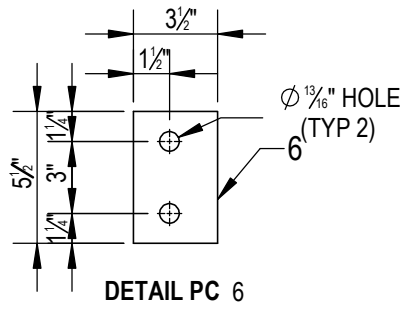
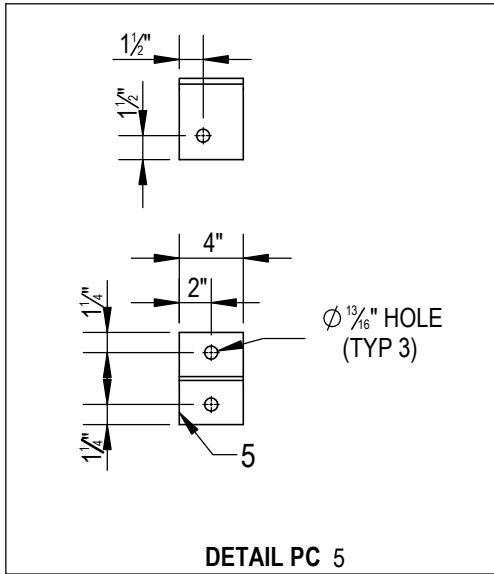
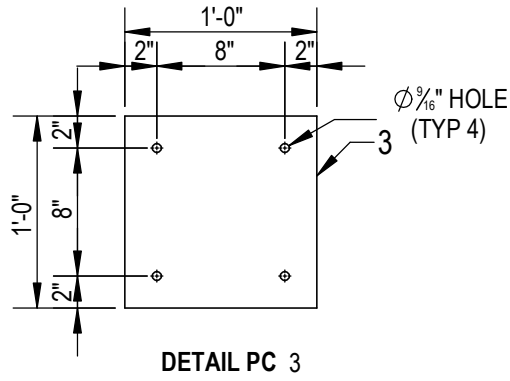
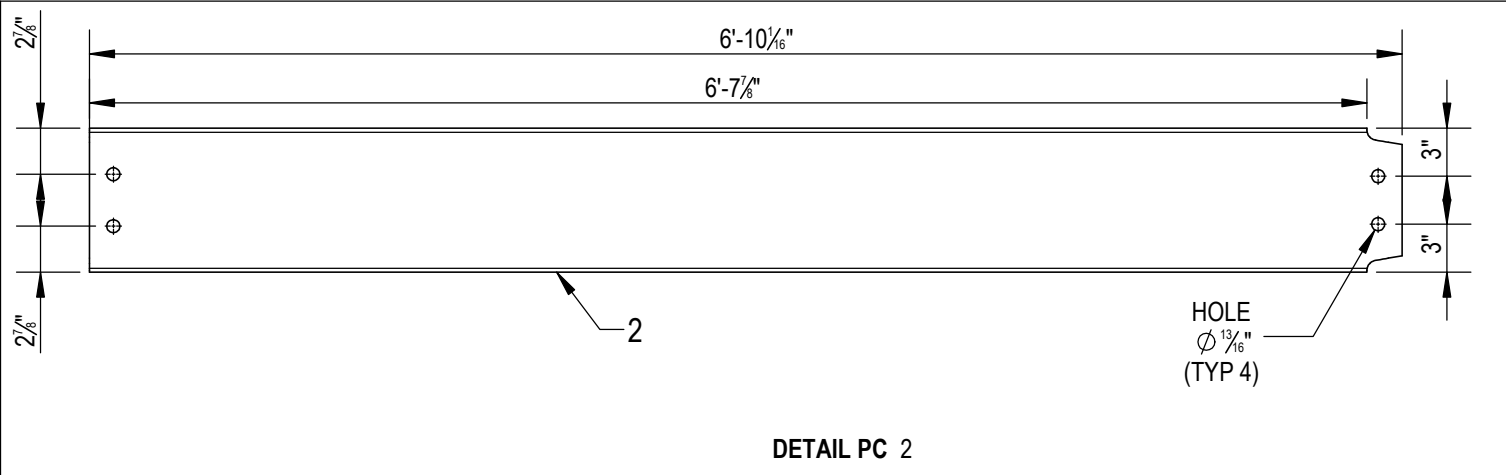
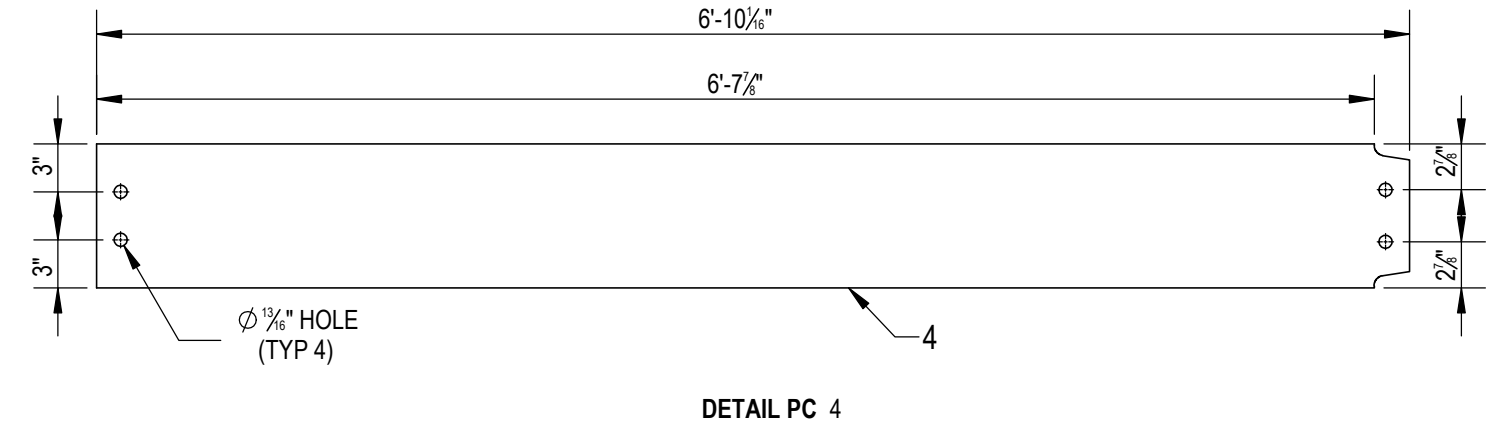
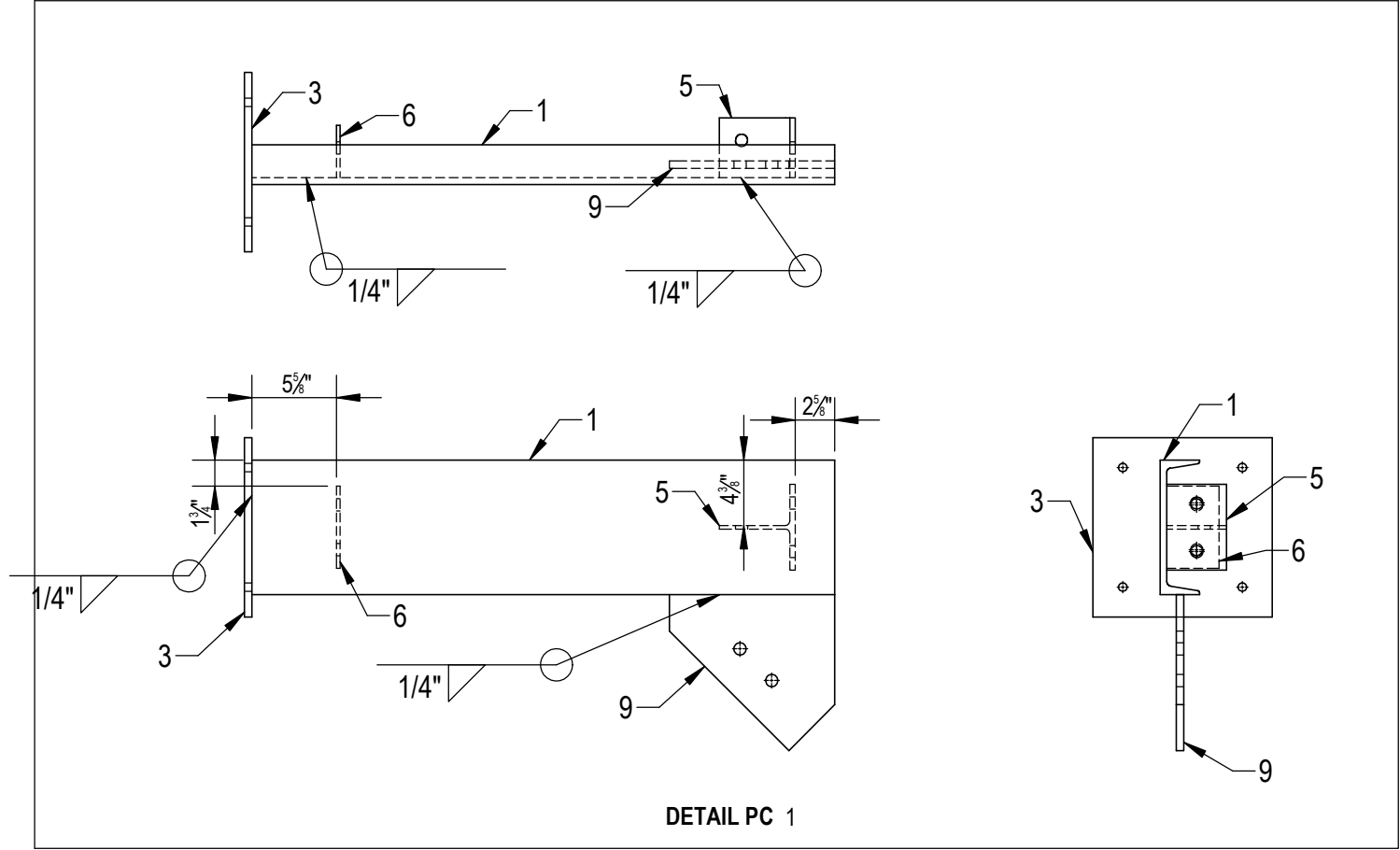




NOTE:  
1. HOT DIP GALVANIZE AFTER FABRICATION.

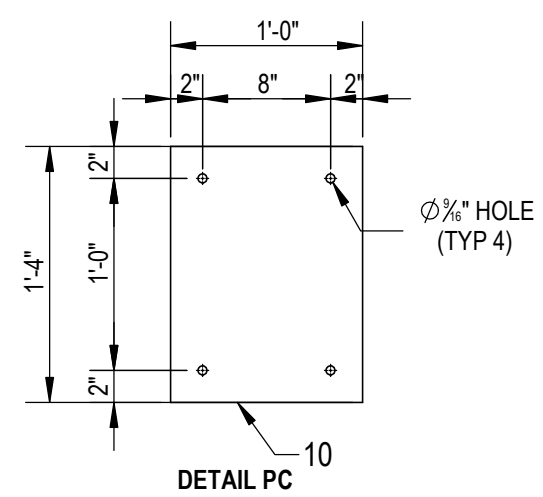
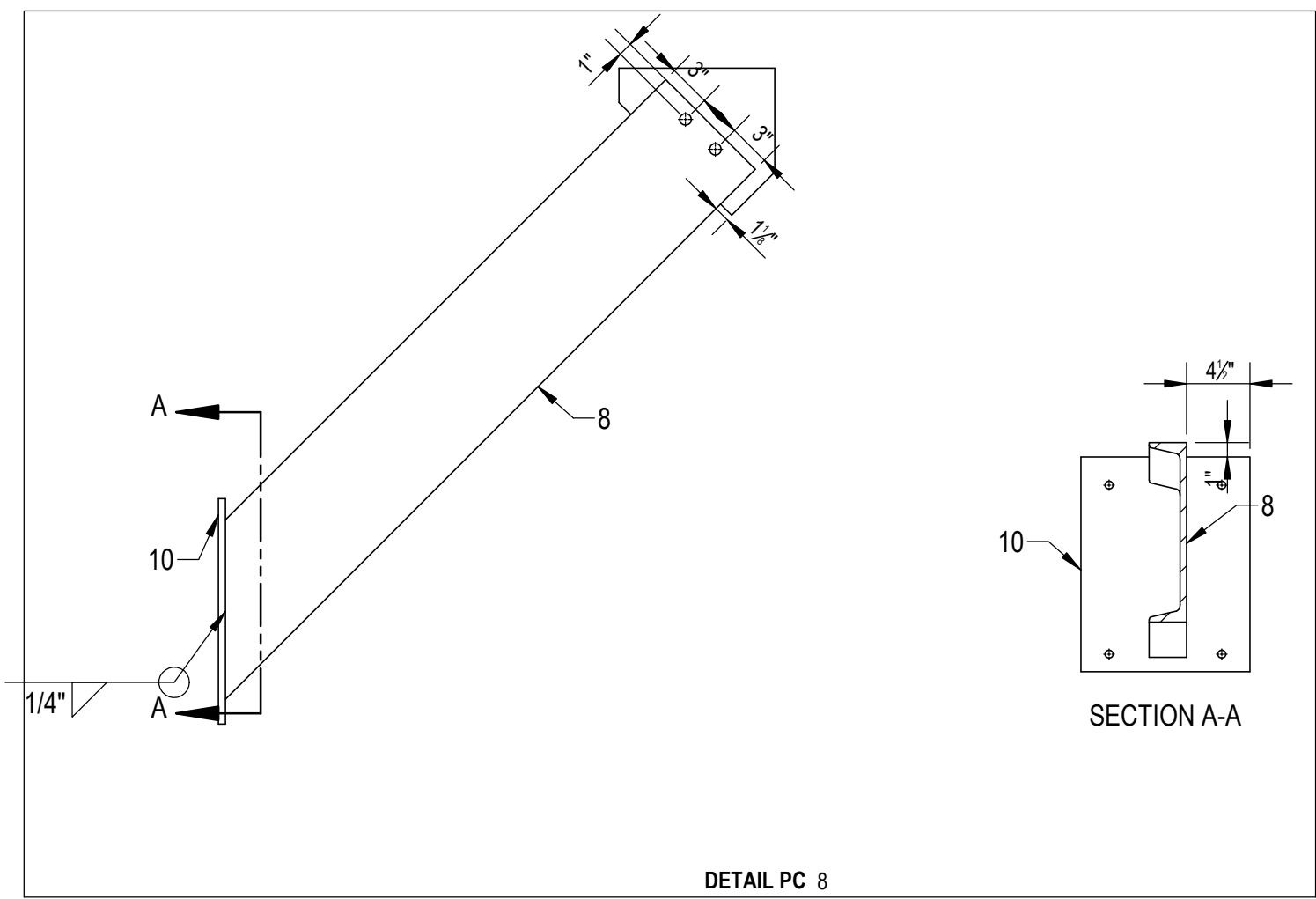
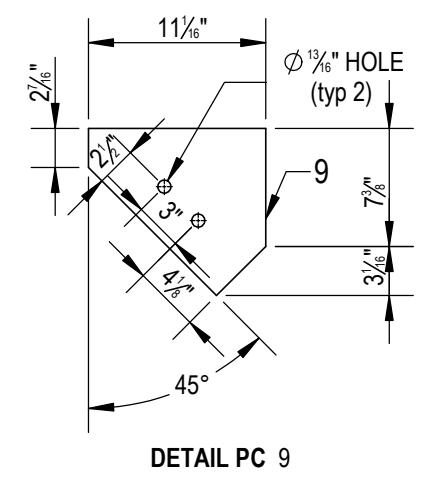
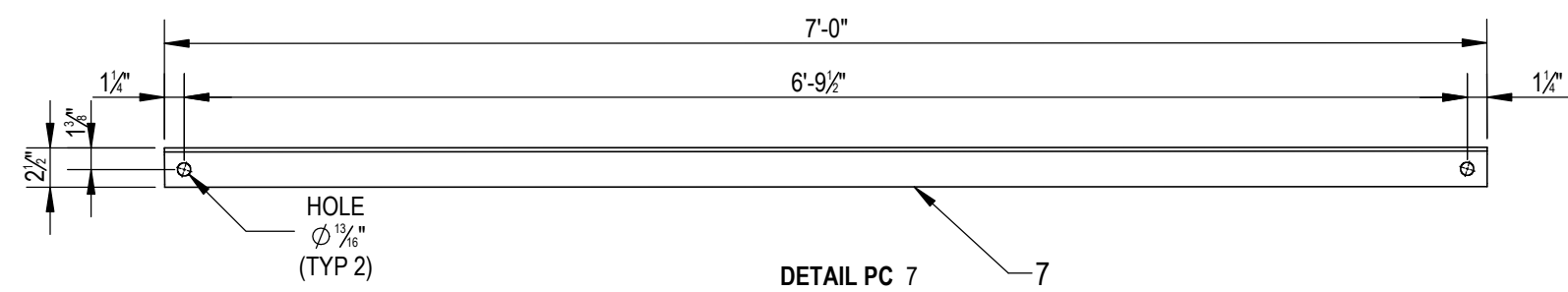
BILL OF MATERIAL					
ITEM NO.	QTY.	DESCRIPTION	SPEC	LENGTH	REMARKS
1	1	C9x20	A36	3'-3"	
2	1	C9x20	A36	6'-10 1/16"	
3	3	PL 1/2" x 1'-0"	A36	1'-0"	
4	1	C9x20	A36	6'-10 1/16"	
5	2	WT5x11	A36	4"	
6	2	PL 1/4" x 3 1/2"	A36	5 1/2"	
7	1	L2.5x2.5x0.25	A36	7"	
8	1	C9x20	A36	4'-5 3/16"	
9	1	PL 1/2" x 10 7/16"	A36	11 1/16"	
10	1	PL 1/2" x 1'-0"	A36	1'-4"	

	DRAWN BY: CARLOS GARCIA			3' X 7' CATWALK	AF DIVERSION PROJECT  FX CONSTRUCTION	4/16/2025	
						E1	



**NOTE:**  
1. HOT DIP GALVANIZE AFTER FABRICATION.

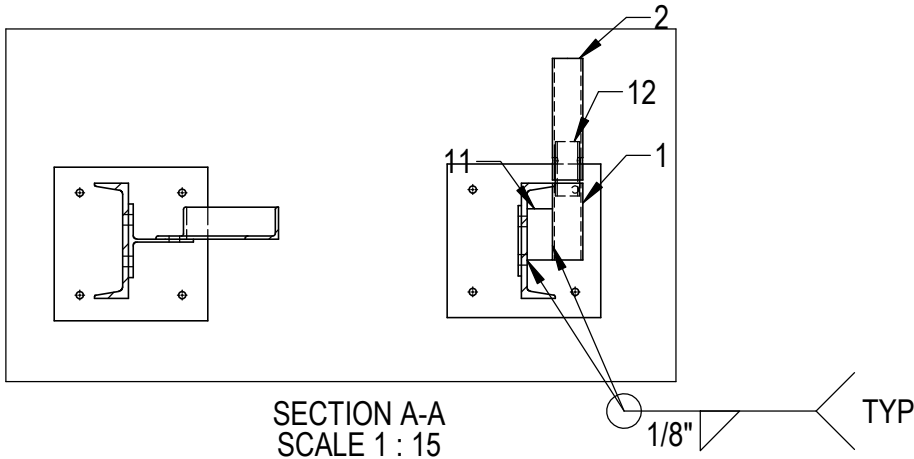
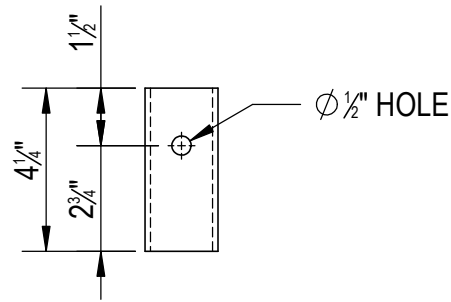
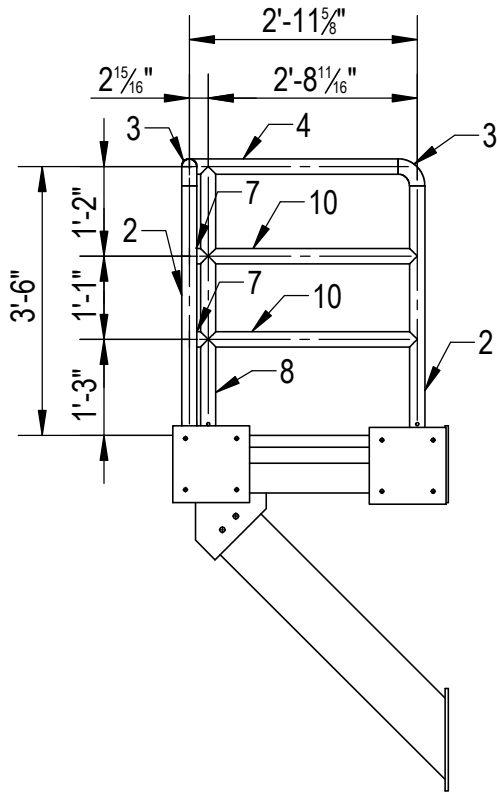
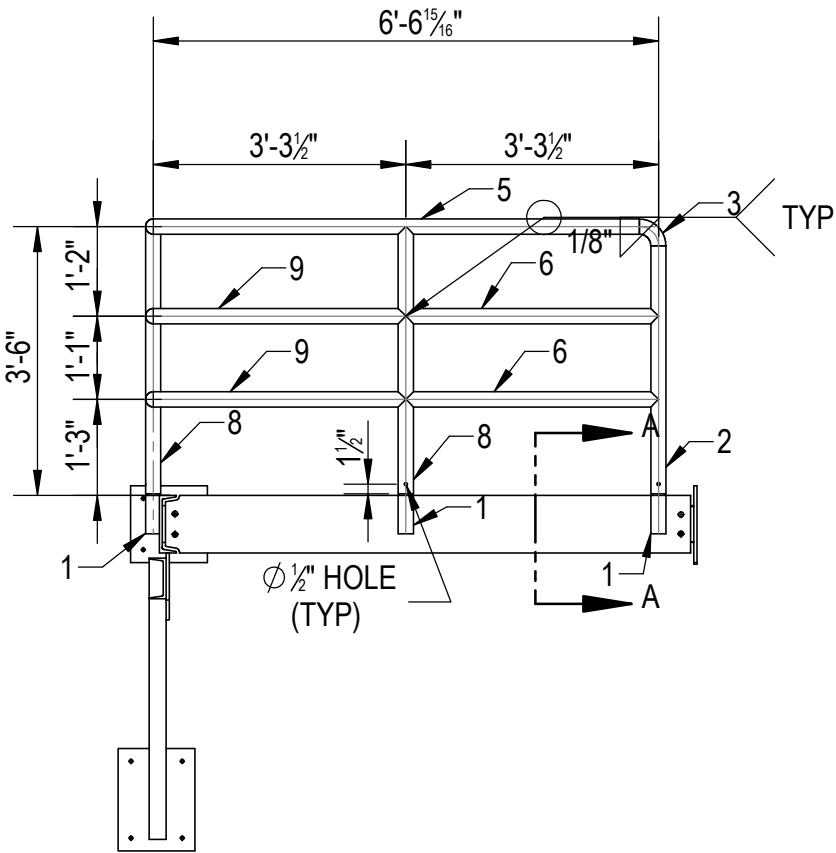
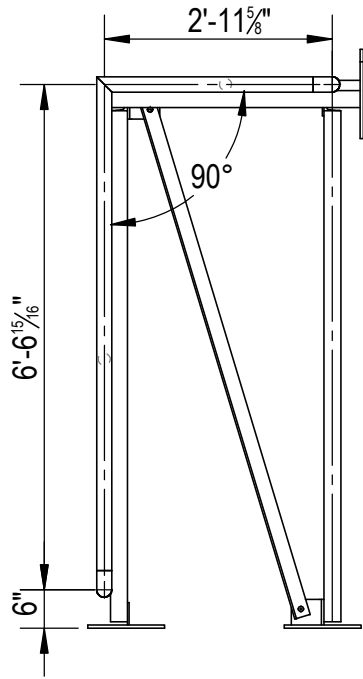
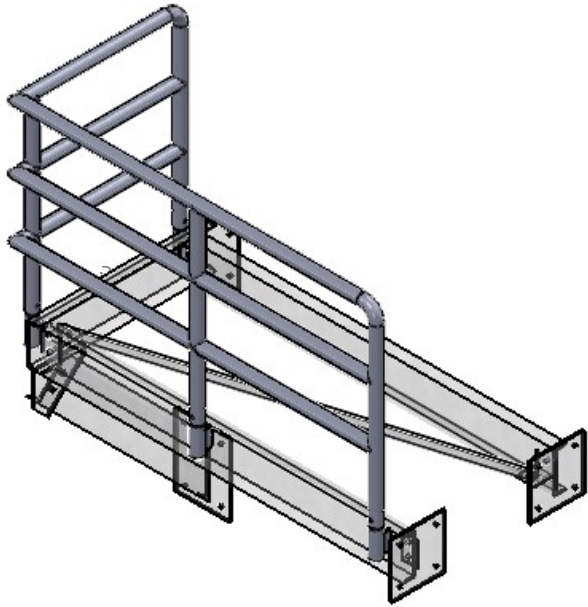
	DRAWN BY: CARLOS GARCIA			3' X 7' CATWALK	AF DIVERSION PROJECT FX CONSTRUCTION	4/16/2025	
						1	



**NOTE:**

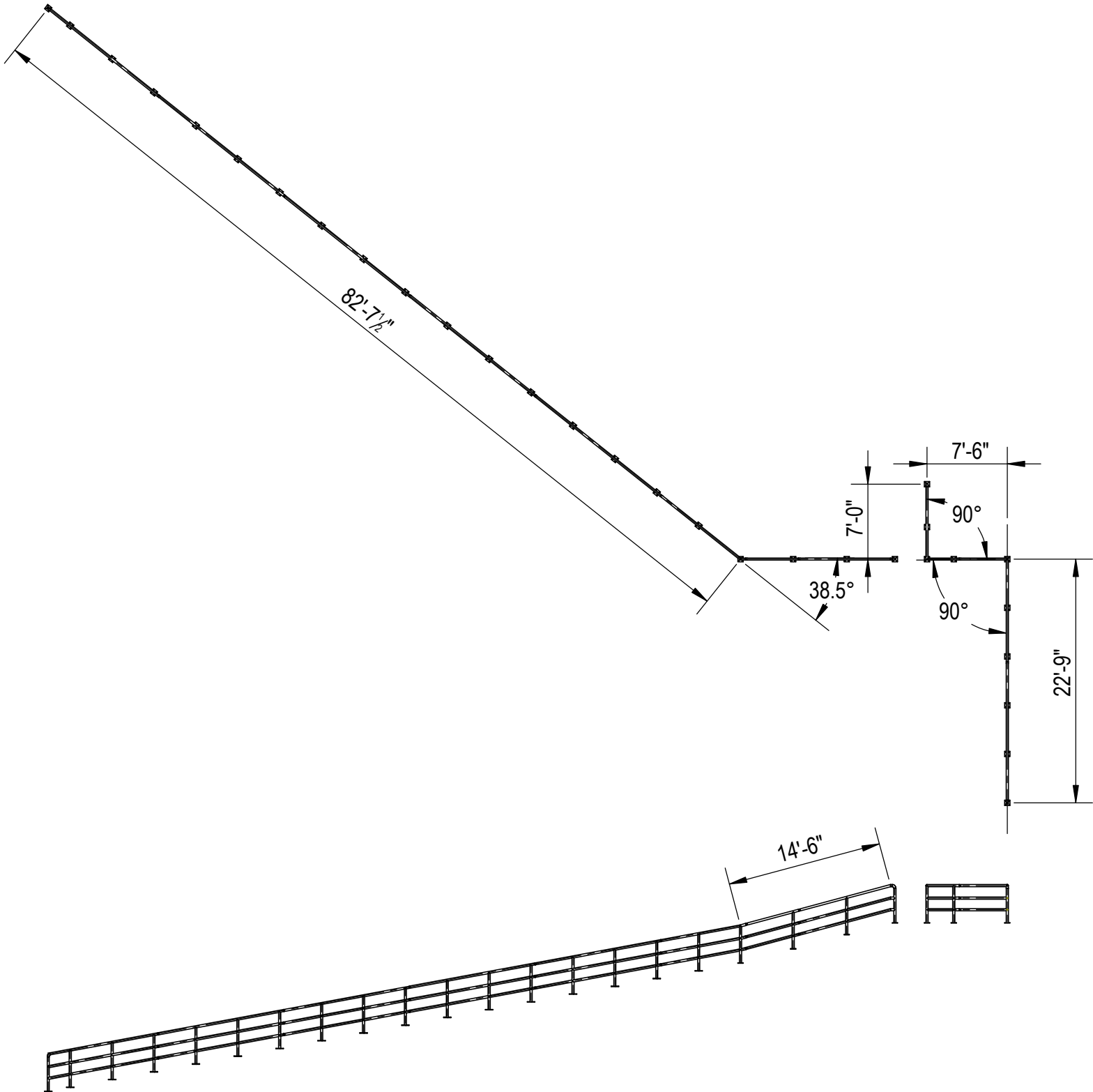
1. HOT DIP GALVANIZE AFTER FABRICATION.

	DRAWN BY: CARLOS GARCIA			3' X 7' CATWALK	AF DIVERSION PROJECT FX CONSTRUCTION	4/16/2025	
						2	



BILL OF MATERIAL					
ITEM NO.	QTY.	DESCRIPTION	SPEC	LENGTH	REMARKS
1	4	PIPE 2 SCH 40	A53GRB	6"	
2	2	PIPE 2 SCH 40	A53GRB	3'-2 3/4"	
3	2	PIPE 2 SCH 40	A53GRB	4 11/16"	
4	1	PIPE 2 SCH 40	A53GRB	2'-9 13/16"	
5	1	PIPE 2 SCH 40	A53GRB	6'-5 1/8"	
6	2	PIPE 2 SCH 40	A53GRB	3'-3 1/2"	
7	2	PIPE 2 SCH 40	A53GRB	4 1/8"	
8	2	PIPE 2 SCH 40	A53GRB	3'-5 3/4"	
9	2	PIPE 2 SCH 40	A3GRB	3'-4 11/16"	
10	2	PIPE 2 SCH 40	A53GRB	2'-8 11/16"	
11	2	PL 1/4" x 1 15/16"	A36	4"	
12	4	PIPE 1.5 SCH 40	A53GRB	4 1/4"	

	DRAWN BY: CARLOS GARCIA			3' X 7' CATWALK HANDRAIL	AF DIVERSION PROJECT FX CONSTRUCTION	4/21/2025	
						HR1	

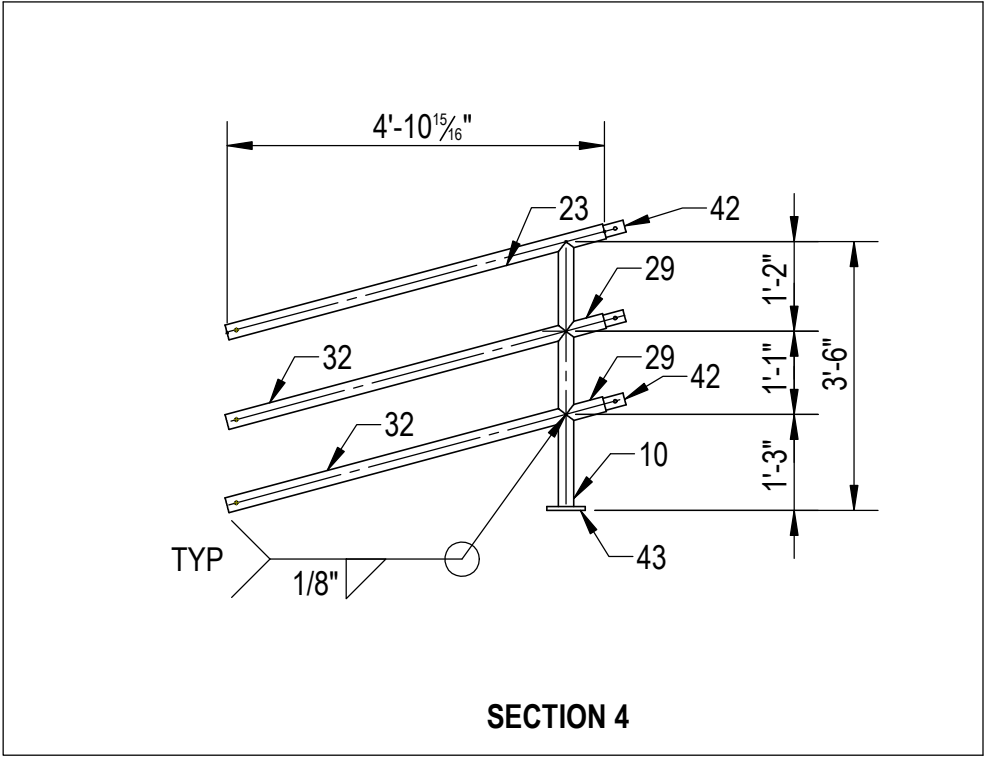
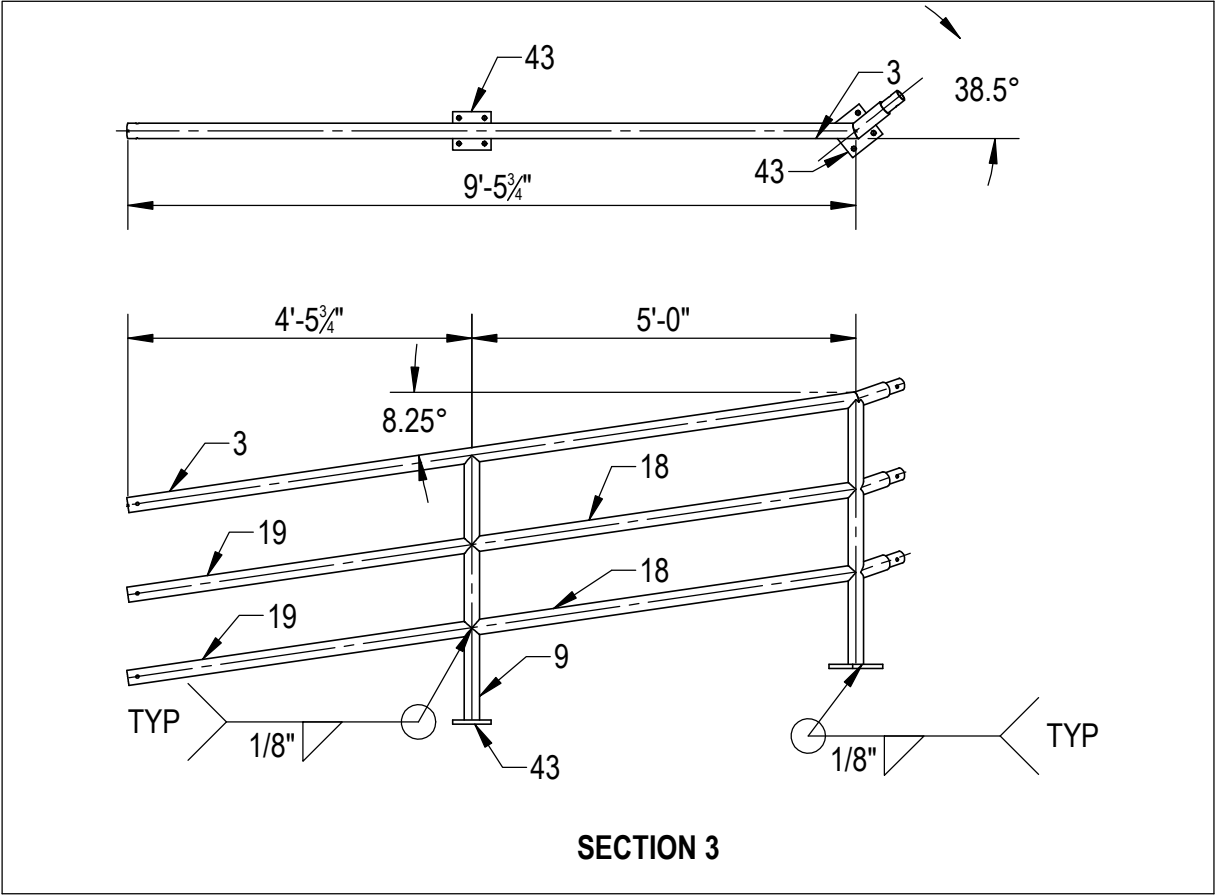
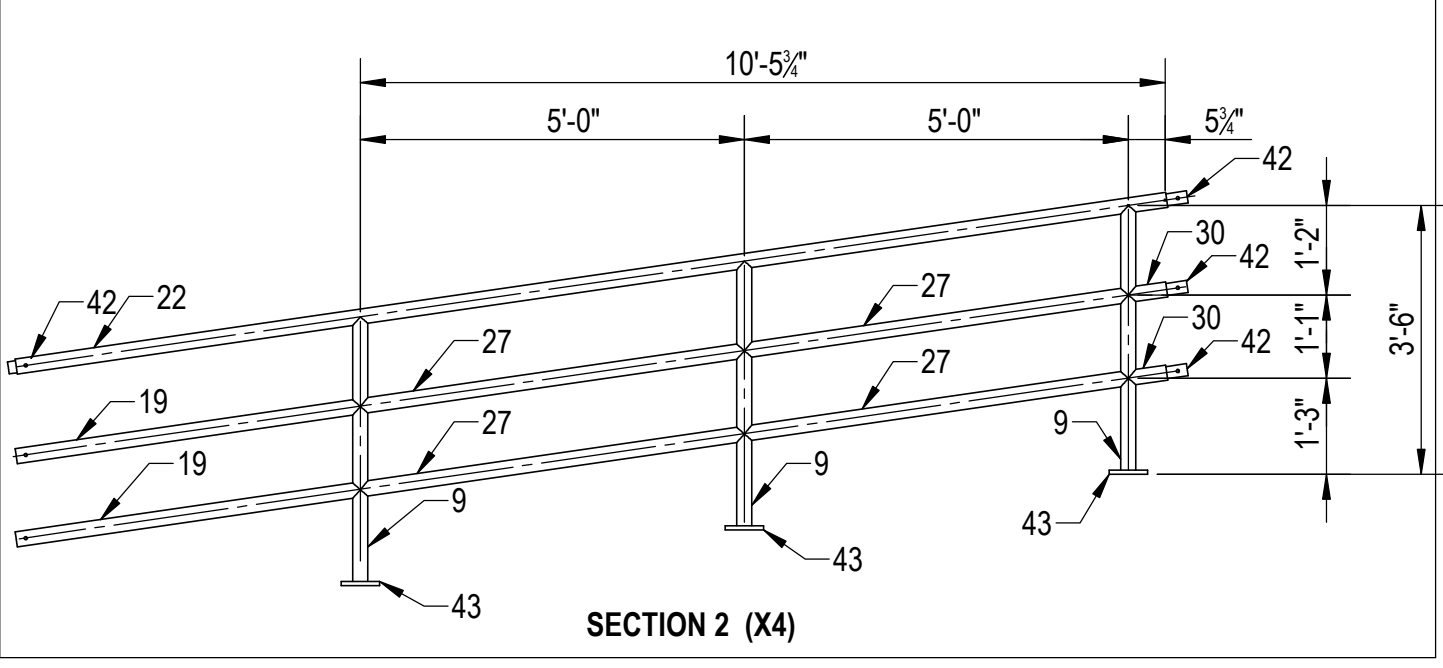
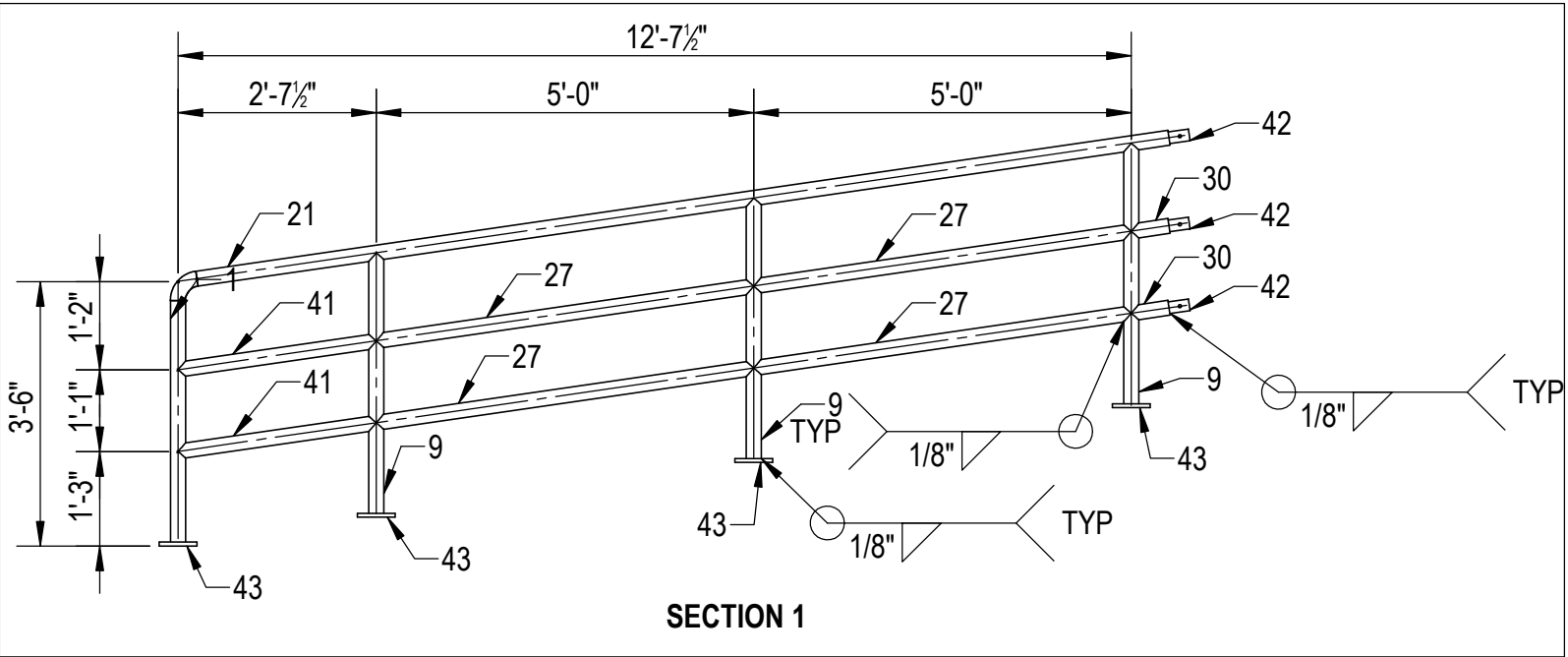


NOTE:  
1. HOT DIP GALVANIZE AFTER FABRICATION.

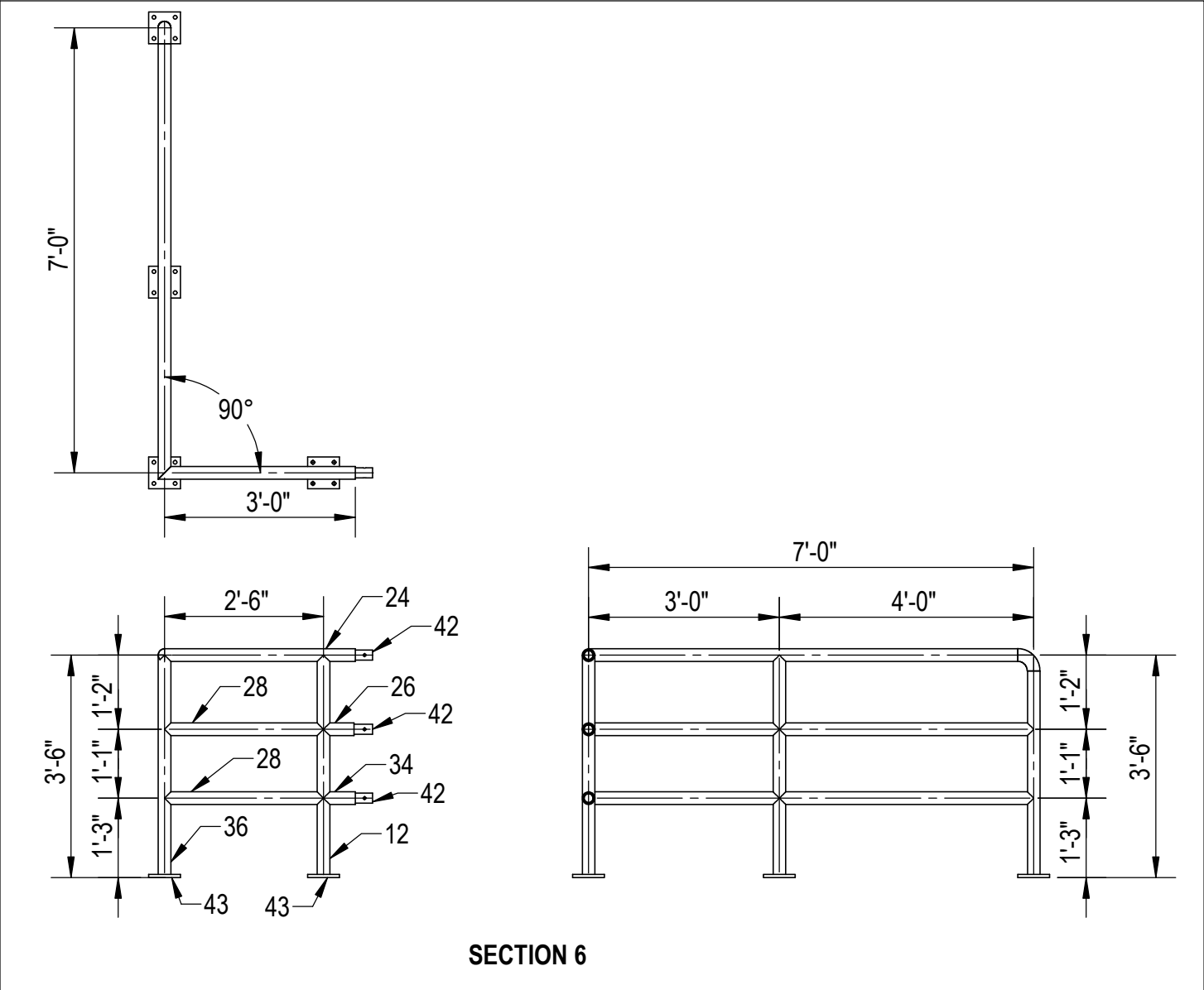
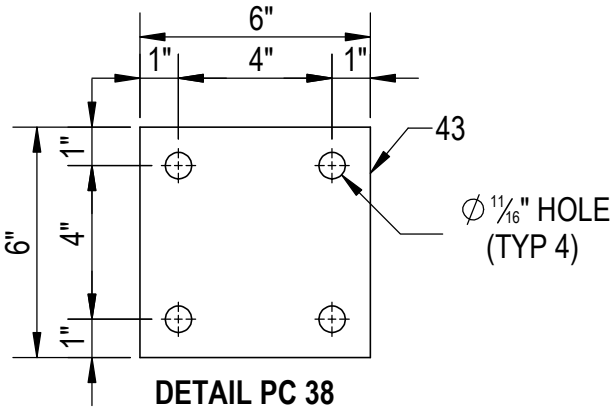
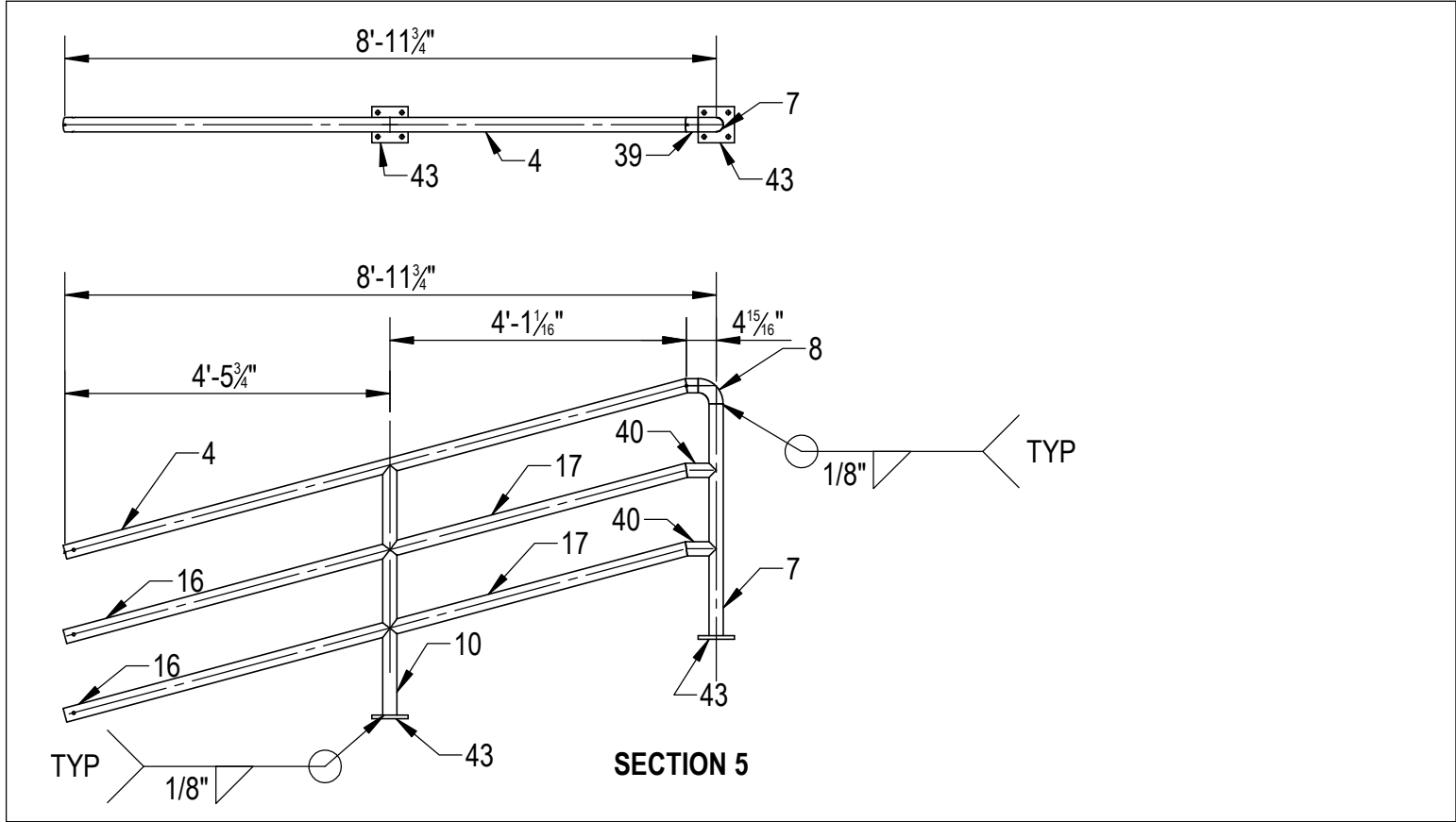
	DRAWN BY: CARLOS GARCIA	12/16/24		HANDRAIL	AF DIVERSION PROJECT	2/3/2025	
						9.3	
					FX CONSTRUCTION		

BILL OF MATERIAL					
ITEM NO.	QTY.	DESCRIPTION	SPEC	LENGTH	REMARKS
1	1	PIPE 2 SCH 40	A53GRB	3'-2 5/16"	
2	1	PIPE 2 SCH 40	A53GRB	5"	
3	1	PIPE 2 SCH 40	A53GRB	9'-7 3/8"	
4	1	PIPE 2 SCH 40	A53GRB	8'-10 5/8"	
5	1	PIPE 2 SCH 40	A53GRB	4'-6 15/16"	
6	1	PIPE 2 SCH 40	A53GRB	12'-10 9/16"	
7	3	PIPE 2 SCH 40	A53GRB	3'-2 3/8"	
8	3	PIPE 2 SCH 40	A53GRB	4 11/16"	
9	16	PIPE 2 SCH 40	A53GRB	3'-5 3/8"	
10	2	PIPE 2 SCH 40	A53GRB	3'-5 3/8"	
11	1	PIPE 2 SCH 40	A53GRB	3'-5 3/8"	
12	6	PIPE 2 SCH 40	A53GRB	3'-5 3/8"	
13	1	PIPE 2 SCH 40	A53GRB	3'-5 3/8"	
14	6	PIPE 2 SCH 40	A53GRB	4'-6 5/8"	
15	1	PIPE 2 SCH 40	A53GRB	4'-6"	
16	2	PIPE 2 SCH 40	A53GRB	4'-7 5/8"	
17	2	PIPE 2 SCH 40	A53GRB	4'-2 15/16"	
18	2	PIPE 2 SCH 40	A53GRB	5'- 5/8"	
19	10	PIPE 2 SCH 40	A53GRB	4'-6 5/16"	
20	2	PIPE 2 SCH 40	A53GRB	4'- 3/8"	
21	1	PIPE 2 SCH 40	A53GRB	13'- 1/8"	
22	4	PIPE 2 SCH 40	A53GRB	15'-1 5/8"	
23	1	PIPE 2 SCH 40	A53GRB	5'-1 1/16"	
24	1	PIPE 2 SCH 40	A53GRB	3'-1 3/16"	
25	1	PIPE 2 SCH 40	A53GRB	9'-8 3/8"	
26	1	PIPE 2 SCH 40	A53GRB	5 3/4"	
27	20	PIPE 2 SCH 40	A53GRB	5'- 5/8"	
28	2	PIPE 2 SCH 40	A53GRB	2'-6"	
29	2	PIPE 2 SCH 40	A53GRB	6 3/16"	
30	10	PIPE 2 SCH 40	A53GRB	6 1/16"	
31	2	PIPE 2 SCH 40	A53GRB	4'-6 5/8"	
32	2	PIPE 2 SCH 40	A53GRB	4'-6 13/16"	
33	1	PIPE 2 SCH 40	A53GRB	4'-5 3/4"	
34	3	PIPE 2 SCH 40	A53GRB	6"	
35	1	PIPE 2 SCH 40	A53GRB	6'-10 3/16"	
36	1	PIPE 2 SCH 40	A53GRB	3'-5 3/8"	
37	2	PIPE 2 SCH 40	A53GRB	3'	
38	2	PIPE 2 SCH 40	A53GRB	4'	
39	1	PIPE 2 SCH 40	A53GRB	2 1/16"	
40	2	PIPE 2 SCH 40	A53GRB	5 1/16"	
41	2	PIPE 2 SCH 40	A53GRB	2'-7 13/16"	
42	27	PIPE 1.5 SCH 40	A53GRB	4 1/4"	
43	31	PL 5/8" x 6"	A36	6"	
44	1	PIPE 2 SCH 40	A53GRB	6 7/16"	
45	2	PIPE 2 SCH 40	A53GRB	6"	

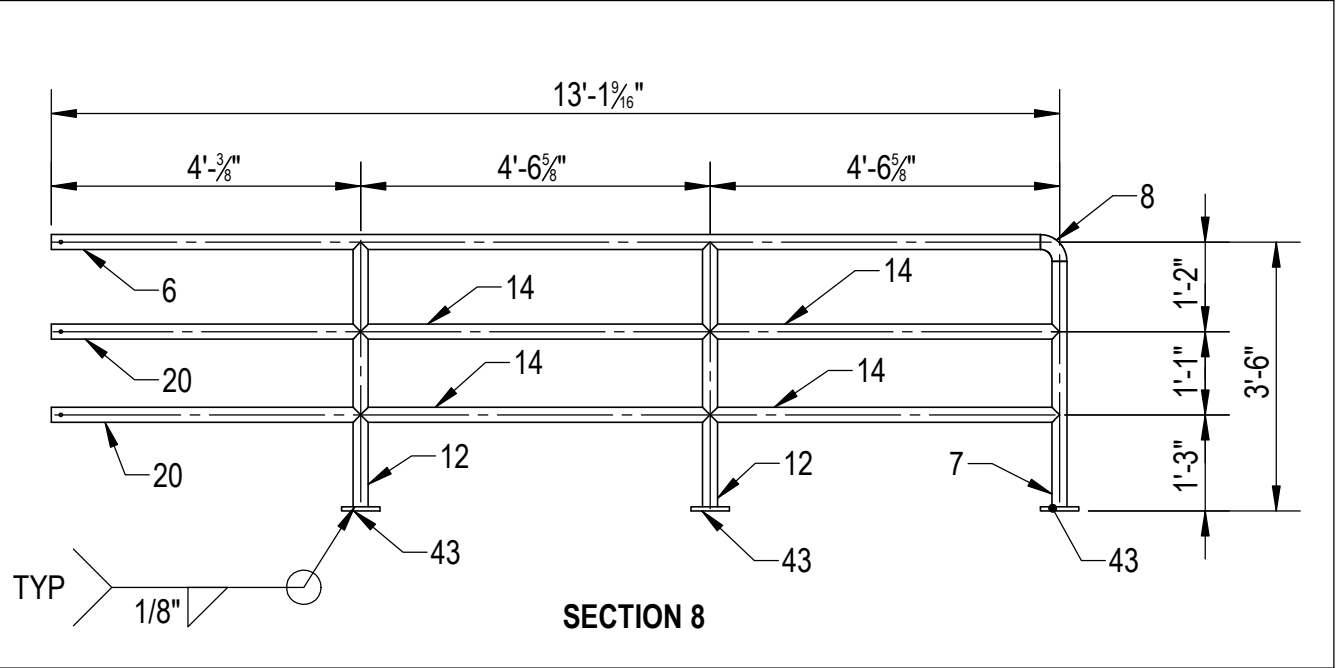
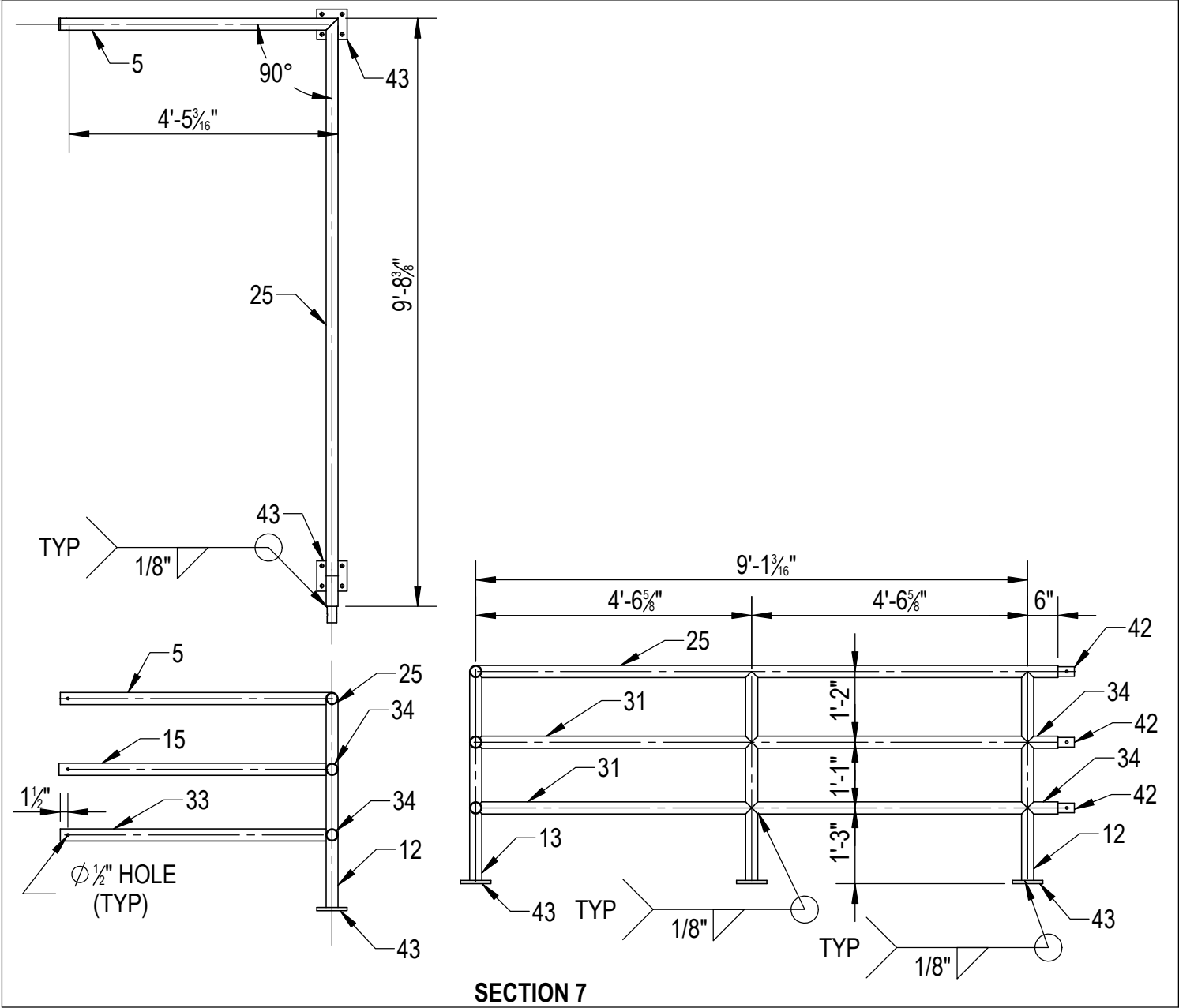




	DRAWN BY: CARLOS GARCIA	12/16/24		HANDRAIL	AF DIVERSION PROJECT	2/3/2025		
						FX CONSTRUCTION	9.3A	



	DRAWN BY: CARLOS GARCIA	12/16/24		HANDRAIL	AF DIVERSION PROJECT FX CONSTRUCTION	2/3/2025	
						9.3B	



	DRAWN BY: CARLOS GARCIA	12/16/24		HANDRAIL	AF DIVERSION PROJECT FX CONSTRUCTION	2/3/2025	
						9.3C	

## 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
<b>GENERAL FUND</b>							
<b>10-13100 ACCTS REC.- CITY EMPLOYEES</b>							
3080	FRATERNAL ORDER OF	05022025	PD/DUES	05/02/2025	529.00	.00	
7505	SKAGGS COMPANIES, IN	450A2842721	PD/PERSONAL SUPPLIES	04/23/2025	330.20	.00	
<b>10-15820 SDA EXPENSE ACCOUNT</b>							
7062	ROCKY MOUNTAIN POW	05012025	MULTI DEPT/ELECTRICITY EXPENS	05/01/2025	215.51	.00	
<b>10-21355 CASH BONDS (NEW)</b>							
3018	FORREST CALL REAL ES	05052025	BOND INTEREST	05/06/2025	7,391.32	.00	
3018	FORREST CALL REAL ES	05062025	CONSTRUCTION BOND RELEASE	05/06/2025	3,000.00	.00	
<b>10-24260 VOLUNTARY INSURANCE PAYABLE</b>							
9288	WASHINGTON NATIONAL	P2536083	INSURANCE PREMIUM	05/01/2025	309.90	.00	
<b>10-24300 COURT CHARGES CLEARING-35%</b>							
9003	UTAH STATE TREASURE	04302025	COURT/STATE FUNDS	04/30/2025	4,512.26	.00	
<b>10-24302 COURT SECURITY SURCHARGE-STATE</b>							
9003	UTAH STATE TREASURE	04302025	COURT/STATE FUNDS	04/30/2025	10,684.74	.00	
<b>10-24305 COURT CHARGES CLEARING-85%</b>							
9003	UTAH STATE TREASURE	04302025	COURT/STATE FUNDS	04/30/2025	2,009.79	.00	
<b>10-24306 COURT CLEARING 100%</b>							
9003	UTAH STATE TREASURE	04302025	COURT/STATE FUNDS	04/30/2025	45.00	.00	
<b>10-34-280 AMBULANCE FEES</b>							
3350	GOLD CROSS SERVICES	4144	AMBULANCE BILLING SERVICES	04/30/2025	4,498.39	.00	
<b>10-36-900 MISCELLANEOUS REVENUE</b>							
7062	ROCKY MOUNTAIN POW	05012025	MULTI DEPT/ELECTRICITY EXPENS	05/01/2025	16.53-	.00	
Total :					33,509.58	.00	
<b>JUDICIAL</b>							
<b>10-42-240 OFFICE EXPENSE</b>							
2122	CULLIGAN BOTTLED WA	465X27334608	JUDICIAL/DRINKING WATER	04/30/2025	34.60	.00	
<b>10-42-280 TELEPHONE EXPENSE</b>							
1480	CENTRACOM INTERACTI	05012025	JUDICIAL/PHONE EXPENSE	05/01/2025	117.29	.00	
<b>10-42-330 PROFESSIONAL SERVICES</b>							
7380	SERRA, HENRIQUE J.P.	2025-05-07	JUDICIAL/INTERPRETER	05/07/2025	114.00	.00	
Total JUDICIAL:					265.89	.00	
<b>NON-DEPARTMENTAL</b>							
<b>10-43-220 PRINTING AND PUBLICATION</b>							
3151	FREEDOM MAILING SER	50382	NEWSLETTERS	05/05/2025	79.83	.00	
8730	UPPER CASE PRINTING,	3085	MENU PRINTING EXPENSE	05/06/2025	290.23	.00	
8730	UPPER CASE PRINTING,	3085	NEWSLETTER PRINTING	05/06/2025	1,196.62	.00	
<b>10-43-310 LEGAL SERVICES</b>							
2745	ESPLIN WEIGHT, PLLC	22407	LEGAL SERVICES	05/01/2025	422.50	.00	
2745	ESPLIN WEIGHT, PLLC	22411	LEGAL SERVICES	05/01/2025	95.00	.00	
2745	ESPLIN WEIGHT, PLLC	22416	LEGAL SERVICES	05/01/2025	662.50	.00	
4376	JOHN H. JACOBS P.C.	04302025	LEGAL SERVICES	04/30/2025	5,333.75	.00	
7983	STEVENS & GAILY	13206	LEGAL SERVICES	05/01/2025	422.00	.00	
<b>10-43-330 PROFESSIONAL SERVICES</b>							
2949	FLINDERS, LISA	425	CONTRACTED SERVICES	05/02/2025	3,150.00	.00	
9018	UTAH TRANSPARENCY S	2024-0096	QUARTERLY UPLOAD	05/06/2025	250.00	.00	
<b>10-43-610 MISCELLANEOUS EXPENSE</b>							
3151	FREEDOM MAILING SER	50382	EXTRA INSERTS & MENU	05/05/2025	70.96	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>10-43-760 TECHNOLOGY</b>							
1480	CENTRACOM INTERACTI	05012025	INTERNET SERVICE	05/01/2025	755.00	.00	
7070	ROCK MOUNTAIN TECHN	9333	CUSTOM SERVICE AGREEMENT	05/01/2025	8,926.10	.00	
9040	UTOPIA FIBER	CIV202505-03	INTERNET SERVICE	05/01/2025	915.00	.00	
<b>10-43-770 Public Safety Trust Fund</b>							
3792	HEALTHIER YOU COUNS	04172025	FIRST RESPONDERS COUNSELING	04/17/2025	115.67	.00	
Total NON-DEPARTMENTAL:					22,685.16	.00	
<b>LEGAL SERVICES</b>							
<b>10-44-400 PROFESSIONAL SERVICES</b>							
3657	HANSEN LAW	48048	LEGAL SERVICES	04/25/2025	195.00	.00	
<b>10-44-760 TECHNOLOGY</b>							
6845	RELX INC.	3095763877	LEGAL/SUBSCRIPTION ONLINE INF	04/30/2025	274.00	.00	
Total LEGAL SERVICES:					469.00	.00	
<b>ADMINISTRATIVE SERVICES</b>							
<b>10-46-240 OFFICE EXPENSE</b>							
1760	CINTAS CORP	5268795006	ADM/FIRST AID SUPPLIES	05/06/2025	67.88	.00	
6645	QUADIENT FINANCE USA	05092025	ADM/POSTAGE	05/09/2025	1,000.00	.00	
<b>10-46-250 VEHICLE EXPENSE</b>							
3166	FUELMAN	68387960	MULTI DEPT/VEHICLE FUEL EXPEN	05/05/2025	60.25	.00	
<b>10-46-280 TELEPHONE EXPENSE</b>							
1480	CENTRACOM INTERACTI	05012025	CITY HALL/PHONE EXPENSE	05/01/2025	417.94	.00	
<b>10-46-930 COMMUNITIES THAT CARE GRANT</b>							
5033	MACEYS	385915	CTC/MEETING EXPENSE	04/21/2025	62.88	.00	
5033	MACEYS	385916	CTC/MEETING EXPENSE	04/28/2025	249.98	.00	
Total ADMINISTRATIVE SERVICES:					1,858.93	.00	
<b>FACILITIES</b>							
<b>10-47-250 VEHICLE</b>							
3166	FUELMAN	68387960	MULTI DEPT/VEHICLE FUEL EXPEN	05/05/2025	206.08	.00	
<b>10-47-480 DEPARTMENTAL SUPPLIES</b>							
239	ALLRED ACE HARDWAR	04302025	MULT DEPT/DEPARTMENT SUPPLI	04/30/2025	170.24	.00	
<b>10-47-510 CITY HALL - HEATING EXPENSE</b>							
2716	ENBRIDGE GAS UT WY I	05082025	MULTI DEPT/HEATING EXPENSE	05/08/2025	46.99	.00	
<b>10-47-520 CITY HALL - POWER EXPENSE</b>							
7062	ROCKY MOUNTAIN POW	05012025	MULTI DEPT/ELECTRICITY EXPENS	05/01/2025	1,649.87	.00	
<b>10-47-530 CITY HALL - BLDG MAINTENANCE</b>							
8678	UNIFIRST CORPORATIO	04282025	RUG CLEANING	04/28/2025	140.90	.00	
<b>10-47-550 PARKS - LIGHTS</b>							
7062	ROCKY MOUNTAIN POW	05012025	MULTI DEPT/ELECTRICITY EXPENS	05/01/2025	397.29	.00	
<b>10-47-560 PARKS - BUILDING MAINTENANCE</b>							
239	ALLRED ACE HARDWAR	04302025	MULT DEPT/DEPARTMENT SUPPLI	04/30/2025	23.97	.00	
970	BJ PLUMBING SUPPLY	1062724	BUILDING MAINTENANCE	04/30/2025	14.67	.00	
3327	GILES, CRAIG KAY	408912	PARKS/SHANNON FIELD LOCKS	05/03/2025	1,498.00	.00	
3327	GILES, CRAIG KAY	558946	PARKS/HILL PARK LATCH REPLACE	04/10/2025	145.00	.00	
4720	LEE EDWARDS PLUMBIN	18482	TOILET TANK	05/08/2025	91.00	.00	
<b>10-47-580 OLD BELL SCHOOL - HEATING</b>							
2716	ENBRIDGE GAS UT WY I	05082025	MULTI DEPT/HEATING EXPENSE	05/08/2025	54.86	.00	
<b>10-47-600 POLICE - HEATING</b>							
2716	ENBRIDGE GAS UT WY I	05082025	MULTI DEPT/HEATING EXPENSE	05/08/2025	82.95	.00	
<b>10-47-640 FIRE/AMBULANCE - HEATING</b>							
2716	ENBRIDGE GAS UT WY I	05082025	MULTI DEPT/HEATING EXPENSE	05/08/2025	298.99	.00	



Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>10-47-650 FIRE/AMBULANCE - POWER</b>							
7062	ROCKY MOUNTAIN POW	05012025	MULTI DEPT/ELECTRICITY EXPENS	05/01/2025	1,442.80	.00	
<b>10-47-660 FIRE/AMBULANCE - BLDG MAINT</b>							
8678	UNIFIRST CORPORATIO	04282025	RUG CLEANING	04/28/2025	691.05	.00	
<b>10-47-670 FIRE/AMBULANCE - BLDG IMPROVE</b>							
8678	UNIFIRST CORPORATIO	04282025	RUG CLEANING	04/28/2025	213.75	.00	
<b>10-47-680 CEMETERY BLDG - HEATING</b>							
2716	ENBRIDGE GAS UT WY I	05082025	MULTI DEPT/HEATING EXPENSE	05/08/2025	105.72	.00	
<b>10-47-690 CEMETERY BLDG - POWER</b>							
7062	ROCKY MOUNTAIN POW	05012025	MULTI DEPT/ELECTRICITY EXPENS	05/01/2025	88.38	.00	
<b>10-47-700 CEMETERY BLDG - BLDG MAINT</b>							
8678	UNIFIRST CORPORATIO	04282025	RUG CLEANING	04/28/2025	115.40	.00	
<b>10-47-710 LIBRARY/SENIOR - HEATING</b>							
2716	ENBRIDGE GAS UT WY I	05082025	MULTI DEPT/HEATING EXPENSE	05/08/2025	93.87	.00	
<b>10-47-720 LIBRARY/SENIOR - POWER</b>							
7062	ROCKY MOUNTAIN POW	05012025	MULTI DEPT/ELECTRICITY EXPENS	05/01/2025	898.78	.00	
<b>10-47-730 LIBRARY/SENIOR - BLDG MAINT</b>							
8678	UNIFIRST CORPORATIO	04282025	RUG CLEANING	04/28/2025	102.80	.00	
<b>10-47-750 PUMP HOUSE - HEATING</b>							
2716	ENBRIDGE GAS UT WY I	05082025	MULTI DEPT/HEATING EXPENSE	05/08/2025	40.33	.00	
2716	ENBRIDGE GAS UT WY I	05082025	MULTI DEPT/HEATING EXPENSE	05/08/2025	9.85	.00	
<b>10-47-760 PUBLIC WORKS - HEATING</b>							
2716	ENBRIDGE GAS UT WY I	05082025	MULTI DEPT/HEATING EXPENSE	05/08/2025	816.11	.00	
2716	ENBRIDGE GAS UT WY I	05082025	MULTI DEPT/HEATING EXPENSE	05/08/2025	20.71	.00	
<b>10-47-770 PUBLIC WORKS - POWER</b>							
7062	ROCKY MOUNTAIN POW	05012025	MULTI DEPT/ELECTRICITY EXPENS	05/01/2025	692.11	.00	
<b>10-47-790 RENTAL PROPERTY EXPENSES</b>							
2716	ENBRIDGE GAS UT WY I	05082025	MULTI DEPT/HEATING EXPENSE	05/08/2025	25.26	.00	
7062	ROCKY MOUNTAIN POW	05012025	MULTI DEPT/ELECTRICITY EXPENS	05/01/2025	192.04	.00	
<b>10-47-810 SR CENTER - HEATING</b>							
2716	ENBRIDGE GAS UT WY I	05082025	MULTI DEPT/HEATING EXPENSE	05/08/2025	31.75	.00	
<b>10-47-820 SR CENTER - POWER</b>							
7062	ROCKY MOUNTAIN POW	05012025	MULTI DEPT/ELECTRICITY EXPENS	05/01/2025	309.53	.00	
<b>10-47-830 SR CENTER - BLDG MAINT</b>							
198	ALLEGION ACCESS TEC	0907252320	SC/REPAIR SERVICE CALL	10/31/2024	1,655.99	.00	
1522	CERTIFIED ALARM SERVI	24031	MONITORING SERVICES	05/10/2025	38.00	.00	
8678	UNIFIRST CORPORATIO	04282025	RUG CLEANING	04/28/2025	90.75	.00	
<b>10-47-840 LIONS/SPORTSMAN - BLDG MAINT</b>							
6647	QUALITY APPLIANCE SE	228944	SERVICE CALL	04/22/2025	334.36	.00	
<b>10-47-845 LIONS CENTER HEATING</b>							
2716	ENBRIDGE GAS UT WY I	05082025	MULTI DEPT/HEATING EXPENSE	05/08/2025	49.75	.00	
<b>10-47-910 ARTS - POWER</b>							
7062	ROCKY MOUNTAIN POW	05012025	MULTI DEPT/ELECTRICITY EXPENS	05/01/2025	111.76	.00	
<b>10-47-920 HISTORIC LIBRARY-HEATING</b>							
2716	ENBRIDGE GAS UT WY I	05082025	MULTI DEPT/HEATING EXPENSE	05/08/2025	28.70	.00	
<b>10-47-930 HISTORIC LIBRARY - POWER</b>							
7062	ROCKY MOUNTAIN POW	05012025	MULTI DEPT/ELECTRICITY EXPENS	05/01/2025	17.81	.00	
Total FACILITIES:					13,038.17	.00	
<b>ENGINEERING</b>							
<b>10-51-250 VEHICLE EXPENSE</b>							
3166	FUELMAN	68387960	MULTI DEPT/VEHICLE FUEL EXPEN	05/05/2025	396.50	.00	
<b>10-51-285 CELLULAR SERVICES</b>							
9131	VERIZON WIRELESS	6111821633	MULTI DEPT/CELL PHONE EXEPNS	04/01/2025	118.67	.00	
<b>10-51-300 PPE SAFETY &amp; UNIFORM</b>							
1368	C-A-L RANCH STORES	15502/8	ENG/CLOTHING	05/08/2025	301.68	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
1368	C-A-L RANCH STORES	15510/8	ENG/CLOTHING	05/12/2025	172.49-	.00	
<b>10-51-745 SIGNALS &amp; FLASHERS</b>							
6239	PINE TOP ENGINEERING	5597	ENGINEERING SERVICES	04/30/2025	385.80	.00	
7062	ROCKY MOUNTAIN POW	05012025	MULTI DEPT/ELECTRICITY EXPENS	05/01/2025	130.95	.00	
Total ENGINEERING:					1,161.11	.00	
<b>COMMUNITY DEVELOPMENT</b>							
<b>10-52-250 VEHICLE EXPENSE</b>							
3166	FUELMAN	68387960	MULTI DEPT/VEHICLE FUEL EXPEN	05/05/2025	164.55	.00	
<b>10-52-280 TELEPHONE EXPENSE</b>							
1480	CENTRACOM INTERACTI	05012025	COM DEV/PHOENE EXPENSE	05/01/2025	223.54	.00	
<b>10-52-332 PROFESSIONAL SERVICES</b>							
6130	PETERSON, KENNETH C	25-002	COM DEV/CONTRACTED SERVICE	04/29/2025	2,030.00	.00	
Total COMMUNITY DEVELOPMENT:					2,418.09	.00	
<b>POLICE DEPARTMENT</b>							
<b>10-54-240 OFFICE EXPENSE</b>							
990	BLUEFIN OFFICE GROUP	022956.00	PD/OFFICE SUPPLIES	05/09/2025	98.50	.00	
2122	CULLIGAN BOTTLED WA	465X27312505	PD/BOTTLED WATER	04/30/2025	27.95	.00	
<b>10-54-250 VEHICLE EXPENSE</b>							
3166	FUELMAN	68387960	MULTI DEPT/VEHICLE FUEL EXPEN	05/05/2025	7,245.20	.00	
3166	FUELMAN	68387960	VOLUME DISCOUNT	05/05/2025	345.05-	.00	
3468	GREASE MONKEY #790	314290	PD/VEHICLE MAINTENANCE	04/04/2025	95.39	.00	
3468	GREASE MONKEY #790	315514	PD/VEHICLE MAINTENANCE	05/06/2025	112.48	.00	
3468	GREASE MONKEY #790	315805	PD/VEHICLE MAINTENANCE	05/14/2025	46.80	.00	
5833	O'REILLY AUTOMOTIVE I	3623-180674	PD/VEHICLE MAINTENANCE	04/30/2025	54.92	.00	
5833	O'REILLY AUTOMOTIVE I	3623-181027	PD/VEHICLE MAINTENANCE	05/02/2025	195.14	.00	
5833	O'REILLY AUTOMOTIVE I	3623-182530	PD/VEHICLE MAINTENANCE	05/14/2025	66.48	.00	
<b>10-54-280 TELEPHONE EXPENSE</b>							
1480	CENTRACOM INTERACTI	05012025	PD/PHONE EXPENSE	05/01/2025	752.94	.00	
1518	CENTURY LINK	04282025	PD/ALARM PHONE LINE	04/28/2025	99.47	.00	
1518	CENTURY LINK	04282025	PD/ALARM PHONE LINE	04/28/2025	99.47	.00	
1518	CENTURY LINK	04292025	PD/ELEVATOR PHONE LINE	04/28/2025	82.32	.00	
<b>10-54-480 DEPARTMENTAL SUPPLIES</b>							
239	ALLRED ACE HARDWAR	04302025	MULT DEPT/DEPARTMENT SUPPLI	04/30/2025	75.81	.00	
3012	FORENSIC NURSING SE	2128	PD/SPECIMEN COLLECTION	04/28/2025	467.25	.00	
3012	FORENSIC NURSING SE	2139	PD/SPECIMEN COLLECTION	05/05/2025	288.75	.00	
3012	FORENSIC NURSING SE	2148	PD/SPECIMEN COLLECTION	05/13/2025	178.50	.00	
4655	LANGUAGE LINE SERVIC	11596941	PD/INTERPRETATION	04/30/2025	92.13	.00	
5033	MACEYS	436051	PD/DEPARTMENTAL SUPPLIES	05/05/2025	73.36	.00	
8361	THOMSON REUTERS - W	851877364	PD/SOFTWARE SUBSCRIPTION	05/01/2025	271.22	.00	
<b>10-54-490 SCHOOLING &amp; TRAINING</b>							
6020	PAUL TOM'S ACADEMY O	CF9B6F84-000	PD/DEFENSIVE TACTICS	04/18/2025	1,000.00	.00	
<b>10-54-655 CADET PROGRAM</b>							
7505	SKAGGS COMPANIES, IN	450A2735163	PD/CADET UNIFORMS	04/17/2025	25.99	.00	
7505	SKAGGS COMPANIES, IN	450A2737183	PD/CADET UNIFORMS	04/17/2025	33.98	.00	
7505	SKAGGS COMPANIES, IN	450A2739433	PD/CADET UNIFORMS	04/17/2025	12.99	.00	
7505	SKAGGS COMPANIES, IN	450A2831721	PD/CADET UNIFORMS	04/17/2025	349.93	.00	
7505	SKAGGS COMPANIES, IN	450A2832821	PD/CADET UNIFORMS	04/17/2025	86.37	.00	
<b>10-54-740 EQUIPMENT</b>							
7070	ROCK MOUNTAIN TECHN	9333	PD/PRINTER	05/01/2025	1,240.00	.00	
7220	SALT LAKE WHOLESALE	104008	PD/EQUIPMENT	04/15/2025	1,273.45	.00	
<b>10-54-850 SPECIAL EVENT</b>							
5033	MACEYS	437453	PD/DEPARTMENTAL SUPPLIES	05/05/2025	28.98	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total POLICE DEPARTMENT:					14,130.72	.00	
<b>FIRE DEPARTMENT</b>							
<b>10-55-210 MEETINGS &amp; MEMBERSHIPS</b>							
8988	UTAH STATE FIREFIGHT	04302025	FIRE/DUES	04/30/2025	405.00	.00	
<b>10-55-250 VEHICLE EXPENSE</b>							
3166	FUELMAN	68387960	MULTI DEPT/VEHICLE FUEL EXPEN	05/05/2025	2,737.03	.00	
6278	PLEASANT GROVE BIG O	044250-89648	FIRE/VEHICLE EXPENSE	05/12/2025	56.90	.00	
<b>10-55-280 TELEPHONE EXPENSE</b>							
1480	CENTRACOM INTERACTI	05012025	FIRE/PHONE EXPENES	05/01/2025	207.25	.00	
9131	VERIZON WIRELESS	6112448953	FIRE/CELL PHONE EXPENSE	05/01/2025	67.50	.00	
<b>10-55-300 UNIFORM EXPENSE</b>							
7505	SKAGGS COMPANIES, IN	450A2480644	FIRE/UNIFORM EXPENSE	04/21/2025	68.00	.00	
7505	SKAGGS COMPANIES, IN	450A2649682	FIRE/UNIFORM EXPENSE	04/21/2025	8.00	.00	
7505	SKAGGS COMPANIES, IN	450A2756311	FIRE/UNIFORM EXPENSE	04/21/2025	469.99	.00	
<b>10-55-480 DEPARTMENTAL SUPPLIES</b>							
239	ALLRED ACE HARDWAR	04302025	MULT DEPT/DEPARTMENT SUPPLI	04/30/2025	26.86	.00	
1060	BOUNDTREE MEDICAL, L	85754014	FIRE/DEPARTMENTAL SUPPLIES	04/30/2025	286.33	.00	
1060	BOUNDTREE MEDICAL, L	85767899	FIRE/DEPARTMENTAL SUPPLIES	05/12/2025	943.98	.00	
1060	BOUNDTREE MEDICAL, L	85769827	FIRE/DEPARTMENTAL SUPPLIES	05/13/2025	83.80	.00	
1060	BOUNDTREE MEDICAL, L	85769828	FIRE/DEPARTMENTAL SUPPLIES	05/13/2025	507.77	.00	
1060	BOUNDTREE MEDICAL, L	85769829	FIRE/DEPARTMENTAL SUPPLIES	05/13/2025	152.95	.00	
2123	CULLIGAN WATER COND	465X27303306	FIRE/WATER CONDITIONING	04/30/2025	153.50	.00	
5898	OXYGEN UTAH	21252	FIRE/MEDICAL OXYGEN	03/03/2025	36.28	.00	
9029	UTAH VALLEY UNIVERSI	AC1231	FIRE/CERTIFICATION FEES	04/28/2025	200.00	.00	
9831	ZOLL MEDICAL CORPOR	4200838	FIRE/EQUIPMENT	05/12/2025	771.00	.00	
<b>10-55-490 SCHOOLING AND TRAINING</b>							
9029	UTAH VALLEY UNIVERSI	A29910	FIRE/CERTIFICATION FEES	04/28/2025	200.00	.00	
9029	UTAH VALLEY UNIVERSI	AC1140	FIRE/CERTIFICATION FEES	04/18/2025	20.00	.00	
<b>10-55-610 MISCELLANEOUS</b>							
4225	INTERMOUNTAIN WORK	OR3601609	FIRE/SCREENING	05/01/2025	76.00	.00	
<b>10-55-740 EQUIPMENT</b>							
239	ALLRED ACE HARDWAR	04302025	MULT DEPT/DEPARTMENT SUPPLI	04/30/2025	136.52	.00	
Total FIRE DEPARTMENT:					7,614.66	.00	
<b>ANIMAL CONTROL</b>							
<b>10-57-250 VEHICLE EXPENSE</b>							
3166	FUELMAN	68387960	MULTI DEPT/VEHICLE FUEL EXPEN	05/05/2025	87.14	.00	
Total ANIMAL CONTROL:					87.14	.00	
<b>STREETS</b>							
<b>10-60-250 VEHICLE EXPENSE</b>							
239	ALLRED ACE HARDWAR	04302025	MULT DEPT/DEPARTMENT SUPPLI	04/30/2025	26.43	.00	
3166	FUELMAN	68387960	MULTI DEPT/VEHICLE FUEL EXPEN	05/05/2025	1,546.13	.00	
5833	O'REILLY AUTOMOTIVE I	3623-177144	STR/DEPARTMENTAL SUPPLIES	04/07/2025	99.99	.00	
5833	O'REILLY AUTOMOTIVE I	3623-178310	STR/VEHICLE MAINTENANCE	04/15/2025	69.99	.00	
<b>10-60-275 STREET LIGHT POWER</b>							
7062	ROCKY MOUNTAIN POW	04302025	STREET LIGHT	04/30/2025	113.15	.00	
7062	ROCKY MOUNTAIN POW	05012025	MULTI DEPT/ELECTRICITY EXPENS	05/01/2025	3,020.50	.00	
<b>10-60-277 Street Light Installation Dev</b>							
972	BLACK & McDONALD	76-1768191	STR/LIGHT EXPENSE	03/31/2025	6,119.38	.00	
<b>10-60-278 STREET LIGHT MAINTENANCE</b>							
972	BLACK & McDONALD	76-1779643	STR/LIGHT EXPENSE	04/28/2025	6,131.68	.00	
972	BLACK & McDONALD	76-1781363	STREET LIGHT MAINTENANCE	04/30/2025	454.15	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>10-60-280 TELEPHONE EXPENSE</b>							
1480	CENTRACOM INTERACTI	05022025	PUBLIC WORKS/PHONE EXPENSE	05/01/2025	89.01	.00	
<b>10-60-285 CELLULAR SERVICES</b>							
9131	VERIZON WIRELESS	6111821633	MULTI DEPT/CELL PHONE EXEPNS	04/01/2025	415.03	.00	
<b>10-60-330 ENGINEERING SERVICES</b>							
680	AVENUE CONSULTANTS,	12278	STREETS/700 S COUNT STUDY	05/09/2025	1,400.00	.00	
680	AVENUE CONSULTANTS,	12280	STREETS/STOP WARRANT STUDY	05/09/2025	2,900.00	.00	
680	AVENUE CONSULTANTS,	12281	STREETS/STOP WARRANT STUDY	05/09/2025	2,600.00	.00	
680	AVENUE CONSULTANTS,	12282	STREETS/STOP WARRANT STUDY	05/09/2025	2,600.00	.00	
<b>10-60-480 DEPARTMENTAL SUPPLIES</b>							
239	ALLRED ACE HARDWAR	04302025	MULT DEPT/DEPARTMENT SUPPLI	04/30/2025	219.54	.00	
974	BISCO	1702504	STR/DEPARTMENTAL SUPPLIES	05/06/2025	975.32	.00	
1368	C-A-L RANCH STORES	15487/8	STREETS/DEPARTMENTAL SUPPLI	05/06/2025	138.74	.00	
1760	CINTAS CORP	5268420710	FIRST AID SUPPLIES	05/05/2025	29.08	.00	
<b>10-60-610 MISCELLANEOUS EXPENSE</b>							
4225	INTERMOUNTAIN WORK	OR3600151	STREETS/PHYSICAL EXAM	05/01/2025	75.00	.00	
Total STREETS:					29,023.12	.00	
<b>LIBRARY</b>							
<b>10-65-240 OFFICE EXPENSE</b>							
308	AMAZON CAPITAL SERVI	13GM-HYG7-K	LIB/OFFICE SUPPLIES	05/01/2025	16.52	.00	
308	AMAZON CAPITAL SERVI	1K6L-L3TP-J11	LIB/OFFICE SUPPLIES	05/01/2025	64.98	.00	
308	AMAZON CAPITAL SERVI	1V4X-3P9X-K7	LIB/OFFICE SUPPLIES	05/01/2025	240.43	.00	
2122	CULLIGAN BOTTLED WA	465X27381500	LIB/BOTTLED WATER	04/30/2025	43.80	.00	
<b>10-65-280 TELEPHONE EXPENSE</b>							
1480	CENTRACOM INTERACTI	05012025	LIB/PHONE EXPENSE	05/01/2025	268.04	.00	
1518	CENTURY LINK	04282025	LIB/ELEVATOR LINE	04/28/2025	105.52	.00	
<b>10-65-480 BOOKS</b>							
308	AMAZON CAPITAL SERVI	11CQ-99R6-G3	LIB/BOOKS	05/01/2025	100.13	.00	
308	AMAZON CAPITAL SERVI	13YF-CVQM-H	LIB/OFFICE SUPPLIES	05/01/2025	1,502.37	.00	
308	AMAZON CAPITAL SERVI	1T9P-PP44-FH	LIB/BOOKS	05/01/2025	165.85	.00	
308	AMAZON CAPITAL SERVI	1VXX-C7MW-	LIB/SUPPLIES	05/01/2025	16.91	.00	
4159	INGRAM LIBRARY SERVI	87540944	LIB/BOOKS	04/09/2025	268.91	.00	
4159	INGRAM LIBRARY SERVI	87565394	LIB/BOOKS	04/10/2025	252.02	.00	
4159	INGRAM LIBRARY SERVI	87669312	LIB/BOOKS	04/16/2025	440.97	.00	
4159	INGRAM LIBRARY SERVI	87691881	LIB/BOOKS	04/17/2025	183.59	.00	
4159	INGRAM LIBRARY SERVI	87691882	LIB/BOOKS	04/17/2025	533.37	.00	
4159	INGRAM LIBRARY SERVI	87730025	LIB/BOOKS	04/21/2025	227.67	.00	
4159	INGRAM LIBRARY SERVI	87765581	LIB/BOOKS	04/22/2025	192.00	.00	
4159	INGRAM LIBRARY SERVI	87784049	LIB/BOOKS	04/23/2025	360.28	.00	
4159	INGRAM LIBRARY SERVI	87885103	LIB/BOOKS	04/29/2025	449.84	.00	
4159	INGRAM LIBRARY SERVI	87951534	LIB/BOOKS	05/02/2025	249.68	.00	
4159	INGRAM LIBRARY SERVI	88013443	LIB/BOOKS	05/06/2025	248.87	.00	
4159	INGRAM LIBRARY SERVI	88013444	LIB/BOOKS	05/06/2025	288.35	.00	
4159	INGRAM LIBRARY SERVI	88013445	LIB/BOOKS	05/06/2025	218.32	.00	
<b>10-65-485 AUDIO/VISUAL MATERIALS</b>							
308	AMAZON CAPITAL SERVI	13GM-HYG7-J	LIB/AUDIO SUPPLIES	05/01/2025	170.41	.00	
308	AMAZON CAPITAL SERVI	1G4F-7WC7-JJ	LIB/AUDIO SUPPLIES	05/01/2025	249.51	.00	
308	AMAZON CAPITAL SERVI	1GHF-XMLW-L	LIB/AUDIO SUPPLIES	05/01/2025	130.39	.00	
308	AMAZON CAPITAL SERVI	1QLC-C7XK-H	LIB/AUDIO SUPPLIES	05/01/2025	20.60	.00	
308	AMAZON CAPITAL SERVI	1V4X-3P9X-H4	LIB/AUDIO SUPPLIES	05/01/2025	87.43	.00	
6270	PLAYAWAY PRODUCTS L	498603	LIB/AUDIO MATERIALS	05/01/2025	392.04	.00	
<b>10-65-760 TECHNOLOGY</b>							
308	AMAZON CAPITAL SERVI	1GTF-91T6-NQ	LIB/CREDIT	05/01/2025	24.99-	.00	
308	AMAZON CAPITAL SERVI	1JWM-GK97-H	LIB/SUPPLIES	05/01/2025	97.51	.00	
308	AMAZON CAPITAL SERVI	1NHX-1PGV-J	LIB/BLUETOOTH VARCODE SCANN	05/01/2025	27.36	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
308	AMAZON CAPITAL SERVI	1V1V-N3TD-NL	LIB/CREDIT	05/01/2025	24.72-	.00	
4437	KANOPY INC.	451179	LIB/PLAY TICKET	04/30/2025	131.00	.00	
5885	OVER DRIVE, INC.	CD015062514	LIB/DEPOSIT ON CONTENT PURCH	05/06/2025	1,200.00	.00	
Total LIBRARY:					8,894.96	.00	
<b>SR. CITIZEN CTR &amp; AUDITORIUM</b>							
<b>10-67-240 OFFICE EXPENSE</b>							
1760	CINTAS CORP	5268727807	SC/FIRST AID SUPPLIES	05/06/2025	117.84	.00	
<b>10-67-280 TELEPHONE EXPENSE</b>							
1480	CENTRACOM INTERACTI	05012025	SC/PHONE EXPENSE	05/01/2025	74.79	.00	
Total SR. CITIZEN CTR & AUDITORIUM:					192.63	.00	
<b>PARKS</b>							
<b>10-70-200 MOWER EXPENSE</b>							
3166	FUELMAN	68387960	MULTI DEPT/VEHICLE FUEL EXPEN	05/05/2025	313.35	.00	
<b>10-70-250 VEHICLE EXPENSE</b>							
3166	FUELMAN	68387960	MULTI DEPT/VEHICLE FUEL EXPEN	05/05/2025	1,846.62	.00	
<b>10-70-280 TELEPHONE</b>							
1480	CENTRACOM INTERACTI	05012025	CEM/PHONE EXPENS	05/01/2025	53.54	.00	
<b>10-70-320 SPRINKLER &amp; LANDSCAPE</b>							
81	ACE INTERMOUNTAIN R	32959	PARK/WASTE REMOVAL	04/30/2025	158.81	.00	
239	ALLRED ACE HARDWAR	04302025	MULT DEPT/DEPARTMENT SUPPLI	04/30/2025	514.26	.00	
2766	EWING IRRIGATION PRO	25843493	PARK/DEPARTMENTAL SUPPLIES	05/02/2025	222.29	.00	
2766	EWING IRRIGATION PRO	25847428	PARKS/DEPARTMENTAL SUPPLIES	05/02/2025	228.69	.00	
3470	GREAT BASIN TURF PRO	478529	PARKS/DEPARTMENTAL SUPPLIES	04/29/2025	569.88	.00	
<b>10-70-330 PLAYGROUND SUPPLIES</b>							
239	ALLRED ACE HARDWAR	04302025	MULT DEPT/DEPARTMENT SUPPLI	04/30/2025	8.25	.00	
<b>10-70-340 DIAMOND CREW SUPPLIES</b>							
239	ALLRED ACE HARDWAR	04302025	MULT DEPT/DEPARTMENT SUPPLI	04/30/2025	16.67	.00	
<b>10-70-480 DEPARTMENTAL SUPPLIES</b>							
239	ALLRED ACE HARDWAR	04302025	MULT DEPT/DEPARTMENT SUPPLI	04/30/2025	388.84	.00	
4225	INTERMOUNTAIN WORK	OR3601609	PARKS/DRUG SCREEN EXPENSE	05/01/2025	36.00	.00	
<b>10-70-482 TREE MAINTENANCE</b>							
8375	THRIVE NURSERY	49750	PARKS/TREES	05/06/2025	456.00	.00	
<b>10-70-650 GREENHOUSES</b>							
5772	OLSON'S GARDEN SHOP	SI-7497	PARKS/FLOWERS	05/05/2025	8,742.06	.00	
Total PARKS:					13,555.26	.00	
<b>RECREATION</b>							
<b>10-71-240 OFFICE EXPENSE</b>							
5033	MACEYS	437415	REC/ASSORTED SUPPLIES	05/01/2025	36.46	.00	
5729	ODP BUSINESS SOLUTIO	420536286001	REC/OFFICE SUPPLIES	04/23/2025	952.41	.00	
<b>10-71-260 BUILDING MAINTENANCE</b>							
239	ALLRED ACE HARDWAR	04302025	MULT DEPT/DEPARTMENT SUPPLI	04/30/2025	195.76	.00	
8376	TK ELEVATOR CORPORA	3008443603	REC/ELEVATOR MAINTENANCE	04/01/2025	670.79	.00	
<b>10-71-270 POWER EXPENSE</b>							
7062	ROCKY MOUNTAIN POW	05012025	MULTI DEPT/ELECTRICITY EXPENS	05/01/2025	434.70	.00	
<b>10-71-280 TELEPHONE EXPENSE</b>							
1480	CENTRACOM INTERACTI	05012025	REC/PHONE EXPENSE	05/01/2025	343.40	.00	
1518	CENTURY LINK	04282025	REC/MONITORING & ALARM LINES	04/28/2025	330.96	.00	
<b>10-71-410 PROGRAM SUPPLIES &amp; EQUIPMENT</b>							
4740	LES MILLS UNITED STAT	SIV0526997	REC/LES MILLS BASIC	05/05/2025	999.00	.00	
5033	MACEYS	414575	REC/ASSORTED SUPPLIES	04/18/2025	16.00	.00	
7034	ROCK THE MIC ENTERTA	20250318.01	REC/DJ SERVICES	03/18/2025	1,000.00	.00	



Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
8219	TEXTILE TEAM OUTLET	8481	REC/ SHIRTS	04/11/2025	2,565.00	.00	
10-71-420 CONTRACTED SERVICES							
6540	PRO TECH PEST MANAG	26118	REC/PEST CONTROL	04/14/2025	110.00	.00	
7420	SHIELD-SAFETY, LLC	02212804323	REC/FIRST AID SUPPLIES	03/28/2025	243.30	.00	
8071	SUPERIOR WATER & AIR,	560699191	REC/BOTTLED WATER	05/01/2025	30.00	.00	
8156	TCI SECURITY OF UTAH	40924	REC/ALARM MONITORING	04/20/2025	75.00	.00	
Total RECREATION:					8,002.78	.00	
LEISURE SERVICES							
10-72-250 VEHICLE							
3166	FUELMAN	68387960	MULTI DEPT/VEHICLE FUEL EXPEN	05/05/2025	110.68	.00	
Total LEISURE SERVICES:					110.68	.00	
CUSTODIAL SERVICES							
10-74-250 VEHICLE							
3166	FUELMAN	68387960	MULTI DEPT/VEHICLE FUEL EXPEN	05/05/2025	106.11	.00	
10-74-420 CONTRACTED SERVICES							
4316	JANI-KING OF SALT LAKE	SLC05250091	CLEANING SERVICES	05/01/2025	1,350.00	.00	
4316	JANI-KING OF SALT LAKE	SLC05250223	CLEANING SERVICES	05/01/2025	2,821.50	.00	
10-74-480 DEPARTMENTAL SUPPLIES							
1113	BRADY INDUSTRIES OF	10015202	BUILDING MAINTENANCE	04/23/2025	761.50	.00	
1113	BRADY INDUSTRIES OF	10021828	BUILDING MAINTENANCE	04/24/2025	1,564.12	.00	
9342	WAXIE'S SANITARY SUPP	83189697	BUILDING MAINTENANCE SUPPLIE	04/24/2025	119.72	.00	
10-74-481 CHEMICALS							
1113	BRADY INDUSTRIES OF	10021829	BUILDING MAINTENANCE	04/24/2025	191.49	.00	
9342	WAXIE'S SANITARY SUPP	83189697	BUILDING MAINTENANCE SUPPLIE	04/24/2025	332.76	.00	
Total CUSTODIAL SERVICES:					7,247.20	.00	
Total GENERAL FUND:					164,265.08	.00	
STORM DRAIN IMPACT FEE							
STORM DRAIN PROJECTS							
15-70-410 ST DR IMPACT FEE STUDY							
3970	HORROCKS, LLC.	93853	MULTI DEPT ENGINEERING	04/10/2025	94.54	.00	
Total STORM DRAIN PROJECTS:					94.54	.00	
Total STORM DRAIN IMPACT FEE:					94.54	.00	
WATER IMPACT FEES							
16-70-864 CULINARY MASTER PLAN							
3970	HORROCKS, LLC.	93853	MULTI DEPT ENGINEERING	04/10/2025	1,170.85	.00	
16-70-865 SECONDARY MASTER PLAN							
3970	HORROCKS, LLC.	93853	MULTI DEPT ENGINEERING	04/10/2025	1,405.02	.00	
16-70-960 GATEWAY WELL							
3970	HORROCKS, LLC.	93851	PG BLVD WELL PROJECT	04/10/2025	3,363.55	.00	
Total :					5,939.42	.00	
Total WATER IMPACT FEES:					5,939.42	.00	
SEWER IMPACT FEES							

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>17-90-866 SEWER MASTER PLAN</b>							
3970	HORROCKS, LLC.	93853	MULTI DEPT ENGINEERING	04/10/2025	1,287.94	.00	
Total :					1,287.94	.00	
Total SEWER IMPACT FEES:					1,287.94	.00	
<b>CLASS C ROAD FUND</b>							
<b>EXPENDITURES</b>							
<b>20-40-480 DEPARTMENTAL SUPPLIES</b>							
239	ALLRED ACE HARDWAR	04302025	MULT DEPT/DEPARTMENT SUPPLI	04/30/2025	23.03	.00	
1420	CART AWAY CONCRETE,	38126	CLASS C ROADS/COBBLE ROCKS	05/01/2025	280.00	.00	
2192	D AND L SUPPLY CO., IN	176863	CLASS C ROADS/DEPARMENTAL S	05/06/2025	175.00	.00	
3185	GADES SALES COMPANY	0088039	CLASS C ROADS/EQUIPMENT	05/09/2025	16,016.00	.00	
3312	GENEVA ROCK PRODUC	189877	CLASS C ROADS/ASPHALT	04/29/2025	1,830.96	.00	
3312	GENEVA ROCK PRODUC	190307	CLASS C ROADS/ASPHALT	04/30/2025	1,466.64	.00	
3312	GENEVA ROCK PRODUC	190713	CLASS C ROADS/ASPHALT	05/01/2025	249.86	.00	
3312	GENEVA ROCK PRODUC	192383	CLASS C ROADS/ASPHALT	05/07/2025	2,809.44	.00	
3312	GENEVA ROCK PRODUC	192862	CLASS C ROADS/ASPHALT	05/08/2025	2,816.22	.00	
7398	SHERWIN-WILLIAMS CO.	9667-6	CLASS C ROADS/ PAINT	04/30/2025	307.00	.00	
<b>20-40-812 Orchard Drive SRTS</b>							
7638	SMITH STEEL WORKS,LL	3749	BENCH, TABLES & TRASH RECEPT	05/09/2025	43,491.00	.00	
<b>20-40-819 4000 NORTH MAG MATCH</b>							
1780	CITY OF CEDAR HILLS	2870	HARVERY BLVD WIDENING	04/28/2025	4,004.48	.00	
Total EXPENDITURES:					73,469.63	.00	
Total CLASS C ROAD FUND:					73,469.63	.00	
<b>CEMETERY</b>							
<b>22-70-200 MOWER EXPENSE</b>							
5480	MOUNTAINLAND POWER	169513	CEM/REPAIR PARTS	05/01/2025	310.18	.00	
<b>22-70-250 VEHICLE</b>							
3166	FUELMAN	68387960	MULTI DEPT/VEHICLE FUEL EXPEN	05/05/2025	674.87	.00	
<b>22-70-320 SPRINKLER &amp; LANDSCAPE</b>							
239	ALLRED ACE HARDWAR	04302025	MULT DEPT/DEPARTMENT SUPPLI	04/30/2025	39.31	.00	
8375	THRIVE NURSERY	49488	CEM/ORGANIC COMPOST	05/01/2025	350.00	.00	
8375	THRIVE NURSERY	49578	CEM/ORGANIC COMPOST	05/02/2025	105.00	.00	
<b>22-70-480 DEPARTMENTAL SUPPLIES</b>							
239	ALLRED ACE HARDWAR	04302025	MULT DEPT/DEPARTMENT SUPPLI	04/30/2025	153.51	.00	
3571	GURR'S COPYTEC	N71960	CEM/LAMINATION POUCH	05/08/2025	74.00	.00	
Total :					1,706.87	.00	
Total CEMETERY:					1,706.87	.00	
<b>LOCAL BLDG AUTH OF P.G. FUND</b>							
<b>EXPENDITURES</b>							
<b>42-40-490 THE RUTH (HCT) PROJECT</b>							
5184	METHOD STUDIO, INC	35662	HALE CENTER THEATER	05/05/2025	3,452.85	.00	
Total EXPENDITURES:					3,452.85	.00	
Total LOCAL BLDG AUTH OF P.G. FUND:					3,452.85	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>STORM DRAIN UTILITY FUND</b>							
<b>GENERAL GOVERNMENT</b>							
<b>48-41-250 VEHICLE EXPENSE</b>							
3166	FUELMAN	68387960	MULTI DEPT/VEHICLE FUEL EXPEN	05/05/2025	2,287.04	.00	
<b>48-41-280 TELEPHONE EXPENSE</b>							
1480	CENTRACOM INTERACTI	05022025	PUBLIC WORKS/PHONE EXPENSE	05/01/2025	37.89	.00	
<b>48-41-285 CELLULAR SERVICES</b>							
9131	VERIZON WIRELESS	6111821633	MULTI DEPT/CELL PHONE EXEPNS	04/01/2025	415.03	.00	
<b>48-41-370 DUMP FEE</b>							
81	ACE INTERMOUNTAIN R	32959	STRM DRN/WASTE REMOVAL	04/30/2025	213.13	.00	
5715	NORTH POINTE SOLID W	116525-043020	STREETS/GARBAGE DISPOSAL FE	04/30/2025	219.96	.00	
<b>48-41-480 DEPARTMENTAL SUPPLIES</b>							
239	ALLRED ACE HARDWAR	04302025	MULT DEPT/DEPARTMENT SUPPLI	04/30/2025	44.14	.00	
5482	MOUNTAINLAND SUPPLY	S106962571.0	STRM DRN/DEPARTMENTAL SUPPL	05/01/2025	248.67	.00	
6343	PLEASANT GROVE PRIN	10279	STRM DRN/DEPARTMENTAL SUPPL	05/13/2025	368.80	.00	
7498	SIX STATES DISTRIBUTO	277C1004	STREET/VEHICLE EXPENSE	05/01/2025	13.00	.00	
<b>48-41-610 MISCELLANEOUS EXPENSE</b>							
993	BLUE STAKES OF UTAH 8	UT202501011	EXCAVATION MARKING SERVICES	04/30/2025	135.06	.00	
3151	FREEDOM MAILING SER	50382	UTILITY BILL MAILING	05/05/2025	639.67	.00	
7062	ROCKY MOUNTAIN POW	05012025	MULTI DEPT/ELECTRICITY EXPENS	05/01/2025	33.69	.00	
Total GENERAL GOVERNMENT:					4,656.08	.00	
<b>STORM DRAIN PROJECTS</b>							
<b>48-70-930 I-15 TO UTAH LAKE OUTFALL</b>							
97	ACME CONSTRUCTION I	8-04302025	STROM DRAIN OUTFALL PROJECT	04/30/2025	584,612.87	.00	
Total STORM DRAIN PROJECTS:					584,612.87	.00	
Total STORM DRAIN UTILITY FUND:					589,268.95	.00	
<b>CAPITAL PROJECTS FUND</b>							
<b>49-60-406 PARKS 2025</b>							
239	ALLRED ACE HARDWAR	04302025	MULT DEPT/DEPARTMENT SUPPLI	04/30/2025	433.88	.00	
<b>49-60-824 POOL LEVELING PROJECT</b>							
5482	MOUNTAINLAND SUPPLY	S106982279.0	POOL LEVELING PROJECT	05/08/2025	1,229.12	.00	
7159	S & L INCORPORATED	6-04252025	POOL DECK IMPROVEMENTS	04/25/2025	241,597.49	.00	
7243	SANKEA, LLC	04302025	POOL SECURTIY CAMERAS	04/30/2025	1,500.00	.00	
8522	TREE SOURCE - PLEASA	1146888-1	PARKS/TOPSOIL	04/29/2025	71.66	.00	
<b>49-60-920 COOK FAMILY PARK</b>							
887	BIG D CONSTRUCTION	74542	KINDNESS PARK	01/31/2025	926,565.93	.00	
887	BIG D CONSTRUCTION	74664	KINDNESS PARK	02/28/2025	618,037.49	.00	
887	BIG D CONSTRUCTION	74741	KINDNESS PARK	03/31/2025	638,382.89	.00	
3327	GILES, CRAIG KAY	558945	COOK PARK DEADBOLTS ON META	04/28/2025	555.00	.00	
3970	HORROCKS, LLC.	93852	COOK PARK	04/10/2025	72,038.72	.00	
7062	ROCKY MOUNTAIN POW	05012025	MULTI DEPT/ELECTRICITY EXPENS	05/01/2025	370.83	.00	
7243	SANKEA, LLC	04302025	COOK PARK SECURTIY CAMERAS	04/30/2025	4,500.00	.00	
Total :					2,505,283.01	.00	
Total CAPITAL PROJECTS FUND:					2,505,283.01	.00	
<b>WATER FUND</b>							
<b>EXPENDITURES</b>							
<b>51-40-240 OFFICE EXPENSE</b>							
3151	FREEDOM MAILING SER	50382	UTILITY BILL MAILING	05/05/2025	1,279.32	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>51-40-250 VEHICLE EXPENSE</b>							
2681	ELITE REPAIRS AND SPE	3342	WATER/VEHICLE REPAIR	04/30/2025	309.40	.00	
3166	FUELMAN	68387960	MULTI DEPT/VEHICLE FUEL EXPEN	05/05/2025	1,229.15	.00	
4523	KEN GARFF FORD	4CCS335369	WATER/VEHICLE EXPENSE	05/12/2025	123.85	.00	
6278	PLEASANT GROVE BIG O	044250-89197	WATER/NEW TIRE	05/05/2025	101.94	.00	
<b>51-40-270 POWER EXPENSE</b>							
7062	ROCKY MOUNTAIN POW	05012025	MULTI DEPT/ELECTRICITY EXPENS	05/01/2025	23,879.85	.00	
<b>51-40-280 TELEPHONE EXPENSE</b>							
1480	CENTRACOM INTERACTI	05022025	PUBLIC WORKS/PHONE EXPENSE	05/01/2025	37.89	.00	
<b>51-40-285 CELLULAR SERVICES</b>							
9131	VERIZON WIRELESS	6111821633	MULTI DEPT/CELL PHONE EXEPNS	04/01/2025	355.74	.00	
9131	VERIZON WIRELESS	6112415991	SEC WATER PUMP HOUSE	05/01/2025	92.08	.00	
<b>51-40-300 PPE SAFETY &amp; UNIFORM</b>							
1760	CINTAS CORP	5268420710	FIRST AID SUPPLIES	05/05/2025	29.08	.00	
<b>51-40-340 TESTING &amp; ANALYSIS</b>							
6938	RICHARDS LABORATORI	113848	WATER TESTING	05/05/2025	550.00	.00	
<b>51-40-480 DEPARTMENTAL SUPPLIES</b>							
239	ALLRED ACE HARDWAR	04302025	MULT DEPT/DEPARTMENT SUPPLI	04/30/2025	283.63	.00	
3424	GRAINGER, W.W. INC.	9504066482	WATER/EQUIPMENT	05/12/2025	1,016.64	.00	
<b>51-40-550 BOND AGENT FEES</b>							
8741	US BANK	7728402	WATER/REVENUE REFUNDING BO	04/25/2025	1,750.00	.00	
<b>51-40-600 REPAIR &amp; MAINTENANCE</b>							
58	AWOLF CONSTRUCTION,	186	WATER/PRV AND VAULT REMOVAL	04/24/2025	10,934.55	.00	
239	ALLRED ACE HARDWAR	04302025	MULT DEPT/DEPARTMENT SUPPLI	04/30/2025	163.74	.00	
993	BLUE STAKES OF UTAH 8	UT202501011	EXCAVATION MARKING SERVICES	04/30/2025	135.08	.00	
2192	D AND L SUPPLY CO., IN	177254	WATER/DEPARTMENTAL SUPPLIES	05/13/2025	651.00	.00	
5185	METALMART INC.	332543	WATER/DEPARTMENTAL SUPPLIES	05/12/2025	548.05	.00	
5482	MOUNTAINLAND SUPPLY	S106940025.0	WATER/DEPARTMENTAL SUPPLIES	04/23/2025	829.11-	.00	
5482	MOUNTAINLAND SUPPLY	S106972949.0	WATER/DEPARTMENTAL SUPPLIES	05/06/2025	1,449.05	.00	
5482	MOUNTAINLAND SUPPLY	S106977901.0	WATER/DEPARTMENTAL SUPPLIES	05/08/2025	1,256.92	.00	
5482	MOUNTAINLAND SUPPLY	S106982053.0	WATER/DEPARTMENTAL SUPPLIES	05/08/2025	1,411.15	.00	
5482	MOUNTAINLAND SUPPLY	S106982053.0	WATER/DEPARTMENTAL SUPPLIES	05/09/2025	279.27	.00	
6134	PETERSON PLUMBING S	3456112	WATER/DEPARTMENTAL SUPPLIES	04/30/2025	3,547.92	.00	
<b>51-40-610 MISCELLANEOUS EXPENSE</b>							
540	ARBITRAGE COMPLIANC	1039027	ARBITRAGE REBATE CALCULATIO	04/24/2025	1,950.00	.00	
4225	INTERMOUNTAIN WORK	OR3601609	WATER/PHYSICAL EXAM	05/01/2025	141.00	.00	
<b>51-40-760 TECHNOLOGY</b>							
9040	UTOPIA FIBER	CIV202505-03	INTERNET SERVICE	05/01/2025	450.00	.00	
Total EXPENDITURES:					53,127.19	.00	
<b>WATER CAPITAL PROJECTS</b>							
<b>51-70-720 WADE SPRINGS</b>							
3426	GRANITE SEED COMPAN	1-81849	WATER/GRASS SEED	02/05/2025	456.66	.00	
<b>51-70-975 PETERSON WELL REHAB</b>							
3627	HANSEN, ALLEN & LUCE,	54617	WATER/ENGINEERING SERVICES	05/06/2025	2,494.00	.00	
<b>51-70-981 Windsong Drive/Crestwood-100 E</b>							
5482	MOUNTAINLAND SUPPLY	S106972949.0	WATER/DEPARTMENTAL SUPPLIES	05/07/2025	27,949.59	.00	
Total WATER CAPITAL PROJECTS:					30,900.25	.00	
Total WATER FUND:					84,027.44	.00	
<b>SEWER FUND</b>							
<b>52-21320 ACCTS PAYABLE-TIMP SERV DIST.</b>							
8422	TIMP. SPECIAL SERVICE	04302025	IMPACT FEES	04/30/2025	47,210.76	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total :					47,210.76	.00	
<b>EXPENDITURES</b>							
<b>52-40-240 OFFICE EXPENSE</b>							
3151	FREEDOM MAILING SER	50382	UTILITY BILL MAILING	05/05/2025	1,279.32	.00	
<b>52-40-250 VEHICLE EXPENSE</b>							
239	ALLRED ACE HARDWAR	04302025	MULT DEPT/DEPARTMENT SUPPLI	04/30/2025	8.63	.00	
3166	FUELMAN	68387960	MULTI DEPT/VEHICLE FUEL EXPEN	05/05/2025	1,229.15	.00	
<b>52-40-280 TELEPHONE EXPENSE</b>							
1480	CENTRACOM INTERACTI	05022025	PUBLIC WORKS/PHONE EXPENSE	05/01/2025	37.88	.00	
<b>52-40-285 CELLULAR SERVICES</b>							
9131	VERIZON WIRELESS	6111821633	MULTI DEPT/CELL PHONE EXEPNS	04/01/2025	355.74	.00	
<b>52-40-300 PPE SAFETY &amp; UNIFORM</b>							
1368	C-A-L RANCH STORES	15498/8	SEC WATER/CLOTHING	05/08/2025	112.49	.00	
1368	C-A-L RANCH STORES	15499/8	SEC WATER/BOOTS	05/08/2025	112.49	.00	
1760	CINTAS CORP	5268420710	FIRST AID SUPPLIES	05/05/2025	29.07	.00	
<b>52-40-350 CHARGES FOR TREATMENT</b>							
1780	CITY OF CEDAR HILLS	05012025	WEDGEWOOD DRIVE SEWER	05/01/2025	165.35	.00	
<b>52-40-480 DEPARTMENTAL SUPPLIES</b>							
239	ALLRED ACE HARDWAR	04302025	MULT DEPT/DEPARTMENT SUPPLI	04/30/2025	87.11	.00	
1870	CODALE ELECTRIC SUP	S009185265.0	SEC WATER/DEPARMENTAL SUPPL	05/05/2025	118.62	.00	
<b>52-40-600 REPAIR &amp; MAINTENANCE</b>							
993	BLUE STAKES OF UTAH 8	UT202501011	EXCAVATION MARKING SERVICES	04/30/2025	135.08	.00	
Total EXPENDITURES:					3,670.93	.00	
Total SEWER FUND:					50,881.69	.00	
<b>SECONDARY WATER EXPENDITURES</b>							
<b>54-40-250 VEHICLE</b>							
3166	FUELMAN	68387960	MULTI DEPT/VEHICLE FUEL EXPEN	05/05/2025	1,229.15	.00	
<b>54-40-270 POWER EXPENSE</b>							
7062	ROCKY MOUNTAIN POW	05012025	MULTI DEPT/ELECTRICITY EXPENS	05/01/2025	549.10	.00	
<b>54-40-280 TELEPHONE EXPENSE</b>							
1480	CENTRACOM INTERACTI	05022025	PUBLIC WORKS/PHONE EXPENSE	05/01/2025	37.89	.00	
<b>54-40-300 PPE SAFETY &amp; UNIFORM</b>							
1760	CINTAS CORP	5268420710	FIRST AID SUPPLIES	05/05/2025	29.07	.00	
<b>54-40-480 DEPARTMENTAL SUPPLIES</b>							
239	ALLRED ACE HARDWAR	04302025	MULT DEPT/DEPARTMENT SUPPLI	04/30/2025	176.44	.00	
<b>54-40-600 REPAIR &amp; MAINTENANCE</b>							
239	ALLRED ACE HARDWAR	04302025	MULT DEPT/DEPARTMENT SUPPLI	04/30/2025	93.72	.00	
993	BLUE STAKES OF UTAH 8	UT202501011	EXCAVATION MARKING SERVICES	04/30/2025	135.08	.00	
<b>54-40-603 SECONDARY WATER PHASE 2</b>							
7062	ROCKY MOUNTAIN POW	05012025	MULTI DEPT/ELECTRICITY EXPENS	05/01/2025	841.18	.00	
Total EXPENDITURES:					3,091.63	.00	
<b>CAPITAL PROJECTS</b>							
<b>54-70-937 Mill Ditch Canal Piping</b>							
3180	FX CONSTRUCTION	5-04302025	AMERICAN FORK RIVER DIVERSIO	04/30/2025	1,122,237.85	.00	
3970	HORROCKS, LLC.	93816	MILL DITCH PIPING PROJECT	04/09/2025	38,469.22	.00	
4990	LYNDON JONES CONSTR	3-04302025	MILL DITCH PROJECT	04/30/2025	624,413.24	.00	
<b>54-70-945 SECONDARY METERING</b>							
239	ALLRED ACE HARDWAR	04302025	MULT DEPT/DEPARTMENT SUPPLI	04/30/2025	141.49	.00	
4043	HYDRO VAC EXCAVATIO	14-03152025	PRESSURIZED IRRIGATION METER	03/15/2025	250,973.00	.00	



Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
5482	MOUNTAINLAND SUPPLY	S106986798.0	SEC WATER/DEPARTMENTAL SUPP	05/12/2025	451.25	.00	
5482	MOUNTAINLAND SUPPLY	S106986926.0	SEC WATER/DEPARTMENTAL SUPP	05/12/2025	255.66	.00	
Total CAPITAL PROJECTS:					2,036,941.71	.00	
Total SECONDARY WATER:					2,040,033.34	.00	
<b>UNEMPLOY &amp; DISAB RESERVE FUND</b>							
<b>EXPENDITURES</b>							
<b>55-40-180 UNEMPLOYMENT RESERVE EXPENSE</b>							
8920	UTAH DEPT OF WORKFO	04302025	UNEMPLOYMENT INSURANCE	04/30/2025	29.09	.00	
Total EXPENDITURES:					29.09	.00	
Total UNEMPLOY & DISAB RESERVE FUND:					29.09	.00	
<b>CAPITAL EQUIPMENT</b>							
<b>58-40-640 RECREATION EQUIPMENT</b>							
5910	PACIFIC FITNESS PROD	53438	REC/STAIR CLIMBER	05/08/2025	8,019.00	.00	
Total :					8,019.00	.00	
Total CAPITAL EQUIPMENT:					8,019.00	.00	
<b>SANITATION FUND</b>							
<b>EXPENDITURES</b>							
<b>62-40-432 TIPPING FEES</b>							
5715	NORTH POINTE SOLID W	116520-043020	RESIDENTIALGARBAGE DISPOSAL	04/30/2025	37,238.40	.00	
<b>62-40-437 CITY CLEANUP</b>							
3571	GURR'S COPYTEC	N71878	CITY CLEAN UP DUMP PASS PRINT	05/07/2025	20.06	.00	
5715	NORTH POINTE SOLID W	116521-043020	GARBAGE DISPOSAL FEE	04/30/2025	300.00	.00	
Total EXPENDITURES:					37,558.46	.00	
Total SANITATION FUND:					37,558.46	.00	
<b>SWIMMING POOL</b>							
<b>SWIMMING POOL</b>							
<b>71-73-280 TELEPHONE EXPENSE</b>							
1480	CENTRACOM INTERACTI	05012025	POOL/PHONE EXPENSE	05/01/2025	74.79	.00	
<b>71-73-380 HEATING</b>							
2716	ENBRIDGE GAS UT WY I	05082025	MULTI DEPT/HEATING EXPENSE	05/08/2025	421.63	.00	
<b>71-73-382 POWER</b>							
7062	ROCKY MOUNTAIN POW	05012025	MULTI DEPT/ELECTRICITY EXPENS	05/01/2025	165.42	.00	
<b>71-73-392 BUILDING IMPROVEMENTS</b>							
8877	UTAH COUNTY HEALTH	15980	POOL/HEALTH PERMITS	05/13/2025	655.00	.00	
<b>71-73-420 CONTRACTED SERVICES</b>							
8156	TCI SECURITY OF UTAH	40924	POOL/SECURITY MONITORING	04/20/2025	45.00	.00	
<b>71-73-480 DEPARTMENTAL SUPPLIES</b>							
3571	GURR'S COPYTEC	71767	POOL/SIGNS	05/05/2025	86.25	.00	
8219	TEXTILE TEAM OUTLET	8514	POOL/SHIRTS	04/18/2025	444.52	.00	
<b>71-73-740 EQUIPMENT</b>							
7070	ROCK MOUNTAIN TECHN	9333	POOL/NEW I-PAD	05/01/2025	568.00	.00	
Total SWIMMING POOL:					2,460.61	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total SWIMMING POOL:					2,460.61	.00	
<b>COMMUNITY CENTER</b>							
<b>72-34-310 RECREATION FEE REVENUES</b>							
2029	COX, CAROLYN	04302025	REC/CONTRACTED SERVICES	04/30/2025	563.50	.00	
2862	FIETKAU, CHANDLER	04302025	REC/CONTRACTED SERVICES	04/30/2025	220.50	.00	
5632	NEWBRY, JULIA ANN	04302025	REC/CONTRACTED SERVICES	04/30/2025	315.00	.00	
Total :					1,099.00	.00	
<b>72-71-060 COMMUNITY CTR - HEATING</b>							
2716	ENBRIDGE GAS UT WY I	05082025	MULTI DEPT/HEATING EXPENSE	05/08/2025	423.50	.00	
<b>72-71-061 COMMUNITY CTR - POWER</b>							
7062	ROCKY MOUNTAIN POW	05012025	MULTI DEPT/ELECTRICITY EXPENS	05/01/2025	4,380.61	.00	
7062	ROCKY MOUNTAIN POW	05012025	MULTI DEPT/ELECTRICITY EXPENS	05/01/2025	62.49	.00	
<b>72-71-062 COMMUNITY CTR - BLDG MAINT</b>							
78	ACE RENTS, INC	360180-1	REC/LIFT RENTAL	04/10/2025	523.65	.00	
970	BJ PLUMBING SUPPLY	001062857	REC/BUILDING MAINTENANCE	05/01/2025	86.15	.00	
1870	CODALE ELECTRIC SUP	S009115302.00	REC/BUILDING MAINTENANCE	04/14/2025	165.00	.00	
1870	CODALE ELECTRIC SUP	S009143418.0	REC/BUILDING MAINTENANCE	04/16/2025	106.00	.00	
3424	GRAINGER, W.W. INC.	9467999182	REC/BUILDING MAINTENANCE	04/09/2025	8.42	.00	
4625	LABOR COMMISSION	25E000000007	REC/ELEVATOR OPERATION FEE	04/11/2025	85.00	.00	
8678	UNIFIRST CORPORATIO	04282025	RUG CLEANING	04/28/2025	325.30	.00	
<b>72-71-270 POWER EXPENSE</b>							
7062	ROCKY MOUNTAIN POW	05012025	MULTI DEPT/ELECTRICITY EXPENS	05/01/2025	1,701.13	.00	
<b>72-71-410 PROGRAM SUPPLIES &amp; EQUIPMENT</b>							
3571	GURR'S COPYTEC	N71753	REC/SIGNS	05/09/2025	188.39	.00	
8219	TEXTILE TEAM OUTLET	8463	REC/UNIFORMS	04/09/2025	2,748.90	.00	
<b>72-71-411 ADULT SPORTS</b>							
1219	BSN SPORTS COLLEGIA	929551706	REC/PROGRAM SUPPLIES	05/11/2025	1,506.10	.00	
6677	QUICK SCORES LLC	251073	REC/LEAGUE SOFTWARE SYSTEM	05/13/2025	378.00	.00	
8219	TEXTILE TEAM OUTLET	8489	REC/UNIFORMS	04/14/2025	734.36	.00	
8965	UTAH NSA SOFTBALL	PG2025-1001	REC/UMPIRING	04/25/2025	867.00	.00	
<b>72-71-412 YOUTH SPORTS</b>							
1219	BSN SPORTS COLLEGIA	929730209	REC/CATCHER GEAR PACK	05/01/2025	181.16	.00	
6677	QUICK SCORES LLC	251073	REC/LEAGUE SOFTWARE SYSTEM	05/13/2025	756.00	.00	
8219	TEXTILE TEAM OUTLET	8416	REC/UNIFORMS	03/25/2025	1,999.82	.00	
8219	TEXTILE TEAM OUTLET	8448	REC/UNIFORMS	04/07/2025	346.89	.00	
8219	TEXTILE TEAM OUTLET	8462	REC/UNIFORMS	04/09/2025	2,932.16	.00	
8219	TEXTILE TEAM OUTLET	8464	REC/ SHIRTS	04/09/2025	1,799.00	.00	
8932	UTAH JAZZ	JJ629	REC/JR JAZZ JERSEY & BALL PACK	05/12/2025	34,374.00	.00	
<b>72-71-420 CONTRACTED SERVICES</b>							
1522	CERTIFIED ALARM SERVI	24035	MONITORING SERVICES	05/10/2025	38.00	.00	
1522	CERTIFIED ALARM SERVI	24050	MONITORING SERVICES	05/10/2025	33.00	.00	
<b>72-71-460 CONCESSION STAND EXPENSE</b>							
1863	SWIRE COCA-COLA USA,	46834081067	REC/CONCESSION STAND EXPENS	05/06/2025	390.00	.00	
<b>72-71-740 Equipment</b>							
139	ADVANCED FITNESS RE	17501	REC/EQUIPMENT REPAIR	04/25/2025	2,500.21	.00	
Total :					59,640.24	.00	
Total COMMUNITY CENTER:					60,739.24	.00	

**RECREATION**

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>CARE TAX</b>							
<b>76-76-703 SPECIAL PROJECTS</b>							
5829	OPEN SKY PRODUCTION	05072025	COOK PARK OPENING-DRONE SH	05/07/2025	10,000.00	.00	
<b>76-76-704 LIBRARY</b>							
239	ALLRED ACE HARDWAR	04302025	MULT DEPT/DEPARTMENT SUPPLI	04/30/2025	19.75	.00	
308	AMAZON CAPITAL SERVI	14RM-1Y9Y-HJ	LIB/PROGRAM SUPPLIES	05/01/2025	288.05	.00	
308	AMAZON CAPITAL SERVI	1M3R-47TY-HL	LIB/SUPPLIES	05/01/2025	143.30	.00	
308	AMAZON CAPITAL SERVI	1WYJ-FNPX-K	LIB/PROGRAM SUPPLIES	05/01/2025	36.98	.00	
<b>76-76-851 DISCOVERY WEST PLAYGROUND</b>							
1961	CONCRETE CONCRETE,	2504-0914-961	PARKS/DISCOVERY IMPROVEMEN	04/23/2025	7,850.00	.00	
<b>76-76-970 ARTS PROJECT 2024</b>							
6343	PLEASANT GROVE PRIN	10275	ARTS COM/PROGRAMS	05/01/2025	83.25	.00	
Total CARE TAX:					18,421.33	.00	
Total RECREATION:					18,421.33	.00	
Grand Totals:					5,646,938.49	.00	

Dated: \_\_\_\_\_

Mayor: \_\_\_\_\_

City Council: \_\_\_\_\_

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City Recorder: \_\_\_\_\_

City Finance Director: \_\_\_\_\_

## Report Criteria:

Invoices with totals above \$0 included.

Only unpaid invoices included.