



## 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, January 20, 2026**, in the Community Room at 108 S 100 E, Pleasant Grove, Utah **at 6:00 p.m.** This is a public meeting and anyone interested is invited to attend. Work Sessions are not designed to hear public comment or take official action.

### AGENDA

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

- a. Recognition of Leadership Academy Graduates
- b. 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. Payment Approval Report for January 8, 2026.

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

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

##### 8. PRESENTATIONS:

- A. Choose Kindness Month Proclamation.

##### 9. PUBLIC HEARING ITEMS:

- A. Public Hearing to consider an Ordinance (2026-004) to amend Section 10-6-2: Definitions, to Modify the definition of Building Height applicable to all residential and commercial buildings, including an effective date. *Presenter: Director Cárdenas*

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

- A. To a Resolution (2026-04) authorizing the Mayor to sign Addendum No. 1 to the agreement between the Strawberry Days Association and Pleasant Grove City regarding capital improvements at the rodeo grounds and providing for an effective date. *Presenter: Attorney Petersen*
  
- B. To consider a Resolution (2026-05) authorizing the Mayor to sign a Cooperative Agreement between the Utah Division of Forestry, Fire, and State lands and the City of Pleasant Grove regarding Wildland Fire Management; and providing for an effective date. *Presenter: FD Chief Engemann*

**11. ITEMS FOR DISCUSSION:**

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

**12. REVIEW AND DISCUSSION OF THE JANUARY 27 & FEBRUARY 3, 2026, CITY COUNCIL MEETINGS.****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.pgcityutah.gov](http://www.pgcityutah.gov)) websites. Posted by: /s/ Wendy Thorpe, City Recorder Date: January 16, 2026 Time: 1:00 p.m. Place: City Hall, Library and Community Room 108 S 100 E. \*Note: In accordance with the Americans with Disabilities Act, Pleasant Grove City will make reasonable accommodation for participation in the meeting. Request assistance by contacting Pleasant Grove City at (801) 785-5045, at least 48 hours prior to the meeting.



## Proclamation

**WHEREAS**, since 1949, Mental Health America and other affiliates have led observance of Mental Health Awareness, reaching millions of American's; and

**WHEREAS**, the National Alliance of Mental Illness reports that 1 in 5 American's suffer from some sort of mental health issue, such as depression, anxiety, etc. which would translate to approximately 40,000 people in Pleasant Grove; and

**WHEREAS**, the number of people in our community affected by mental health illness continues to grow and it has no socio-economic boundaries-it can strike anyone; and

**WHEREAS**, we encourage our citizens to understand the positive impact that choosing to be kind to others can have on our mental health. Being kind to other people can make you feel good, reduce stress and be beneficial for our emotional wellbeing; and

**WHEREAS**, practicing kindness has a profound effect on our own mental health and physiological health, helping us become happier and more compassionate towards others. Being kind has been known to help boost our immune systems, slow down aging, elevate self-esteem, reduce pain, improve relationships, improve blood pressure and increase our self-worth; and

**WHEREAS**, experiencing an act of kindness can improve our mood, change our day and increase the likelihood of spreading that kindness to others, we see that when we are kind, we inspire others to be kind, and it actually creates a ripple effect that spreads outwards. Just as a pebble creates waves when it is dropped in a pond, so acts of kindness ripple outwards, touching lives and inspiring kindness everywhere the wave goes; and

**WHEREAS**, we encourage our citizens to choose to practice kindness, through increased awareness of its benefits, we can achieve our goal to strengthen individuals in our community and our community as a whole as we see the ripple effect kindness can have on each one of us.

**THEREFORE**, be it resolved that I, Eric Jensen, Mayor of Pleasant Grove, do hereby proclaim the month of February, as **CHOOSE KINDNESS MONTH** in the city of Pleasant Grove, Utah.

In Witness Whereof, I have hereunto set my hand and caused the great seal of the City to be affixed this 20th day of January, 2026.

---

Eric Jensen

(SEAL)

---

Wendy Thorpe, CMC  
City Recorder

**ORDINANCE NO. 2026-004**

**AN ORDINANCE OF PLEASANT GROVE CITY, UTAH COUNTY, UTAH,  
AMENDING SECTION 10-6-2: DEFINITIONS. MODIFYING THE DEFINITION OF  
BUILDING HEIGHT APPLICABLE TO ALL RESIDENTIAL AND COMMERCIAL  
BUILDINGS, INCLUDING AN EFFECTIVE DATE (PLEASANT GROVE CITY  
APPLICANT).**

**WHEREAS**, under the current code, building height is measured from the average elevation of the finished lot grade at each face of the building; and

**WHEREAS**, it is proposed to modify the definition of building height to take into consideration the original grade of the existing terrain, discouraging the elevation of the grade terrain with the purpose to increase the height of a building; and

**WHEREAS**, the proposed ordinance promotes fair and consistent building height measurement by utilizing the original (pre-development) grade of the site, protecting existing and adjacent residents from excessive building mass, loss of privacy, obstruction of views, and other adverse impacts, and ensuring that new development remains compatible with the established character of surrounding existing neighborhoods; and

**WHEREAS**, on January 8, 2026 the Pleasant Grove City Planning Commission held a public hearing to consider amending Section 10-6-2: Definitions, to modify the way building height is measured and calculated; and

**WHEREAS**, at its public hearing the Planning Commission decided that the requested amendment to Section 10-6-2: Definitions, Building Height, is in the public's interest and is consistent with the written goals and policies of the General Plan; and

**WHEREAS**, the Pleasant Grove Planning Commission recommended to the Pleasant Grove City Council that the amendment to Section 10-6-2: Definitions, Building height in the Pleasant Grove Municipal Code be approved; and

**WHEREAS**, on January 20, 2026 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 amendment to the Pleasant Grove Municipal Code is in the best interest of the public and is consistent with the goals and policies of the General Plan; and

**WHEREAS**, it is the legislative body's intent that the city code amendments shall be in the interest of the public; and

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of Pleasant Grove City, Utah County, State of Utah as follows:

**SECTION 1.** Modified Section 10-6-2: DEFINITIONS, of the Pleasant Grove Municipal Code is hereby amended to read as follows:

**10-15-47: ACCESSORY APARTMENTS:**

**10-6-2: DEFINITIONS:**

For the purposes of this title, certain words and phrases shall have the following meanings:

**ACCESSORY APARTMENT:** A subordinate dwelling, which has its own eating, sleeping, and sanitation facilities which is: a) within or attached to a single-family residential building, or b) within a detached accessory structure associated with a single-family dwelling.

**ACCESSORY BUILDING:** A building or structure, the use of which is incidental to and subordinate to that of the main building or structure.

**ACCESSORY USE:** A use which is incidental and subordinate to the prescribed permitted use within any respective zoning provision when the principal use exists in the same parcel and zone. No accessory use shall be allowed on a particular parcel unless the permitted use is being actively utilized.

**ACTIVITIES OF DAILY LIVING:** Essential activities, including dressing, eating, grooming, bathing, toileting, ambulation, transferring and self-administration of medication.

**ADULT DAYCARE SERVICES:** Continuous care and supervision for three (3) or more adults for at least four (4) but less than twenty four (24) hours a day, that meet the needs of functionally impaired adults through a comprehensive program that provides a variety of health, social, recreational and related support services in a protective setting (see also Utah Code Annotated section 62A-2-101). May be constructed as an independent facility or combined with assisted living or higher level of care.

**ALLEY:** A public or private thoroughfare for the use of pedestrians and vehicles which affords, or is designated or intended to afford, a secondary means of access to abutting properties.

**APARTMENT:** A dwelling unit located in an apartment building occupied by one family.

**APARTMENT BUILDING:** See definition of Dwelling, Apartment.

**AREA:** The aggregate of the maximum horizontal cross section within given boundaries.

**ASSISTED LIVING FACILITY:** Step down from "congregate living units", as defined herein.

A. 1. A type I assisted living facility, which is a residential facility that provides assistance with activities of daily living and social care to two (2) or more elderly residents who:

a. Require protected living arrangements;

b. Are capable of achieving mobility sufficient to exit the facility without the assistance of another person; and

2. A type II assisted living facility, which is a residential facility with a homelike setting that provides an array of coordinated supportive personal and healthcare services available

twenty four (24) hours per day to residents who have been assessed under department rule to need any of these services.

B. Each resident in a type I or II assisted living facility shall have a service plan based on the assessment, which may include:

1. Specified services of intermittent nursing;
2. Administration of medication; and
3. Support services promoting residents, independence and self-sufficiency.

**BED AND BREAKFAST:** A residential building of historic or neighborhood significance in which not fewer than three (3) but not more than nine (9) rooms are rented out by the day, offering overnight lodgings to tourists, and where one meal shall be provided to overnight paying guests.

**BED AND BREAKFAST INN:** A building or buildings designed to accommodate up to eighteen (18) rooms for lodging on a nightly or weekly basis to paying guests. This use may be allowed in the R-R zone; provided, that there are at least five (5) acres per facility. A bed and breakfast shall provide meals to overnight guests only and shall not provide meals to others.

**BLOCK FACE:** All property fronting upon one side of a street between intersecting and intercepting streets, or between the street and the railroad right of way, waterway, terminus of a dead end street, city boundary, public park, or other natural boundary. An intercepting street shall determine only the boundary of the block face of the side of the street which it intercepts. Corner properties shall be considered part of two (2) block faces; one for each of the two (2) intersecting streets.

**BOARDER OR ROOMER:** A person living in any dwelling unit who is unrelated by blood or marriage to the owner or other occupants of the unit.

**BOARDING AND ROOMING HOUSE:** A building or portion thereof which is used to accommodate, for compensation, three (3) or more boarders or roomers who do not directly utilize kitchen facilities, not including members of the occupant's immediate family who might be occupying said building. The word "compensation" shall include compensation in money, services or other things of value. Also, for the purpose of this title, a rooming and boarding house includes childcare homes, retarded children homes, homes for unwed mothers, and lodging houses, arranged, designed for, used for, or occupied by not more than one family, and which building has at least one kitchen and one bathroom.

**BUILDING:** A permanently located structure for the shelter, housing or enclosure of any person, animal, article or chattel. When any portion thereof is completely separated from every other portion thereof by a division wall or firewall, without openings, each such portion shall be a separate building. "Building" shall not include any form of vehicle, even though immobilized. Where this title requires, or where special authority granted pursuant to this title requires, that a use shall be entirely enclosed within a building, this definition shall be qualified by adding "and enclosed on all sides".

**BUILDING, ATTACHED:** Any buildings separated by six feet (6') or less shall be deemed "attached" for the purposes of this title and as such shall meet all requirements of this title as if it were one building, whether actually physically connected or not.

**BUILDING HEIGHT:** The vertical distance measured from the average elevation of the finished lot grade at between the natural grade and proposed finished grade along each face of the building, to a horizontal line extending from the highest point of the roof; provided, that those structures set forth in section [10-15-9](#) of this title shall be excluded from said measurement. The height of a stepped or terraced building is the maximum height of any segment of the building.

**BUILDING LINE:** A line dividing a required yard from other portions of a lot.

**BUILDING, MAIN:** The principal building on a lot or building site designed or used to accommodate the primary use to which the premises are devoted. Where a permissible use involves more than one structure designed or used for the primary purpose, as in the case of apartment groups, each such permitted building on one "lot", as defined by this chapter, shall be construed as constituting a main building.

**CARPORT:** A covered automobile parking space not completely enclosed by walls or doors. A carport shall be subject to all of the regulations described in this title for a private garage.

**CENTERLINE OF STREET:** That line designated as "centerline" in any street in the city by the records of the city engineer.

**CHILD DAYCARE CENTER:** A facility in which thirteen (13) or more children ages two (2) to thirteen (13) years are cared for in lieu of care ordinarily provided by parents in their own home.

**COIN OPERATED AMUSEMENT VIDEO GAME CENTER (ARCADE):** Any business establishment containing greater than three (3) coin operated amusement, electronic or video machines or games.

**CONDITIONAL USE:** A land use that, because of its unique characteristics or potential impact on the city's surrounding neighbors, or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

**CONGREGATE LIVING UNITS:** Living units for elderly persons arranged as private apartments or rooms in one building. May or may not include kitchenettes in private areas. Congregate units are characterized by having common dining and social areas, and having meals prepared by staff for the residents. Step down from independent living units.

**COURT:** An unoccupied space on the lot other than a required yard, designed to be partially surrounded by a building or group of buildings.

**DAYCARE SERVICES:** Care of a child for a portion of the day which is less than twenty four (24) hours, in his own home by a responsible person or outside of his home in a daycare center. This includes preschools.

**DWELLING:** A building or portion thereof designed or used for residential occupancy, including one-family, two-family, multi-family, apartment structures, manufactured and modular homes; but shall not include boarding, rooming or lodging houses, tents, trailers, mobile home

parks, motels, motor courts, motor lodges, cottage camps or similar structures designed or used primarily for transient residential uses.

**DWELLING, APARTMENT:** A dwelling arranged, designed for, or occupied by five (5) or more families living independently of each other, and containing five (5) or more dwelling units.

**DWELLING, GROUP:** A group of two (2) or more detached dwellings located on a parcel of land in one ownership and having one yard or court in common.

**DWELLING, MULTIPLE-FAMILY:** A dwelling arranged, designed for, or occupied by three (3) or more families living independently of each other, and containing three (3) or more dwelling units.

**DWELLING, ONE-FAMILY:** A detached building arranged, designed for, used for or occupied by not more than one family, and which building has at least one kitchen and one bathroom.

**DWELLING, ONE-FAMILY ATTACHED:** A one-family dwelling attached to two (2) or more one-family dwellings by common vertical walls.

**DWELLING, ONE-FAMILY DETACHED:** A detached residential structure consisting of a single-dwelling unit only, separated from other units by open space or building setbacks.

**DWELLING, ONE-FAMILY SEMI-DETACHED (TWIN HOME):** A one-family dwelling attached to one other one-family dwelling by a common vertical wall, and each dwelling located on a separate lot. (The semi-detached dwelling is part of a two-family structure with the dwelling units side by side as opposed to one on top of the other.)

**DWELLING, TWO-FAMILY:** A building arranged, designed for, or occupied by two (2) families living independently of each other and containing two (2) dwelling units. Also known as a duplex if not platted to allow individual dwelling unit ownership, or as a twin home if platted to allow individual unit dwelling ownership.

**DWELLING UNIT:** One or more rooms in a dwelling designed for living and sleeping purposes, and having a kitchen and a bathroom.

**ELDERLY PERSON:** A person who is sixty (60) years old or older, who desires or needs to live with other elderly persons in a group setting, but who is capable of living independently.

**FAMILY:** Unless otherwise expressly provided herein, means any one of the following:

- A. One person living alone; or
- B. Two (2) or more persons all related by blood, by marriage, by adoption, by legal guardianship or foster children and up to two (2) other unrelated persons who do not pay rent or give other consideration for the privilege of staying with the family; or
- C. Up to four (4) related and/or unrelated persons living as a single housekeeping unit.

A "guest" under this definition is defined as a person who stays with a family for a period of less than thirty (30) days within any rolling one year period and does not utilize the dwelling as a legal address for any purpose.

For purposes of the definition of family, the term "related" shall mean a spouse, parent, child, grandparent, grandchild, brother, sister, uncle, aunt, nephew, niece, first cousins, great grandparent, and great grandchild. The term "related" does not include other, more distant relationships.

**FAMILY (HOME) DAYCARE:** Childcare within a home that provides care for not more than eight (8) children.

**FAMILY (HOME) GROUP DAYCARE:** Childcare within a home which provides care for at least eight (8) (including provider's own children), but less than thirteen (13) children.

**FENCE:** Includes any tangible manmade barrier, lattice work, or wall with the purpose of or having the effect of preventing passage or view across the fence line.

**FLOOR AREA:** The sum of all areas of several floors of the building, including basements, mezzanine, and intermediate floored tiers and penthouses of headroom height, measured from the exterior faces of exterior walls or from the centerline of common walls separating buildings. The floor area, however, shall not include areas used for parking of vehicles and areas devoted exclusively to the housing of mechanical equipment for heating, ventilating and other service uses to the building.

**FRONTAGE:** All of that property abutting on one side of a street and lying between the two (2) nearest intersecting or intercepting streets, or between a street and a waterway, end of a dead end street or political subdivision boundary, measured along the street line. An intercepting street shall determine only the length of frontage along the side of the street which it intercepts.

**GARAGE, PRIVATE:** An accessory building or an accessory portion of the main building designed or used only for the shelter or storage of vehicles owned or operated by the occupants of the main building, and in which no occupation or business for profit is conducted.

**GARAGE, PUBLIC:** Any premises, except those described as private garage, used for the storage or care of self-propelled vehicles, or where any such vehicles are equipped for operation repairs, or kept for remuneration, hire or sale.

**GARAGE/YARD SALE:** A sale of personal belongings in a residential zone, which sale is conducted by a bona fide resident of the premises (see also subsection 10-16-2B of this title, temporary use exemptions).

**GENERAL PLAN:** A document that Pleasant Grove City adopts that sets forth general guidelines for proposed future development or the land within the municipality, as set forth in Utah Code Annotated section 10-9a-401 and 10-9a-402 et seq. "General plan" includes what is also commonly referred to as a "master plan".

**GRADE, FINISHED:** The finished grade of a site after reconfiguring grades according to an approved regrading plan related to building permit activity.

**GRADE, NATURAL:** The elevation of the surface of the ground which has been created through the action of natural forces and has not resulted from manmade cuts, fills, excavation, grading or similar earth moving processes. The topographic maps of Pleasant Grove City shall be the

primary, though not exclusive, reference for determination of natural grade. Natural grade shall be determined in every instance where necessary by the city engineer.

**GROUP HOME, LARGE:** A residential facility set up as a single housekeeping unit and shared by seven (7) or more unrelated persons, exclusive of staff, who require assistance and supervision. A large group home is licensed by the state of Utah and provides counseling, therapy and specialized treatment through this temporary living arrangement, along with habilitation or rehabilitation services for physically or mentally disabled persons. A large group home shall not include persons who are diagnosed with substance abuse problems or who are staying in the home as a result of criminal offense.

**GROUP HOME, SMALL:** A residential facility set up as a single housekeeping unit and shared by up to six (6) unrelated persons, exclusive of staff, who require assistance and supervision. A small group home is licensed by the state of Utah and provides counseling, therapy and specialized treatment through this temporary living arrangement, along with habilitation or rehabilitation services for physically or mentally disabled persons. A small group home shall not include persons who are diagnosed with substance abuse problems or who are staying in the home as a result of criminal offense.

**GUEST:** Any person or persons staying, for a time period not to exceed sixty (60) days, within a dwelling unit without payment or compensation or remuneration to the owners, tenants or full time inhabitants of said dwelling unit.

**GUESTHOUSE OR SERVANTS' QUARTERS:** An accessory residential building located on the same lot as a principal residential structure to be used for temporary occupancy and having no kitchen facilities.

**HUD CODE:** The federal manufactured housing construction and safety standards act. This act was passed in 1974 and became effective June 15, 1976.

**HANDICAPPED PERSON:** A person who has a severe, chronic disability attributable to a mental or physical impairment or to a combination of mental and physical impairments which is likely to continue indefinitely and which results in a substantial functional limitation in three (3) or more of the following areas of major life activity: self-care, receptive and expressive language, learning, mobility, self-direction, capacity for independent living, or economic self-sufficiency; and who requires a combination or sequence of special interdisciplinary or generic care, treatment or other services that are individually planned and coordinated to allow the person to function in, and contribute to, a residential neighborhood.

**HISTORIC BUILDINGS:** Any building which is recommended as such by the city historic preservation commission to the state historic preservation officer as meeting the following standards:

- A. The building is associated with events that have made a significant contribution to the broad patterns of our history; or
- B. The building is associated with the lives of persons significant in our past; or

C. The building embodies distinctive characteristics of type, period or method of construction, whether it represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

D. The building has yielded or may be likely to yield information important in prehistory or history.

**HOME OCCUPATION:** The use of a portion of a dwelling as an office, studio or workroom for occupations which are customarily conducted in the home, and which are incidental to the primary use as a home or residence, and provided further that all conditions of chapter 21 of this title are satisfied.

**HOSPITAL, NURSING OR REST HOME:** A building or any portion thereof designed for the housing of sick, injured, convalescent or infirm persons; provided, that this definition shall not include rooms in any one-, two- or three-family dwelling, hotel or other building not ordinarily designed or intended to be occupied by said persons.

**HOTEL:** A building designed or used as the temporary abiding place of individuals who are lodged, with or without meals, for compensation and in which there are more than ten (10) sleeping rooms usually occupied singly, and in which no provision is made for cooking in any guestroom.

**HOUSEHOLD PETS:** Animals or fowl ordinarily permitted in the house and kept for company or pleasure and not for profit, such as dogs or cats, but not including a sufficient number of dogs to constitute a kennel. Household pets shall not include bovine animals, chickens or any animals which are capable of inflicting harm or discomfort or endangering the health, safety or welfare of any person or property.

**INDEPENDENT LIVING UNITS:** Living units for elderly persons who desire to independently manage a small, private unit. Units may be arranged in an apartment or condominium setting, or may be detached cottages. Independent units are typically characterized by having kitchen facilities in each living unit.

**INFRASTRUCTURE:** Basic rations and facilities on which the majority of the community or any part or subdivision of the community depends, such as: roads, sidewalks, utilities, stormwater management, communication systems, schools, etc.

**JUNKYARD OR AUTOMOBILE WRECKING YARD:** Any lot, land or area used for the storage, keeping, dismantling or abandonment of junk, automobiles, household furniture and appliances, machinery, scrap material, or parts thereof; provided, that this definition shall be deemed not to include such uses which are clearly accessory and incidental to any agricultural use permitted in the district.

**KENNEL<sup>1</sup>:** Any premises wherein more than two (2) dogs or two (2) cats are raised, kept, housed or boarded; or any premises wherein any person engages in the business of boarding, breeding, buying, letting for hire, training for a fee or selling dogs or cats.

**KITCHEN:** Any room or other place used or intended or designed to be used for cooking or for the preparation of food. This includes refrigerators, stoves, cooking appliances, built in cabinets,

sinks, two hundred twenty (220) volt electrical service or natural gas supply lines, and any combination thereof, that would permit any room to be used as a kitchen.

**LANDSCAPING:** The lawns, shrubbery, trees, flowers and other plantings that beautify a residence or building of any sort, including xeriscape.

**LIQUOR STORE:** A facility for the sale of package liquor which is located on premises owned or leased by the state of Utah and is operated by Utah state employees. (This definition shall not be construed to include package agencies accessory to another main use, or to restaurants with minibottle licenses.)

**LOT:** Any of the following:

    A. A parcel of real property shown as a delineated parcel of land with a number and designation on the final plat of a subdivision recorded in the office of the Utah County recorder; or

    B. A parcel of land, the dimensions or boundaries of which are defined by a record of survey map recorded in the office of the Utah County recorder in accordance with the laws regulating the division of said land; or

    C. A parcel of real property not delineated in subsection A or B of this definition and containing not less than the prescribed minimum area required in the zone in which it is located and which abuts at least one public street and is held under one ownership.

**LOT AREA:** The total area measured on a horizontal plane included within the lot lines of the lot or parcel of land.

**LOT, CORNER:** A lot situated at the intersection of two (2) or more streets, which street shall have angle of intersection of not more than one hundred thirty five degrees ( $135^\circ$ ) and a minimum frontage of thirty five feet (35') on both sides of corner.

**LOT COVERAGE:** The total horizontal area of a lot, parcel or building site covered by any building or occupied structure which extends above the surface of the ground level and including any covered automobile parking spaces. Covered patios, covered walkways; and covered recreation areas shall not be considered as lot coverage; provided, that said areas are not more than fifty percent (50%) enclosed.

**LOT DEPTH:** The mean horizontal distance between the front lot line and the rear lot line of a lot, measured within the lot boundaries.

**LOT, INTERIOR OR INTERIOR LOT:** A lot other than a corner lot.

**LOT LINE, FRONT:** A line separating an interior lot from a street. In the case of a corner lot, any frontage may be the front line provided a buildable lot is created in connection with required setbacks for the zone in which the lot is located.

**LOT LINE, REAR OR REAR LOT LINE:** The recorded lot line or lines most distant from and generally opposite the front lot line, except that in the case of an interior triangular or gore shaped lot, it shall mean a straight line ten feet (10') in length which is:

- A. Parallel to the front lot line or its chord; and
- B. Intersects the two (2) other lot lines at points most distant from the front lot line.

**LOT LINE, SIDE OR SIDE LOT LINE:** Any lot boundary line which is not a front lot line or a rear lot line.

**LOT, THROUGH OR THROUGH LOT, OR DOUBLE FRONTEAGE LOT:** A lot having a frontage on two (2) parallel or approximately parallel streets. Said lots for purposes of this title shall have two (2) street frontages and two (2) front yards.

**LOT WIDTH:** The shortest distance across a lot or parcel of property measured along a line parallel to the front lot line, or parallel to a straight line connecting the ends of an arc which constitutes the front lot line, or the perpendicular distance from one side property line to the other side property line at fifty feet (50') from the front property line.

**MAIN FLOOR LIVING AREA:** The living area of a dwelling, measured from the outside wall line of a horizontal plane, which, when viewed from above with the roof removed, contains living area on one or more levels, which levels are located entirely above the finished ground level surrounding the dwelling. Living area which is shadowed by a level above shall not be included in the calculation of the main floor living area.

**MANUFACTURED HOME:** A factory built single-family dwelling that is manufactured or constructed under the authority of 42 United States Code section 5401, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein. They bear a seal from the U.S. department of housing and urban development (HUD) certifying code compliance. When built in compliance with the standards for one-family dwellings established in sections [10-15-28](#) and [10-15-30](#) of this title, a manufactured home shall, for purposes of use restrictions, be considered a single-family dwelling.

**MARKET:** A retail store. For convenience of this title, a "neighborhood market" or "convenience market" shall be defined as a market with less than eighteen thousand (18,000) square feet of gross floor area. The term "supermarket" will be defined as a market with a gross floor area of eighteen thousand (18,000) square feet or more.

**MOBILE HOME:** A transportable, factory built home, designed to be used as a year round residential dwelling and built prior to enactment of the HUD code.

**MODULAR HOME:** Factory built housing certified as meeting the local or state building code as applicable to modular housing. Normally these homes are constructed in sections and assembled onto a permanent foundation at the building site. They are brought to the site on a flatbed truck, and are subject to the same standards as site built homes.

**MOTEL:** A building or group of buildings designed or used as the temporary abiding place of individuals or groups who are lodged on a daily basis, with or without meals, for compensation and in which there are more than ten (10) sleeping rooms usually occupied singly, and in which there may or may not be any provisions made for cooking in any guestroom.

NEC: Not elsewhere covered.

**NONCONFORMING BUILDING OR STRUCTURE:** A building or structure, or portion thereof, lawfully existing at the time this title became effective, which was designed, erected or structurally altered for a use that does not conform to the use regulations of the zone in which it is located.

**NONCONFORMING USE:** A use which was at one time, lawfully established and maintained but which, because the subsequent application of this title to it, no longer conforms to the use regulations of the zone in which it is located.

**NURSERY, DAY CHILDCARE CENTER, PRESCHOOL:** Any premises used for the care of six (6) or more children under the age of six (6) years who are not related within the second degree to the operator of said premises.

**NURSING CARE FACILITY, SKILLED NURSING FACILITY:** A healthcare facility, other than a general acute or specialty hospital, constructed, licensed and operated to provide elderly patient living accommodations, twenty four (24) hour staff availability, and at least two (2) of the following patient services (step down from assisted living):

- A. A selection of patient care services, under the direction and supervision of a registered nurse, ranging from continuous medical, skilled nursing, psychological, or other professional therapies to intermittent health related or paraprofessional personal care services;
- B. A structured, supportive social living environment based on a professionally designed and supervised treatment plan, oriented to the individual's habilitation or rehabilitation needs; or
- C. A supervised living environment that provides support, training or assistance with individual activities of daily living.

**OFFICES:** A building, room or department wherein a business or service for others is transacted, but not including the storage or sale of merchandise on the premises.

**PARCEL:** See definition of Lot.

**PARKING AREA OR PARKING LOT:** An open area, other than a street or alley, used for the parking of more than four (4) automobiles whether free, for compensation, or as an accommodation. Required parking spaces shall not be provided within a required front yard or side yard adjacent to the street or a corner lot.

**PARKING SPACE:** An area nine feet by twenty feet (9' x 20') maintained for the parking or storage of an automobile or other vehicles, which is graded for drainage and is hard surfaced or porous surface.

**PERSON:** An individual, association, firm, copartnership, corporation, or any similar legal entity.

**PLANNING COMMISSION:** The planning commission of Pleasant Grove City as duly appointed under the provisions of state law.

**PRINCIPAL BUILDING:** See definition of Building, Main.

**PROJECT PLANS:** The plans, maps and documents necessary to fully describe the proposed project at each step of the approval process.

**PUBLIC:** That which is under the ownership of the United States government, Utah State, or any subdivision thereof, Utah County, or Pleasant Grove City (or any departments or agencies thereof).

**RESIDENTIAL CARE FACILITY:** See definition of assisted living facility, type I.

**RESIDENTIAL FACILITY FOR ELDERLY PERSONS:** A single-family or multiple-family dwelling unit that meets the following requirements:

- A. A residential facility for elderly persons may not operate as a business.
- B. A residential facility for elderly persons shall:
  1. Be owned by one of the residents or by an immediate family member of one of the residents or be a facility for which the title has been placed in trust for a resident;
  2. Be consistent with existing zoning of the desired location; and
  3. Be occupied on a twenty four (24) hour per day basis by eight (8) or fewer elderly persons in a family type arrangement.
- C. A residential facility for elderly persons may not be considered a business because a fee is charged for food or for actual and necessary costs of operation and maintenance of the facility.
- D. A residential facility does not include a healthcare facility as defined by Utah Code Annotated section 26-21-2 and any ordinance adopted under authority of Utah Code Annotated.

**RESIDENTIAL FACILITY FOR HANDICAPPED PERSONS:** A single-family or multiple-family dwelling unit, consistent with existing zoning of the desired location, that is occupied on a twenty four (24) hour per day basis by three (3) to eight (8) handicapped persons in a family type arrangement under the supervision of a house family or manager, and that conforms to all applicable standards and requirements of the Department of Human Services and is operated by or operated under contract with that department.

**RESIDENTIAL HOTEL:** A hotel property in which the available accommodation units are condominium dwelling units for individual purchase which meet the following requirements:

- A. The occupancy of the condominium dwelling units by the individual unit owner shall not exceed more than sixty percent (60%) of a year (31 weeks) on an annual basis.
- B. When not being occupied by the individual unit owner, during the remaining minimum of forty percent (40%) of the yearly period, each unit shall be rented by the hospitality management company.
- C. All condominium/hotel units shall be collectively operated by the same hospitality management company.
- D. Each unit owner shall not rent their unit individually to an outside party, but rather must use the hospitality management company to rent their unit.

E. A City business license shall be obtained by the hospitality management company, and when any unit is rented, Transient Room Tax shall be collected by the City.

**SPECIAL DISTRICT:** All entities established under the authority of Utah Code Annotated title 17D and any other governmental or quasi-governmental entity that is not a county, municipality, school district or unit of the State.

**STORY:** That portion of a building included between the surface of any floor, and surface of the floor next above it; or if there be no floor above it then the space between such floor and the ceiling above it.

**STREET:** A thoroughfare which has been dedicated to the public and accepted by proper public authority, or a thoroughfare not less than twenty feet (20') wide, which has become a public thoroughfare by right of use and which affords the principal means of access to abutting property. Easements, walkways and alleys shall not be considered as "streets" for the purpose of this title. "Streets" include public rights-of-way, including highways, avenues, boulevards, parkways, roads, lanes, walks, alleys, viaducts, subways, tunnels, bridges, public easements and other ways.

**STRUCTURAL ALTERATIONS:** Any change in the supporting member of a building such as bearing walls, columns, beams or girders, and floor joists or roof joists.

**STRUCTURE:** Anything constructed or erected which is either located on the ground or attached to something having a location on the ground.

**STRUCTURE, SUBGRADE:** Any structure which:

- A. Is located primarily below natural grade;
- B. Does not extend more than two and one-half feet (2<sup>1</sup>/<sub>2</sub>'), at any point, above natural grade;
- C. Is completely covered with a minimum of six inches (6") of soil capable of supporting vegetation on its horizontal surface where required by the landscaping provisions of the respective zone in which it is located;
- D. Is decoratively finished on any vertical surface not completely covered with soil;
- E. When within a required front or street side yard, is located entirely beneath a finish grade which:
  1. Does not exceed a twenty five percent (25%) slope; and
  2. Does not extend more than two and one-half feet (2<sup>1</sup>/<sub>2</sub>) above natural grade at any point; and
  3. Is the same as the natural grade along any property line.

Subgrade structures are not subject to lot coverage or setback provisions of this title, provided they have sufficient soil coverage, as defined herein, and fully meet the landscaping requirements set forth in the provisions of any respective zoning district.

**SUBDIVISION:** A. Any land that is divided, resubdivided or proposed to be divided into two (2) or more lots, parcels, sites, units, plots or other division of land for the purpose, whether immediate or future, for offer, sale, lease or development either on the installment plan or upon any and all other plans, terms and conditions.

B. "Subdivision" includes:

1. The division or development of land, whether by deed, metes and bounds description, devise and testacy, lease, map, plat, or other recorded instrument; and
2. Except as provided in subsection C of this definition, divisions of land for all residential and nonresidential uses, including land used or to be used for commercial, agricultural, and industrial purposes.

C. "Subdivision" does not include:

1. A bona fide division or partition of agricultural land for the purpose of joining one of the resulting separate parcels to a contiguous parcel of unsubdivided agricultural land, if neither the resulting combined parcel nor the parcel remaining from the division or partition violates an applicable zoning ordinance;
2. A recorded agreement between owners of adjoining properties adjusting their mutual boundary if:
  - a. No new lot is created; and
  - b. The adjustment does not result in a violation of applicable zoning ordinances; or
3. A recorded document, executed by the owner of record, revising the legal description of more than one contiguous parcel of property into one legal description encompassing all such parcels of property.

D. The joining of a subdivided parcel of property to another parcel of property that has not been subdivided does not constitute a "subdivision" under this definition as to the unsubdivided parcel of property or subject the unsubdivided parcel to the municipality's subdivision ordinance.

**TINY HOMES:** A single-family subordinated dwelling, which has its own eating, sleeping, and sanitation facilities within a detached accessory structure with a minimum area of one hundred ninety two (192) square feet, attached to a permanent foundation and permanently connected to all required utilities.

**TRAVEL TRAILERS AND RECREATIONAL VEHICLES:** A motorized or nonmotorized vehicle which is designed or used for temporary human habitation and for travel or recreational purposes, which does not at any time exceed eight feet (8') in width and forty feet (40') in length and which may be moved upon a public highway without a special permit or chauffeur's license, or both, without violating provisions of the vehicle code.

**TWIN HOME:** See definition of Dwelling, One-Family Semi-Detached (Twin Home) located on property that allows each dwelling to be sold individually.

USE: The purpose for which premises or a building therein is designed, arranged or intended, or for which it is or may be occupied or maintained.

USE, ACCESSORY: See definition of Accessory Use.

VARIANCE: A reasonable deviation from those provisions regulating the size or area of a lot or parcel of land, or the size, area, bulk or location of a building or structure under this title and authorized according to the procedures set forth in title 2, chapter 4 of this code.

VEHICLE, ABANDONED OR ABANDONED VEHICLE: A vehicle, licensed or unlicensed, that is left unattended on public property for a period of time in excess of seventy two (72) hours.

VEHICLE, INOPERABLE OR INOPERABLE VEHICLE: A vehicle that is unable to be legally driven on a public street. This includes unlicensed vehicles.

VEHICLE, JUNKED OR JUNKED VEHICLE: A vehicle, abandoned or not, that has no apparent value other than as parts or scrap.

VEHICLE, PARTIALLY DISMANTLED OR PARTIALLY DISMANTLED VEHICLE: A vehicle that has had a piece or part removed from it that renders the vehicle inoperable.

VEHICLE, WRECKED OR WRECKED VEHICLE: A vehicle that is inoperable due to a crash or collision with any other object.

VETERINARY HOSPITAL: An establishment for the care and treatment of animals, including household pets, livestock and commercial poultry, all facilities to be within a completely enclosed building, except for exercise runs and the parking of automobiles.

YARD: A space on a lot or parcel unoccupied and unobstructed by a building or structure from the finish grade upward except as otherwise provided in this title.

YARD, FRONT OR FRONT YARD: An open, unoccupied landscaped yard on the same lot with a building extending across the full width of a lot or parcel, having at no point a depth of less than the minimum required horizontal distance between the front lot line, or its tangent, and the closest permissible location of the main building. Said distance shall be measured by a line at right angles to the front lot line, or its tangent.

YARD, REAR OR REAR YARD: A yard extending across the full width of a lot or parcel, having at no point a depth of less than the minimum required horizontal distance between the rear lot line, or its tangent, and the closest permissible location of the main building. Said distance shall be measured by a line at right angles to the rear lot line, or its tangent. The area to the rear of the rear lot line of an interior triangular or gore shaped lot shall be considered a part of the required rear yard.

YARD, SIDE OR SIDE YARD: A yard between the main building and the side lot line extending from the required front yard, or the front lot line where no front yard is required to the required rear yard, or the rear lot line where no rear yard is required, the width of which side yard shall be measured horizontally from, and at right angles to, the nearest point on the side lot line toward the closest permissible location of the main building.

**ZONE:** A portion of the incorporated territory of Pleasant Grove City exclusive of streets, alleys and other public ways, which has been given a zone designation which provides for certain uses of the land, premises and buildings and within which certain yards and open spaces are required and certain height and other limitations are established for buildings; all as set forth and specified in this title.

**ZONE MAP OR ZONING MAP:** A map that graphically shows all zone boundaries and classifications within the City, as contained within this title. (Ord. 2015-40, 10-20-2015; amd. Ord. 2016-3, 1-5-2016; Ord. 2016-5, 2-2-2016; Ord. 2016-23, 10-18-2016; Ord. 2019-8, 6-4-2019)

**SECTION 2.** **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 3.** **EFFECTIVE DATE.** This ordinance shall take effect immediately upon its passage and posting as provided by law.

**SECTION 4.** **APPROVED AND ADOPTED AND MADE EFFECTIVE** by the City Council of Pleasant Grove City, Utah County, Utah, this 20<sup>th</sup> day of January 2026.

---

Eric Jensen, Mayor

ATTEST:

---

Wendy Thorpe

City Recorder

**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 Eric Jensen       | _____             | _____            | _____                 | _____                |
| Dianna Andersen         | _____             | _____            | _____                 | _____                |
| Steve Rogers            | _____             | _____            | _____                 | _____                |
| Cyd LeMone              | _____             | _____            | _____                 | _____                |
| Todd Williams           | _____             | _____            | _____                 | _____                |
| Vacant                  | _____             | _____            | _____                 | _____                |

**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 \_\_\_\_\_, 2026.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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



## City Council Staff Report

January 20, 2026

### TEXT AMENDMENT PROPOSAL

**REQUEST** Request to amend City Code Section 10-6-2: Definitions, to revise the definition for “Building Height”

**APPLICANT** Pleasant Grove City

**ZONE** City Wide

**STAFF RECOMMENDATION** Approve the proposed amendment to the City Code.

### Background and Analysis

Over the past year, as new houses have been constructed, several concerned neighbors to a few of these developments have reached out to Staff regarding the permitted building height of these houses. These citizens are primarily concerned with their protections to density, safety, light, and air, and feel that some of these new houses are too tall and too imposing on their property.

In several of these cases, there have been a few developments where the ground level has been raised for utilities and drainage, and then a residence has been placed on top of the raised ground. Because of this, the building appears to be much taller than what neighboring properties have expected to be permitted, even though the building height meets code standards.

Staff has researched different ways to measure building height in response to these concerns, and Staff is open to finding a middle ground that gives that extra security to existing homeowners while still letting new development build in a way that is fair. However, the potential solutions that staff has researched to re-define how the maximum height of a building is measured do not seem to provide any significant difference in building height.

#### Current Definition:

**BUILDING HEIGHT:** The vertical distance measured from the average elevation of the finished lot grade at each face of the building, to the highest point of the roof; provided, that those structures set forth in section [10-15-9](#) of this title shall be excluded from said measurement.

The height of a stepped or terraced building is the maximum height of any segment of the building.

The current definition for “building height” is simple to understand, is easy for staff to measure, and is easy for developers to provide. However, this definition does not always satisfy neighbor concerns about the height of a building feeling too tall.

The zoning ordinances have historically permitted homes to be built up to 35 feet tall, which from an outside perspective does not seem to create any substantial impacts to light, air, space, or feel of a neighborhood; including situations where a two-story home is adjacent to a rambler.

For significantly taller residences, in July 2024, a new provision was approved by the City Council that permitted some houses to exceed 35 feet in height as long as increased setbacks have been provided. This way, new houses on larger properties could have more flexibility in their design, but in a manner where adjacent property owners do not feel as if their property is being overshadowed.

**Staff's Proposal:**

Staff has researched several ways to measure the height of a building and have come up with several options which were presented at the Planning Commission for further input. Staff's goal of the proposed text amendment is to find the best solution to ensure that the definition for “building height” is simple to understand, is easy for staff to measure, is easy for developers to provide, and can satisfy neighbor concerns about the height of a building when it feels to them like a neighboring building is too tall.

One option was to consider measuring the height of a building from the lowest point of the original grade line located along the perimeter of the proposed building to the midpoint of the roof. The downside to this option is that it creates a situation where buildings could potentially be even taller than what is currently permitted because this option measures to the middle of the roof. If this section is changed to measure to the peak of the roof, then it would be no different than measuring to the natural grade line, which would not be as flexible for developers to meet.

Another option was to measure the average height of the building from a set distance away from the building. The current definition for building height measures the average height of the building at each face of the building; however, if the point of measurement were located 10 feet away from the building, it would take a larger average of the finished grade into consideration, which would typically require buildings to be slightly smaller due to the increased difference in grade.

The Planning Commission ultimately decided that if a change were to be made to the definition for “Building Height” that the below final proposed text would be the preferred option, which would take the average elevation between the original and finished grades, and then measure up to the peak of the roof on each face of the building. This option would require developers to provide information about the natural grade of the property, which may not always be readily available; however, this option would provide the most balanced difference in building height of the proposed options.

**Final Proposed Text:**

**BUILDING HEIGHT:** The vertical distance measured from the average elevation of the finished lot grade at between the natural grade and proposed finished grade along each face of the building, to a horizontal line extending from the highest point of the roof; provided, that those

structures set forth in section 10-15-9 of this title shall be excluded from said measurement. The height of a stepped or terraced building is the maximum height of any segment of the building.

Staff has also studied the zoning ordinances for surrounding cities' definitions for building height:

| City      | Height Requirement  |
|-----------|---|
| Orem      | Height of Building shall mean the vertical distance from the grade to the highest point of the structure.   |
| Provo     | Building Height means the vertical distance measured from the average elevation of the finished lot grade at each face of the building, minus any artificial terracing or earth berthing placed by the owner or developer that goes beyond that required for backfill or foundation drainage, to the highest point of the coping of a flat roof, or to the deck line of a mansard roof, or to a point halfway between the lowest part of the eaves or cornice and the highest point of a pitched or hipped roof; provided that those structures set forth in [other sections of the code] shall be excluded from said measurement. The height of a stepped or terraced building is the maximum height of any segment of the building. |
| Highland  | The largest vertical distance between the "Grade of Building" and the highest point of the building. The greatest vertical distance on one side of a home between the foundation where the grade of the lot is at its highest elevation to the highest peak of any exposed roofline. Structures including chimneys, church towers, and similar structures, are excluded in determining height.  |
| Park City | The vertical distance under any roof or roof element to Existing Grade. See LMC Chapter 15-2, Zoning Districts, for various exceptions within the different Zoning Districts.   |

### Recommendation from Planning Commission

Pleasant Grove City Planning Commission took the following action on the described application at their meeting on January 8, 2026.

#### 1. Public Hearing: Code Text Amendment – Section 10-6-2: Definitions (City Wide)

Public Hearing to consider the request of Pleasant Grove City to amend Section 10-6-2: Definitions, to revise the definition for "Building Height". (Legislative Item)

## **RECOMMEND APPROVAL**

**MOTION:** Commissioner Nelson moved that the Planning Commission recommend that the City Council APPROVE the request of Pleasant Grove City for a code text amendment to City Code Section 10-6-2: Definitions, to revise the definition for Building Height; and adopting the exhibits, conditions, and findings of the Staff Report.

Commissioner Martineau seconded the motion. Vote on motion: Commissioner Nelson-Yes, Commissioner Trickler-Yes, Commissioner Martineau-Yes, Chair Redding-Yes, Commissioner Patten-No, Commissioner Butler-No, Commissioner Shirley-No. The motion passed 4-to-3.

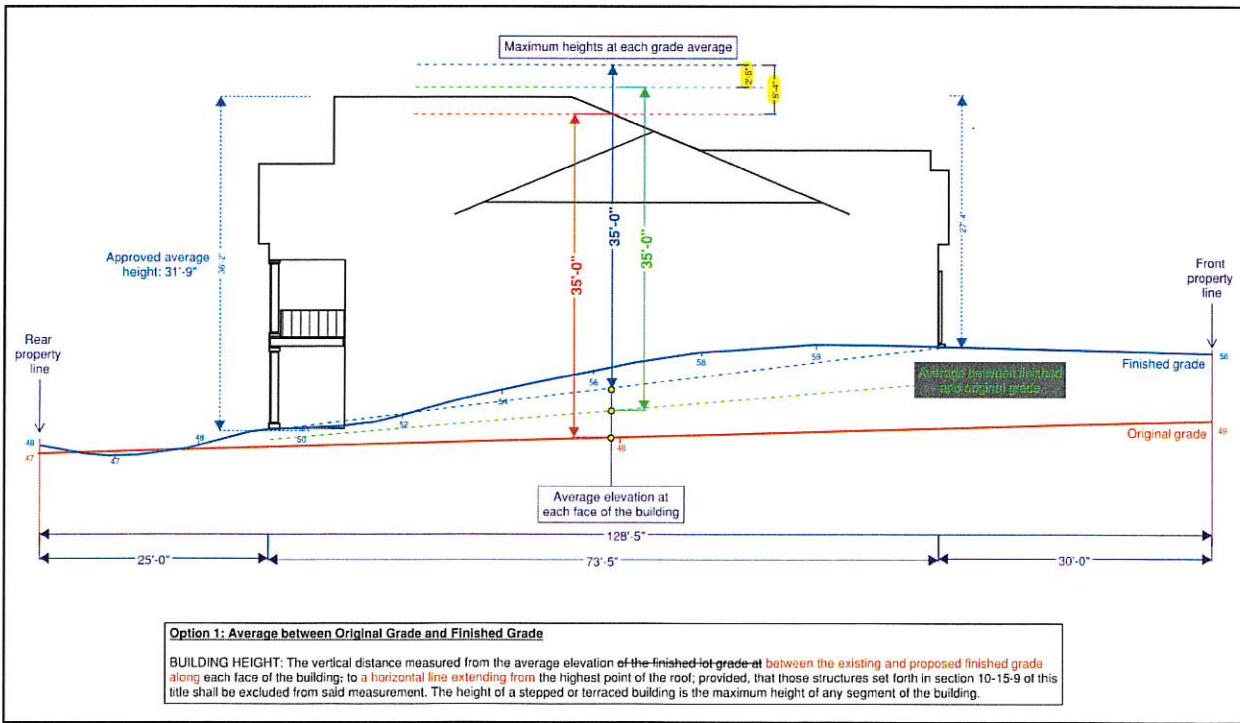
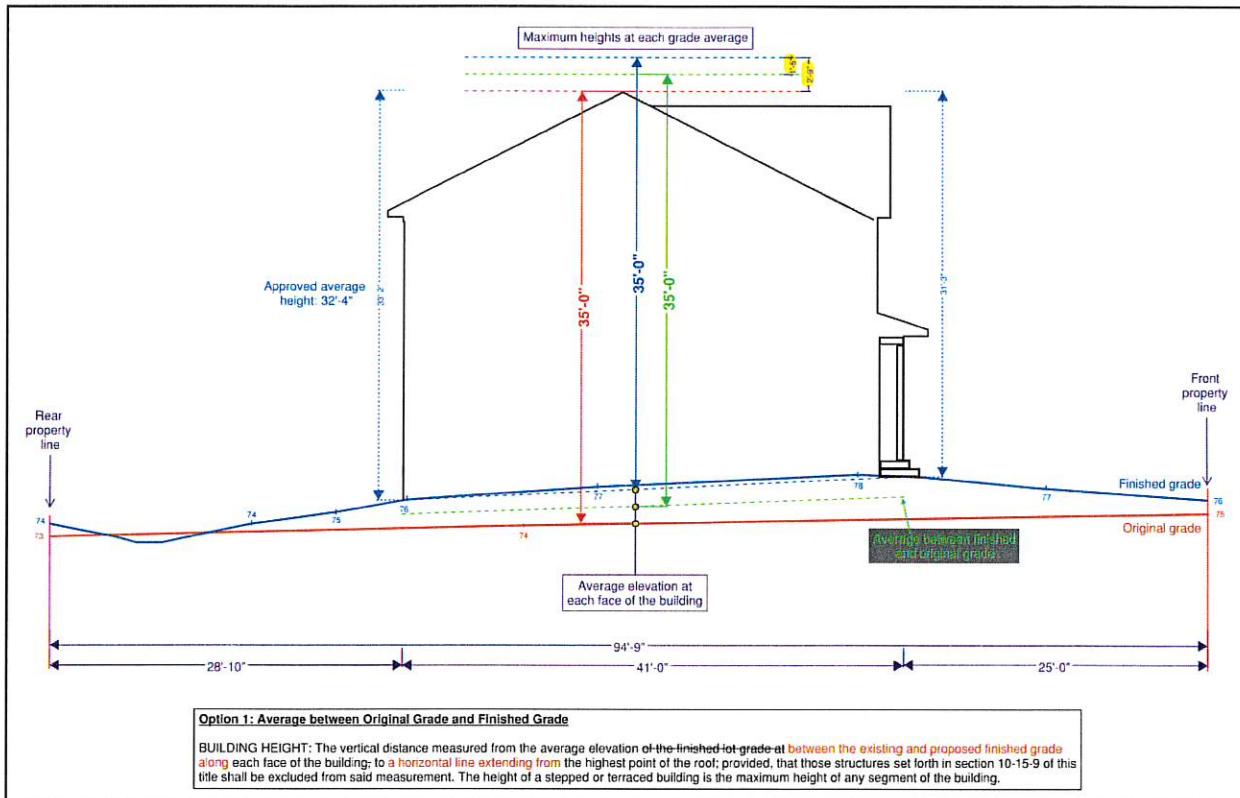
Motion by: Commissioner Nelson

Seconded by: Commissioner Martineau

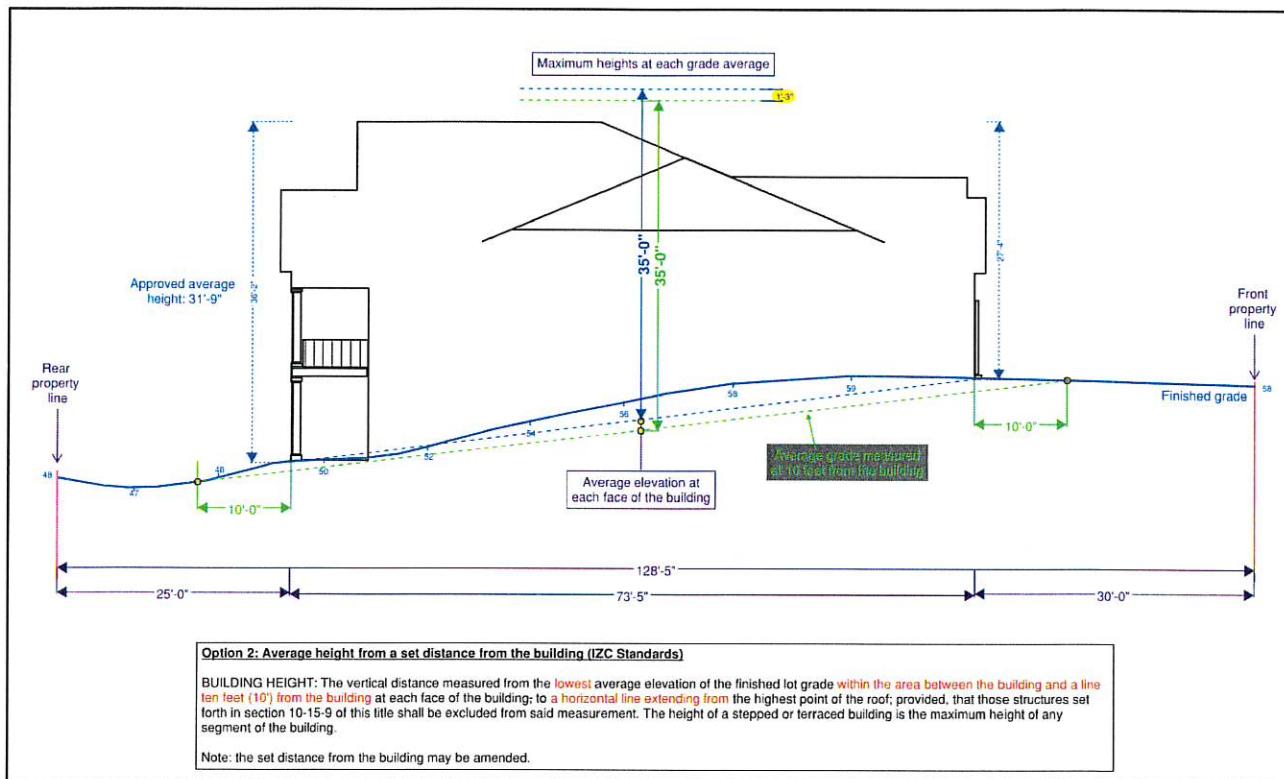
AYE VOTES: Chair Redding, Commissioners Nelson, Trickler, Martineau

NAY VOTES: Commissioners Patten, Butler, Shirley

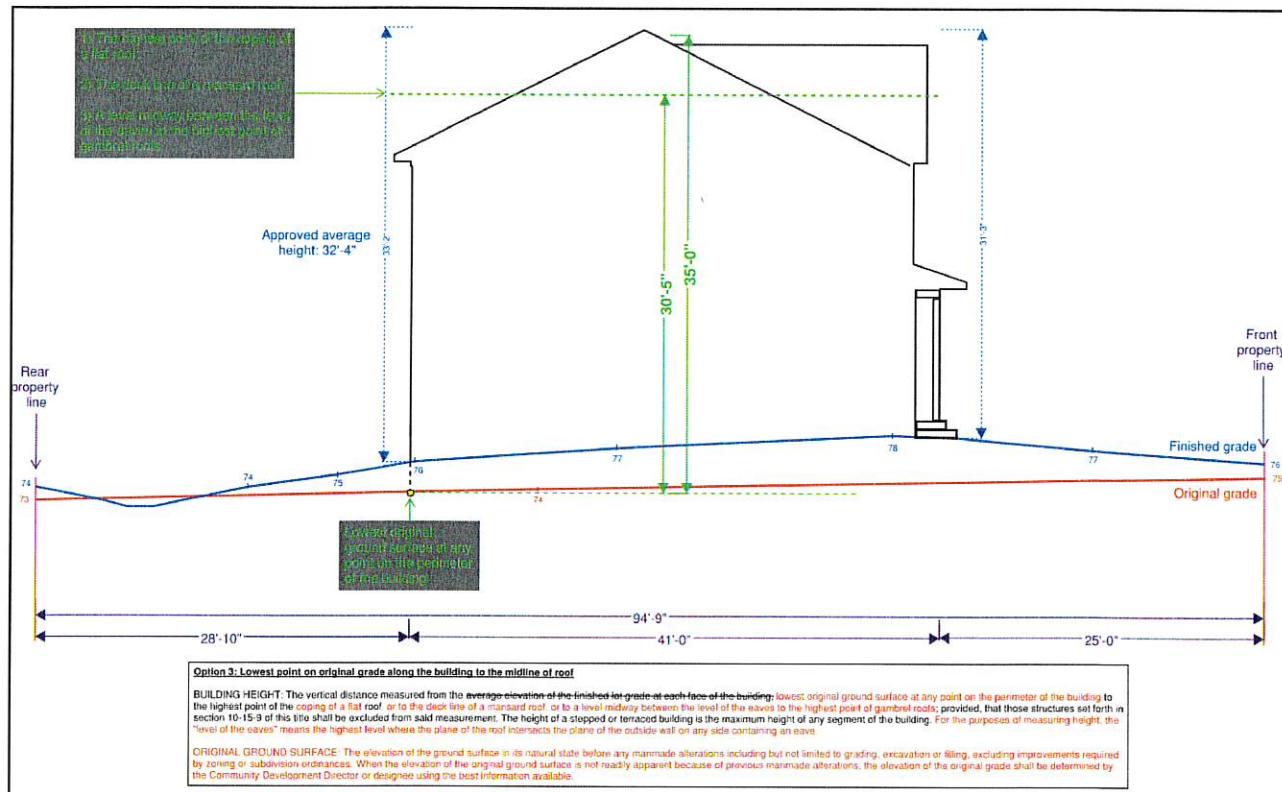
## Final Proposed Option (Option 1): Average between Original Grade and Finished Grade



## Option 2: Average Height from a Set Distance from the Building (IZC Standards)



## Option 3: Lowest Point on Original Grade along Building Footprint to Midline of Roof



## **RESOLUTION NO. 2026-04**

### **A RESOLUTION AUTHORIZING THE MAYOR TO SIGN ADDENDUM NO. 1 TO THE AGREEMENT BETWEEN THE STRAWBERRY DAYS ASSOCIATION AND PLEASANT GROVE CITY REGARDING CAPITAL IMPROVEMENTS AT THE RODEO GROUNDS 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**, the Strawberry Days Association has been incorporated since approximately 1962 as a corporate entity; and

**WHEREAS**, the Strawberry Days Association, together with the Rodeo Association has been responsible for thousands of hours of community service over the years, including planning and coordinating the Strawberry Days Celebration; and

**WHEREAS**, the annual Strawberry Days Celebration is a vital part of the history and culture of the City; and

**WHEREAS**, City owns a parcel of real property located at 485 West, 220 South, Pleasant Grove, Utah County, Utah, parcel No. 14:051:0170; and

**WHEREAS**, said property is used as a Rodeo Grounds where the Strawberry Days Rodeo is held annually; and

**WHEREAS**, the seating facilities (the "bleachers") need repair and upgrading; and

**WHEREAS**, the SDA desires to provide the materials and labor to perform the upgrades and install new bleachers; and

**WHEREAS**, said project is a capital improvement to the real property and will become an appurtenance once installed and completed; and

**WHEREAS**, the City and SDA have agreed to terms regarding said project; and

**WHEREAS**, City and SDA previously entered into an Agreement in 2017 providing for their cooperation in supporting and hosting the celebration known as Strawberry Days; and

**WHEREAS**, the parties desire to amend the original Agreement to provide terms for the seating project through this Addendum No. 1.

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

**SECTION 1**

1. The Mayor of Pleasant Grove City is hereby authorized to execute Addendum No. 1 of the Agreement between the Strawberry Days Association and Pleasant Grove City for Strawberry Days Celebration. The Addendum is attached as Exhibit "A."
2. This resolution is effective immediately.

**SECTION 2**

**THIS RESOLUTION APPROVED AND ADOPTED** this 20th day of January 2026  
by the City Council of Pleasant Grove City, Utah.

---

Eric Jensen, Mayor

ATTEST:

(SEAL.)

---

Wendy Thorpe, City Recorder

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

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

| <b><u>ROLL CALL</u></b> | <b><u>Yes</u></b> | <b><u>No</u></b> | <b><u>Absent</u></b> |
|-------------------------|-------------------|------------------|----------------------|
| Mayor Eric Jensen       | _____             | _____            | _____                |
| Dianna Andersen         | _____             | _____            | _____                |
| Steve Rogers            | _____             | _____            | _____                |
| Cyd LeMone              | _____             | _____            | _____                |
| Todd Williams           | _____             | _____            | _____                |
| Vacant                  | _____             | _____            | _____                |

## ADDENDUM NO. 1

### TO STRAWBERRY DAYS CELEBRATION AGREEMENT BETWEEN THE STRAWBERRY DAYS ASSOCIATION AND PLEASANT GROVE CITY

This Addendum No. 1 to the Strawberry Days Celebration Agreement is entered into effective this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_, by the Strawberry Days Association (“SDA”) and Pleasant Grove City Corporation (“City”).

#### ADDENDUM PURPOSES

City owns the property known as “the Rodeo Grounds.” The Strawberry Days Association (SDA) and the Rodeo Association have operated a rodeo event as part of Strawberry Days for many years on the subject property and desire to expand and improve the seating facilities at the Rodeo Grounds. SDA is willing to pay for the improvements and City is willing to allow the SDA to make said capital improvements on City property. City and SDA desire to cooperate to bring the citizens of Pleasant Grove an improved rodeo experience. The purpose of this Addendum is to memorialize the terms of said cooperative effort.

Whereas, City owns a parcel of real property located at \_\_\_\_\_ West, 220 South, Pleasant Grove, Utah County, Utah, parcel No. 14:051:0170; and

Whereas, said property is used as a Rodeo Grounds where the Strawberry Days Rodeo is held annually; and

Whereas, the seating facilities (the “bleachers”) need repair and upgrading; and

Whereas, the SDA desires to provide the materials and labor to perform the upgrades and install new bleachers; and

Whereas, said project is a capital improvement to the real property and will become an appurtenance once installed and completed; and

Whereas, the City and SDA have agreed to terms regarding said project; and

Whereas, City and SDA previously entered into an Agreement in 2017 providing for their cooperation in supporting and hosting the celebration known as Strawberry Days; and

Whereas, the parties desire to amend the original Agreement to provide terms for the seating project through this Addendum No. 1.

**NOW, THEREFORE**, in consideration of the mutual covenants described in the original Agreement and as amended by this Addendum, the parties hereby amend the Agreement as follows:

1. SDA will be spending approximately two million dollars (2,000,000.00) to complete the bleacher improvements.

2. SDA will be responsible for all costs associated with the bleacher improvements. City will bear no responsibility for any costs associated with the bleacher improvement project.

2. City agrees that SDA should receive some consideration for the investment into the rodeo ground facility.

3. SDA through the Rodeo Committee will be allowed to conduct up to six (6) additional events during the calendar year not including the Strawberry Days Rodeo events.

4. SDA will be required to provide adequate parking for any additional events held at the Rodeo Grounds per the requirements of the City Code.

5. SDA will be able to keep the proceeds from said additional events and will not be charged a rental fee for the facility for said events until the debt for the improvements is paid off. Any further revenue sharing options may be considered and negotiated at that time.

6. SDA will be responsible for paying for Police services, Parks Department time (including any overtime hours) in preparing for or cleaning up after the additional events, and for any impact on the adjacent baseball fields if they are used for parking.

7. City may conduct their own city sponsored events outside of the SDA additional events. There will be no revenue sharing for those events.

8. City maintains the right as property owner to use the Rodeo Grounds without SDA or Rodeo Association approval.

9. The person(s) signing on behalf of SDA represents and warrants that they have been duly authorized to formal action of the governing body of City to execute this Addendum No. 1 to the Strawberry Days Celebration Agreement on behalf of the Strawberry Days Association and the Rodeo Association.

10. The remaining terms of the original Agreement shall remain in full force and effect.

**IN WITNESS WHEREOF**, the parties hereto have caused this Addendum No. 1 to Cooperation Agreement to be executed the day and year first above written.

**PLEASANT GROVE CITY:**

---

Mayor Eric Jensen

**ATTEST:**

\_\_\_\_\_  
Wendy Thorpe

**STRAWBERRY DAYS ASSOCIATION:**

By: \_\_\_\_\_

Its: \_\_\_\_\_

State of Utah )

)

County of Utah )

On this the \_\_\_\_\_ day of \_\_\_\_\_ 202\_\_\_\_\_, personally appeared before me \_\_\_\_\_, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who, being my me duly sworn, did say that he/she is duly authorized to execute this agreement on behalf of Strawberry Days Association.

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

**STRAWBERRY DAYS RODEO ASSOCIATION:**

By: \_\_\_\_\_

Its: \_\_\_\_\_

State of Utah )

)

County of Utah )

On this the \_\_\_\_\_ day of \_\_\_\_\_ 202\_\_\_\_\_, personally appeared before me \_\_\_\_\_, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who, being my me duly sworn, did say that he/she is duly authorized to execute this agreement on behalf of Strawberry Days Rodeo Association.

---

Notary Public

**RESOLUTION NO. 2026-05**

**A RESOLUTION AUTHORIZING THE MAYOR TO SIGN A COOPERATIVE AGREEMENT BETWEEN THE UTAH DIVISION OF FORESTRY, FIRE, AND STATE LANDS AND THE CITY OF PLEASANT GROVE REGARDING WILDLAND FIRE MANAGEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Pleasant Grove City (“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**, The Division of Forestry, Fire and State Lands is a state agency, of the State of Utah (“the Division”); and

**WHEREAS**, Pursuant to Utah Code §65A-8-205, cooperative agreements with Utah Division of Forestry, the State of Utah, and local municipalities are necessary to discharge their joint responsibilities for protecting non-federal land from wildland fire; and

**WHEREAS**, the Division has determined that portions of Pleasant Grove City are at risk from wildland fire; and

**WHEREAS**, Costs for managing wildland fires on incorporated land can be burdensome for cities; and

**WHEREAS**, The State of Utah through the Division will assume the costs of fighting such fires upon certain conditions; and

**WHEREAS**, the Parties desire to enter into an Agreement whereby said services may be provided.

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

**SECTION 1.**

1. The Mayor of Pleasant Grove City is hereby authorized to execute the Cooperative Agreement between the Utah Division of Forestry, Fire and State Lands to provide for wildland fire management on incorporated land.

**SECTION 2.**

This resolution is effective immediately.

**THIS RESOLUTION APPROVED AND ADOPTED** this 20<sup>th</sup> day of January 2026 by the City Council of Pleasant Grove City, Utah.

---

Eric Jensen, Mayor

ATTEST: (SEAL)

---

Wendy Thorpe, City Recorder

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

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

| <b><u>ROLL CALL</u></b> | <b><u>Yes</u></b> | <b><u>No</u></b> | <b><u>Absent</u></b> |
|-------------------------|-------------------|------------------|----------------------|
| Mayor Eric Jensen       | _____             | _____            | _____                |
| Dianna Andersen         | _____             | _____            | _____                |
| Steve Rogers            | _____             | _____            | _____                |
| Cyd LeMone              | _____             | _____            | _____                |
| Todd Williams           | _____             | _____            | _____                |
| Vacant                  | _____             | _____            | _____                |

## COOPERATIVE AGREEMENT

This Cooperative Agreement (the "Agreement") is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_ 2025 (the "Effective Date"), by and between the Utah Division of Forestry, Fire and State Lands ("FFSL") and **Pleasant Grove** (the "Participating Entity"). FFSL and the Participating Entity may sometimes be referred to in this Agreement individually as a Party or, collectively, as the Parties.

### RECITALS

- A. Pursuant to Utah Code § 65A-8-203, this Cooperative Agreement is required for a county, municipality, or certain other eligible entity and the State of Utah, by and through FFSL, to cooperatively discharge their joint responsibilities for protecting non-federal land from wildland fire.
- B. The Participating Entity is a county, municipality, or other Eligible Entity, as defined in Section I of this Agreement.
- C. The Participating Entity is eligible to enter into a Cooperative Agreement under Utah Administrative Code R652-122-200, R652-121-400, and R652-121-600.
- D. FFSL provided to the Participating Entity, and the Participating Entity signed and returned to FFSL, the Annual Participation Commitment Statement before the Effective Date of this Agreement.
- E. The fire department or equivalent fire service provider under contract with, or delegated by, the Participating Entity on unincorporated land meets minimum standards for wildland fire training, certification, and suppression equipment based upon nationally accepted standards, determined by FFSL.

### AGREEMENT

#### **I. Definitions**

For the purposes of this Agreement:

1. "Annual Participation Commitment Report" means a report prepared by the Participating Entity, detailing the expenditures and activities conducted in compliance with the Participation Commitment during the past calendar year.
2. "Annual Participation Commitment Statement" means a statement, signed by both FFSL and the Participating Entity, detailing both the monetary value of the Participation Commitment for the upcoming calendar year and the detailed activities the Participating Entity plans to perform to fulfill their Participation Commitment for that year.

3. “Catastrophic Wildfire” means fires whose size and intensity cause significant impacts to State and local economies, critical infrastructure, the environment, and private landowners.
4. “Cooperative Agreement” means the same as the term is defined in Utah Admin. Code R652-1-200.
5. “Delegation of Fire Management Authority” means the acceptance by FFSL of responsibility for:
  - i. Managing a wildfire; and
  - ii. The cost of fire suppression, as described in Utah Code § 65A-8-203.
6. “Direct Expenditure” means funds spent by a Participating Entity to implement wildland fire prevention, preparedness, or mitigation efforts both agreed to between the Parties and approved by FFSL.
7. “Direct Payment” means an alternative method of meeting all, or part, of the participation commitment by paying FFSL directly, as per Utah Code § 65A-8-203.4.
8. “Eligible Entity” means the same as the term is defined in Utah Code § 65A-8-203.
9. “Extended Attack” means actions taken in response to wildland fire after Initial Attack.
10. “Firefighter” means an individual trained in wildland firefighting techniques and assigned to a position of hazardous duty.
11. “Initial Attack” means actions taken by the first resources to arrive at any wildland fire incident, including, without limitation, size-up, patrolling, monitoring, holding action, or aggressive suppression action.
12. “In-Kind Activity” means an activity for wildland fire prevention, preparedness, or mitigation efforts both agreed to between the Parties and approved by FFSL. The value of an In-Kind Activity shall be determined by using the rate calculated by the Independent Sector, <https://www.independentsector.org/>.
13. “Minimum Billing Threshold” means the dollar value of expenses not charged to the Participating Entity but incurred by FFSL, on behalf of the Participating Entity, on Initial Attack prior to Delegation of Fire Management Authority.
14. “Participation Commitment” means prevention, preparedness, and mitigation actions and expenditures, including those identified in an FFSL-approved CWPP or equivalent wildland fire preparedness plan, undertaken by a Participating Entity to reduce the risk of wildland fire and meet the intent of Utah Code §§ 65A-8-202 and 65A-8-202.5.
15. “Participating Entity” means an Eligible Entity with a valid Cooperative Agreement.

## **II. Term.**

1. The term of this Agreement shall be five (5) years from the Effective Date.

### **III. Participation Commitment.**

#### **1. Annual Statement.**

- a. FFSL shall send the Participating Entity an Annual Participation Commitment Statement at least three (3) months in advance of the end of each calendar year under the term of this Agreement.
- b. Upon receipt of an Annual Participation Commitment Statement, the Participating Entity shall complete the annual plan portion of the Annual Participation Commitment Statement outlining the actions they intend to take that address the wildfire threat. The Participating Entity shall send the completed annual plan to FFSL for review and approval within sixty (60) days of receipt of an Annual Participation Commitment Statement.
- c. Upon receipt of the Participating Entity's annual plan, FFSL shall review the annual plan. FFSL may request additional information before approving the annual plan. Upon FFSL's approval of the annual plan, FFSL shall sign and send the Annual Participation Commitment Statement to the Participating Entity for signature.
- d. Upon receipt of the signed Annual Participation Commitment from FFSL, the Participating Entity's chief executive shall sign and return the fully executed Annual Participation Commitment Statement to FFSL by the deadline provided. In the event the Participating Entity fails to sign and return the Annual Participation Commitment Statement by the deadline provided, FFSL shall terminate this Agreement at the conclusion of the last calendar year in which the Participating Entity complied with this requirement.

#### **2. Fulfillment.**

- a. The Participating Entity shall fulfill its Participation Commitment, determined by FFSL, pursuant to Utah Admin. Code R652-122-800 and R652-122-200(5)(c).
- b. The Participating Entity shall fulfill its Participation Commitment through direct expenditures, direct payment, in-kind activities, or any combination of the three.

#### **3. Consultation.**

- a. The Participating Entity may consult with FFSL to identify valid Participation Commitment actions and activities, based on the Participating Entity's FFSL-approved CWPP or equivalent wildfire preparedness plan.

#### **4. Accounting.**

- a. The Participating Entity shall account for its respective Participation Commitment activities and expenditures through the Utah Wildfire Assessment Risk Portal ("UWRAP").

- b. Beginning January 1, 2025, all qualifying Participation Commitment expenditures and activities count toward the Participating Entity's first full-year Participation Commitment.
- c. The value of Participation Commitment expenditures and activities may, with approval of FFSL, carry-over to the next calendar year.
- d. At FFSL's discretion, the value of capital improvement actions may carry-over for up to five (5) years and the value of non-capital improvement actions may carry-over for up to three (3) years.
- e. The Participating Entity must receive written approval from FFSL before pursuing carry-over for a specific action under Section III(4)(c) of this Agreement.
- f. Amounts reported annually in excess of Participation Commitment shall not carry-over without written approval under this Section III(4).

5. Reporting.

- a. The Participating Entity shall record and account for its Participation Commitment actions and expenditures in UWRAP.
- b. The Participating Entity shall provide an annual accounting of its actions and expenditures to FFSL for review and approval in the manner and form specified by FFSL.
- c. The Participating Entity shall account for, track, and report any year-to-year carry-over under Section III(4)(c) of this Agreement in UWRAP.
- d. FFSL may review and verify records related to the Participating Entity's Participation Commitment at any time.
- e. FFSL may deny records related to the Participating Entity's Participation Commitment deemed by FFSL to be unverifiable, incorrect, or not approved in the Participating Entity's signed Participation Commitment Statement.

6. Calculation.

- a. FFSL shall calculate the Participation Commitment based on a wildfire risk assessment by acres (the "Risk Assessment"), conducted by FFSL, and the historic fire cost average ("Fire Cost Average") in the Participating Entity's jurisdiction, pursuant to Utah Admin. Code R652-122-300, R652-122-400, and R652-122-500.
- b. The Risk Assessment calculation shall be adjusted for inflation using the Consumer Price Index.
- c. FFSL shall calculate the Fire Cost Average based on historic suppression costs accrued within the Participating Entity's jurisdictional boundary. The Fire Cost Average shall only include wildland fire suppression costs accrued and paid by FFSL on behalf of a Participating Entity within the Participating Entity's jurisdictional boundary. The Fire Cost Average may include State-

paid costs after Delegation of Fire Management Authority and Transfer of Fiscal Responsibility has occurred within the Participating Entity's jurisdictional boundary.

- d. The Fire Cost Average shall be calculated on a rolling, ten-year average, dropping the highest and lowest cost years and adjusting for inflation using the Consumer Price Index. Each ten-year average shall contain eight data points.

7. Appeals.
  - a. Where permitted by Utah Admin. Code R652-122, the Participating Entity may appeal a decision regarding its Participation Commitment by submitting a written appeal that states the reasons for the disagreement to the State Forester within ninety (90) days of the occurrence of the reason for disagreement.

#### **IV. Initial Attack.**

1. The Participating Entity shall have primary responsibility for Initial Attack ("IA") on all nonfederal lands within the response area of the Participating Entity or within the response area of any delegatee of the Participating Entity.
2. IA may include different resources based on fire danger, fuel type, values to be protected, and other factors.
3. FFSL shall determine effective wildfire IA pursuant to the definition of IA under this Agreement and Utah Code 65A-8-202, defining IA as what is reasonable for the Participating Entity.
4. The Participating Entity shall have financial responsibility for all IA costs within their jurisdictional boundary, other than the cost of aviation assets.
5. FFSL shall have financial responsibility for all IA aviation asset costs.

#### **V. Delegation of Fire Management Authority and Transfer of Fiscal Responsibility.**

1. Delegation of Fire Management Authority and the transfer of fiscal responsibility to FFSL for the wildfire at issue shall occur simultaneously with one of the following events:
  - a. The involvement of state-owned or federally-owned lands in the wildfire;
  - b. The order, beyond pre-planned dispatch, of firefighting resources through an Interagency Fire Center;
  - c. The request, by the local fire official on scene, of the Participating Entity with jurisdiction; or
  - d. The decision of the State Forester, after consultation with local authorities.
2. Upon Delegation of Fire Management Authority to FFSL, FFSL, or its designee, shall be the primary incident commander in a unified command environment with the agency having jurisdiction.

3. The occurrence of aviation assets on pre-planned dispatch, as established by the State, shall not cause an automatic Delegation of Fire Management Authority.

## **VI. Extended Attack.**

1. Immediately upon Delegation of Fire Management Authority, the incident commander shall record a timestamp via radio with the Interagency Fire Center servicing the incident.
2. The Crew Time Report (“CTR”) or Shift Ticket of all resources not covered by a no-cost local agreement, such as an automatic aid system or other inter-local agreement, shall also reflect the timestamp recorded in Section VI(1).
3. Immediately upon Delegation of Fire Management Authority, a new CTR or Shift Ticket shall be started for all resources to be used in the Extended Attack.
4. All incident commanders named on the incident organizer shall sign delegation documentation. Resource needs shall be reevaluated in the transition from IA to Extended Attack.
5. Upon Delegation of Fire Management Authority, and if the Participating Entity is compliant with relevant statutes, regulations, and the terms of this Agreement, FFSL shall be financially responsible for wildland fire suppression costs incurred beyond IA.

## **VII. Wildland Fire Response Training and Certification.**

1. The Participating Entity shall ensure Firefighters providing IA within the Participating Entity’s jurisdiction are trained in NWCG S130 Firefighter Training and S190 Introduction to Wildland Fire Behavior.
2. The Participating Entity shall ensure firefighters providing IA within the Participating Entity’s jurisdiction have completed RT130 Annual Fireline Safety Refresher Training prior to each statutory “closed fire season,” as defined in Utah Code § 65A-8-211.
3. Upon Delegation of Fire Management Authority, FFSL may release from IA, or reassign to other firefighting duties, any Firefighter not certified as a NWCG Wildland Firefighter II.

## **VIII. Wildland Fire Response Equipment Standards.**

1. The Participating Entity shall ensure engines, water tenders, hand tools, and water handling equipment used for response to wildland fire on nonfederal land within the Participating Entity’s jurisdiction meet the National Wildfire Coordinating Group standards and, if applicable, the FFSL Fire Department Manual standards.

## **IX. Wildland Fire Cost Recovery Actions.**

1. Pursuant to Utah Code Title 65A and Utah Admin. Code R652, and when an investigation reasonably shows a person or persons started a wildfire by acting

in a negligent, reckless, or intentional manner, the Participating Entity shall initiate a civil action to recover all wildland fire costs incurred for a particular fire (“Cost Recovery Action”), except for when Delegation of Fire Management Authority has occurred. FFSL shall assist the Participating Entity in a Cost Recovery Action under this Section IX(1).

2. Costs recovered by the Participating Entity beyond the costs, including legal fees in pursuing the Cost Recovery Action, incurred by the Participating Entity itself shall be distributed amongst all other entities with incurred suppression costs.
3. The value of costs incurred and recovered by the Participating Entity may reduce the Participating Entity’s Historic Fire Cost Average and Participation Commitment.
4. If the Participating Entity does not intend to initiate a Cost Recovery Action under Section IX(1), the Participating Entity shall immediately notify FFSL.
5. FFSL may initiate a Cost Recovery Action at any time, including when Delegation of Fire Management Authority has occurred and upon notice by the Participating Entity under Section IX(4).

#### **X. Probation Status.**

1. At the end of each calendar year, FFSL shall review the Participating Entity’s compliance with the terms of this Agreement.
2. If the Participating Entity is found to be in noncompliance, FFSL shall place the Participating Entity on “Probation Status” and provide the Participating Entity with a “Probation Notice” including:
  - a. Notice of the Probation Status;
  - b. The reason for the Probation Status;
  - c. The action(s) the Participating Entity must take to remedy the Probation Status; and
  - d. The time frame within which the Probation Status may be remedied.
3. If the reason for the Probation Status is the Participating Entity’s failure to fulfill its Participation Commitment for the previous calendar year:
  - a. The Participating Entity shall fulfill its Participation Commitment for the previous year and its Participation Commitment for the current calendar year within the Probation Notice time frame;
  - b. FFSL shall credit the Participating Entity’s Participation Commitment expenditures and actions toward the Participating Entity’s outstanding obligation before it may credit the expenditures and actions toward the current obligation;
  - c. FFSL may, based on evidence of a good faith effort to comply with Section X(3)(a) and at the sole discretion of FFSL, extend the Probation Notice time frame if the underlying noncompliance is not timely remedied; and

- d. FFSL shall lift the Probation Status if the underlying noncompliance is remedied within the Probation Notice time frame.
4. If the reason for the Probation Status is the Participating Entity's noncompliance with one or more terms of this Agreement, apart from a failure to fulfill its Participation Commitment:
  - a. The Participating Entity shall remedy the underlying noncompliance that led to the Probation Status within the Probation Notice time frame.
  - b. FFSL shall lift the Probation Status if the underlying noncompliance is remedied within the Probation Notice time frame.
  - c. FFSL may, pursuant to Section XI, revoke this Agreement if the underlying noncompliance is not remedied within the Probation Notice time frame.
5. For the duration of the Probation Status, this Agreement remains valid.
6. FFSL may, pursuant to Section XI, revoke this Agreement if the underlying noncompliance is not remedied within the Probation Notice time frame.

## **XI. Revocation.**

1. FFSL may revoke this Agreement by providing written notice to the Participating Entity more than forty-five (45) days from the start or end of the statutory fire season, as defined in Utah Code 65A-8-211.
2. If the Participating Entity signed and returned the Annual Participation Commitment Statement to FFSL, a revocation by FFSL shall be effective in the calendar year following the year the Annual Participation Commitment Statement was signed and returned.
3. The Participating Entity may revoke this Agreement by:
  - a. Providing written notice to FFSL of its intent to revoke this Agreement; or
  - b. By failing to sign and return the Annual Participation Commitment Statement to FFSL, unless a written extension for return has been granted by FFSL.
4. Any revocation of this Agreement is considered a termination of the Agreement.
5. If either FFSL or the Participating Entity revokes this Agreement, the Participating Entity may only enter into a new CWS cooperative agreement with FFSL if the Participating Entity meets the requirements under Utah Administrative Code R652-121-600 and the Participating Entity pays FFSL all outstanding wildfire suppression costs in full.
6. If FFSL revokes this Agreement after the Participating Entity was placed on Probation Status, the Participating Entity shall be responsible for all costs of wildfire suppression incurred by FFSL within the Participating Entity's jurisdiction from the date of the Probation Notice to the revocation of this Agreement.

7. A revocation of this Agreement by FFSL may be informally appealed to the State Forester within thirty (30) days of the notice of revocation being provided.

**XII. Renewal, Amendment, and Compliance with Applicable Laws.**

1. If neither FFSL nor the Participating Entity revoke this Agreement under Section XI, this Agreement may renew for a consecutive five (5) year term.
2. There is no limit to the number of terms this Agreement may renew for.
3. The terms of this Agreement may be amended at any time by the written agreement of both Parties.
4. The terms of this Agreement shall be subject to and, at the end of each five (5) year term, amended as necessary to comply with Utah Code Title 65A and Utah Admin. Code R652.
5. This Agreement is made pursuant to the provisions of all applicable laws and subject to the rules and regulations of the departments and agencies of the State of Utah presently in effect and to such laws, rules, and regulations as may be hereafter promulgated.

**XIII. Community Wildfire Preparedness Plan.**

1. The Participating Entity shall adopt a Community Wildfire Preparedness Plan (“CWPP”) or, subject to FFSL’s approval, equivalent wildland fire preparedness plan. The Participating Entity shall update the CWPP or equivalent wildland fire preparedness plan within five (5) years of the Effective Date of this Agreement.
2. The Participating Entity shall implement prevention, preparedness, and mitigation actions identified in its CWPP.

**XIV. Wildland Urban Interface.**

1. The Participating Entity shall comply with all statutes, regulations, policies, and other requirements relating to wildland urban interface property, including those requirements agreed to by the Parties in the Wildland Urban Interface Agreement. *See Exhibit B.*

**XV. Miscellaneous.**

1. This Agreement shall be governed by the laws, rules, and regulations of the State of Utah. Any action or proceeding arising from this Agreement shall be brought in a court of competent jurisdiction in the State of Utah. Venue shall be in Salt Lake City, in the Third Judicial District Court for Salt Lake County.
2. At all times during this Agreement, the Participating Entity shall comply with all applicable federal and state constitutions, laws, rules, codes, orders, and regulations, including applicable licensure and certification requirements.
3. The Participating Entity shall be fully liable for the actions of its agents, employees, officers, and partners and shall fully indemnify, defend, and save

9. In the event of any conflict or disagreement between this Agreement and any applicable statute or regulation, the statute or regulation shall control.

**UTAH DIVISION OF FORESTRY, FIRE AND STATE LANDS**

---

FFSL Area Manager Signature

Name

Date

---

State Forester/Division Director Signature

Name

Date

**PARTICIPATING ENTITY**

---

Chief Executive Signature

Name

Date

**APPROVED AS TO FORM**

**UTAH ATTORNEY GENERAL'S OFFICE**



---

Connor Arrington (Sep 4, 2025 09:42:23 MDT)

Connor Arrington

09/04/2025

---

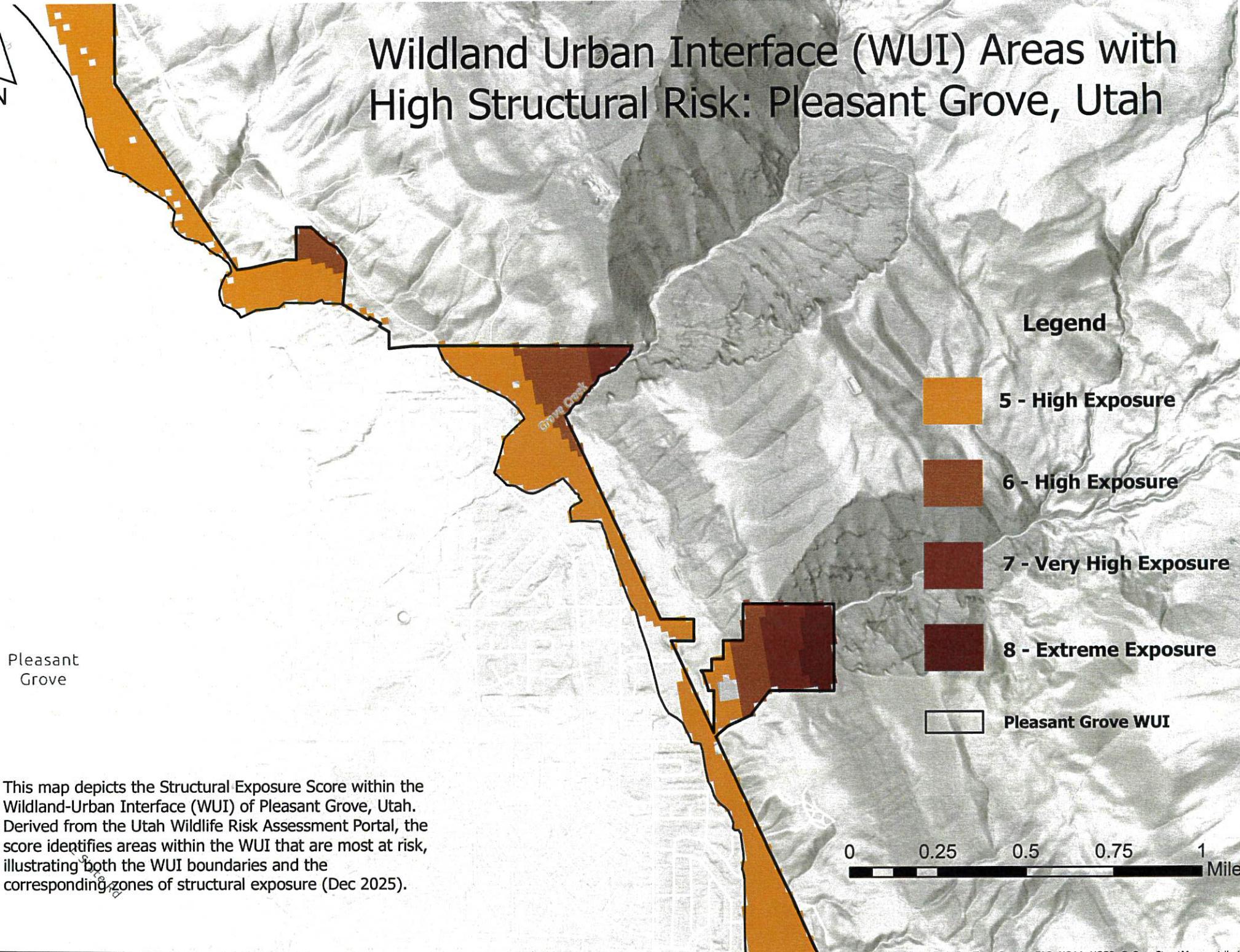
Assistant Attorney General Signature

Name

Date



# Wildland Urban Interface (WUI) Areas with High Structural Risk: Pleasant Grove, Utah



## Report Criteria:

Invoices with totals above \$0 included.

Only unpaid invoices included.

| Vendor | Vendor Name | Invoice Number | Description | Invoice Date | Net<br>Invoice Amount | Amount Paid | Date Paid |
|--------|-------------|----------------|-------------|--------------|-----------------------|-------------|-----------|
|--------|-------------|----------------|-------------|--------------|-----------------------|-------------|-----------|

**GENERAL FUND****10-13100 ACCTS REC.- CITY EMPLOYEES**

|      |                      |              |                      |            |        |     |
|------|----------------------|--------------|----------------------|------------|--------|-----|
| 3080 | FRATERNAL ORDER OF   | 12262025     | PD/DUES              | 12/26/2025 | 529.00 | .00 |
| 7505 | SKAGGS COMPANIES, IN | 450A3223461  | PD/PERSONAL SUPPLIES | 12/16/2025 | 267.70 | .00 |
| 7505 | SKAGGS COMPANIES, IN | 450A3229221  | PD/PERSONAL SUPPLIES | 12/19/2025 | 230.25 | .00 |
| 7505 | SKAGGS COMPANIES, IN | 450A36167681 | PD/PERSONAL SUPPLIES | 12/16/2025 | 152.98 | .00 |

**10-21230 STATE INSURANCE PAYABLE**

|      |                       |          |              |            |           |     |
|------|-----------------------|----------|--------------|------------|-----------|-----|
| 8954 | UTAH LOCAL GOVT. INS. | M1624015 | WORKERS COMP | 01/06/2026 | 11,289.48 | .00 |
|------|-----------------------|----------|--------------|------------|-----------|-----|

**10-21245 VISION INSURANCE PAYABLE**

|      |                       |        |                  |            |          |     |
|------|-----------------------|--------|------------------|------------|----------|-----|
| 8070 | SUPERIOR VISION SERVI | 938874 | VISION INSURANCE | 01/01/2026 | 1,586.69 | .00 |
|------|-----------------------|--------|------------------|------------|----------|-----|

**10-21250 LIFE INSURANCE PAYABLE**

|      |                      |          |                   |            |          |     |
|------|----------------------|----------|-------------------|------------|----------|-----|
| 8265 | THE LINCOLN NATIONAL | 01012026 | INSURANCE PREMIUM | 01/01/2026 | 7,069.42 | .00 |
|------|----------------------|----------|-------------------|------------|----------|-----|

**10-21355 CASH BONDS (NEW)**

|      |                      |          |                             |            |            |     |
|------|----------------------|----------|-----------------------------|------------|------------|-----|
| 685  | B&T HOSPITALITY MANA | 01052026 | CONSTRUCTION BOND RELEASE   | 01/05/2026 | 291,000.00 | .00 |
| 750  | BAR S CONSTRUCTION   | 1469     | WATER VALVE AT 330 E 1100 N | 01/05/2026 | 3,500.00   | .00 |
| 8220 | TFC PLEASANT GROVE   | 01072026 | WARRANTY BOND RELEASE       | 01/07/2026 | 4,400.00   | .00 |

**10-21370 Construction Inspection Bond**

|      |                    |          |                               |            |          |     |
|------|--------------------|----------|-------------------------------|------------|----------|-----|
| 8220 | TFC PLEASANT GROVE | 01062026 | TESTING & INSPECTION BOND REL | 01/07/2026 | 3,415.00 | .00 |
|------|--------------------|----------|-------------------------------|------------|----------|-----|

**10-24260 VOLUNTARY INSURANCE PAYABLE**

|      |                     |          |                   |            |        |     |
|------|---------------------|----------|-------------------|------------|--------|-----|
| 9288 | WASHINGTON NATIONAL | P2609109 | INSURANCE PREMIUM | 01/01/2026 | 309.90 | .00 |
|------|---------------------|----------|-------------------|------------|--------|-----|

**10-24300 COURT CHARGES CLEARING-35%**

|      |                     |          |                   |            |          |     |
|------|---------------------|----------|-------------------|------------|----------|-----|
| 9003 | UTAH STATE TREASURE | 12312025 | COURT/STATE FUNDS | 12/31/2025 | 1,630.26 | .00 |
|------|---------------------|----------|-------------------|------------|----------|-----|

**10-24302 COURT SECURITY SURCHARGE-STATE**

|      |                     |          |                   |            |          |     |
|------|---------------------|----------|-------------------|------------|----------|-----|
| 9003 | UTAH STATE TREASURE | 12312025 | COURT/STATE FUNDS | 12/31/2025 | 4,016.97 | .00 |
|------|---------------------|----------|-------------------|------------|----------|-----|

**10-24305 COURT CHARGES CLEARING-85%**

|      |                     |          |                   |            |          |     |
|------|---------------------|----------|-------------------|------------|----------|-----|
| 9003 | UTAH STATE TREASURE | 12312025 | COURT/STATE FUNDS | 12/31/2025 | 3,344.26 | .00 |
|------|---------------------|----------|-------------------|------------|----------|-----|

**10-24306 COURT CLEARING 100%**

|      |                     |          |                   |            |       |     |
|------|---------------------|----------|-------------------|------------|-------|-----|
| 9003 | UTAH STATE TREASURE | 12312025 | COURT/STATE FUNDS | 12/31/2025 | 15.00 | .00 |
|------|---------------------|----------|-------------------|------------|-------|-----|

|      |                     |          |                   |            |       |     |
|------|---------------------|----------|-------------------|------------|-------|-----|
| 9003 | UTAH STATE TREASURE | 12312025 | COURT/STATE FUNDS | 12/31/2025 | 76.50 | .00 |
|------|---------------------|----------|-------------------|------------|-------|-----|

**10-24310 BUILDING FEES CLEARING**

|      |               |          |                             |            |          |     |
|------|---------------|----------|-----------------------------|------------|----------|-----|
| 7918 | STATE OF UTAH | 12312025 | COM DEV/BUILDING PERMIT FEE | 12/31/2025 | 1,591.73 | .00 |
|------|---------------|----------|-----------------------------|------------|----------|-----|

|         |  |  |  |  |            |     |
|---------|--|--|--|--|------------|-----|
| Total : |  |  |  |  | 334,425.14 | .00 |
|---------|--|--|--|--|------------|-----|

**JUDICIAL****10-42-240 OFFICE EXPENSE**

|      |                     |              |                         |            |       |     |
|------|---------------------|--------------|-------------------------|------------|-------|-----|
| 2122 | CULLIGAN BOTTLED WA | 465X28991604 | JUDICIAL/DRINKING WATER | 12/31/2025 | 34.60 | .00 |
|------|---------------------|--------------|-------------------------|------------|-------|-----|

**10-42-280 TELEPHONE EXPENSE**

|      |                     |          |                          |            |        |     |
|------|---------------------|----------|--------------------------|------------|--------|-----|
| 1480 | CENTRACOM INTERACTI | 01012026 | MULTI DEPT/PHONE EXPENSE | 01/01/2026 | 117.29 | .00 |
|------|---------------------|----------|--------------------------|------------|--------|-----|

|                 |  |  |  |  |        |     |
|-----------------|--|--|--|--|--------|-----|
| Total JUDICIAL: |  |  |  |  | 151.89 | .00 |
|-----------------|--|--|--|--|--------|-----|

**NON-DEPARTMENTAL****10-43-220 PRINTING AND PUBLICATION**

|      |                      |       |                    |            |          |     |
|------|----------------------|-------|--------------------|------------|----------|-----|
| 3151 | FREE DOM MAILING SER | 52030 | NEWSLETTERS        | 01/02/2026 | 78.43    | .00 |
| 8730 | UPPER CASE PRINTING, | 3919  | NEWLETTER PRINTING | 12/31/2025 | 1,208.88 | .00 |

**10-43-310 LEGAL SERVICES**

|      |                     |          |                |            |          |     |
|------|---------------------|----------|----------------|------------|----------|-----|
| 4376 | JOHN H. JACOBS P.C. | 12312025 | LEGAL SERVICES | 12/31/2025 | 3,491.63 | .00 |
| 7983 | STEVENS & GAILEY    | 13454    | LEGAL SERVICES | 01/05/2026 | 404.00   | .00 |

**10-43-330 PROFESSIONAL SERVICES**

|      |                |      |                     |            |          |     |
|------|----------------|------|---------------------|------------|----------|-----|
| 2949 | FLINDERS, LISA | 0126 | CONTRACTED SERVICES | 01/02/2026 | 4,100.00 | .00 |
|------|----------------|------|---------------------|------------|----------|-----|

| Vendor   | Vendor Name           | Invoice Number | Description                    | Invoice Date | Net<br>Invoice Amount | Amount Paid | Date Paid |
|--|-----------------------|----------------|--------------------------------|--------------|-----------------------|-------------|-----------|
| <b>10-43-385 SPECIAL EVENTS</b>                  |                       |                |                                |              |                       |             |           |
| 5093   | MAXIMUM IMPACT COUN   | 01082026       | GEN GOV/TRAINING EXPENSE       | 01/08/2026   | 5,230.00              | .00         |           |
| <b>10-43-510 INSURANCE &amp; BONDS</b>           |                       |                |                                |              |                       |             |           |
| 8954   | UTAH LOCAL GOVT. INS. | MC1569273      | PROPERTY                       | 01/06/2026   | 8.90-                 | .00         |           |
| <b>10-43-515 INSURANCE CLAIMS</b>                |                       |                |                                |              |                       |             |           |
| 8954   | UTAH LOCAL GOVT. INS. | M1623640A      | AUTO PHYSICAL DAMAGE & LIABILI | 01/06/2026   | 41.09                 | .00         |           |
| 8954   | UTAH LOCAL GOVT. INS. | MC1569270      | AUTO PHYSICAL DAMAGE           | 01/06/2026   | 1,382.93-             | .00         |           |
| 8954   | UTAH LOCAL GOVT. INS. | MC1569271      | AUTO LIABILITY                 | 01/06/2026   | 924.89-               | .00         |           |
| <b>10-43-610 MISCELLANEOUS EXPENSE</b>           |                       |                |                                |              |                       |             |           |
| 3151   | FREEDOM MAILING SER   | 52030          | EXTRA INSERTS                  | 01/02/2026   | 69.71                 | .00         |           |
| 8730   | UPPER CASE PRINTING,  | 3919           | MENU PRINTING EXPENSE          | 12/31/2025   | 289.08                | .00         |           |
| <b>10-43-760 TECHNOLOGY</b>                      |                       |                |                                |              |                       |             |           |
| 1480   | CENTRACOM INTERACTI   | 01012026       | MULTI DEPT/PHONE EXPENSE       | 01/01/2026   | 755.00                | .00         |           |
| 7070   | ROCK MOUNTAIN TECHN   | 10754          | CUSTOM SERVICE AGREEMENT       | 01/01/2026   | 8,359.25              | .00         |           |
| 9040   | UTOPIA FIBER          | CIV202601-03   | INTERNET SERVICE               | 01/01/2026   | 965.00                | .00         |           |
| <b>10-43-770 Public Safety Trust Fund</b>        |                       |                |                                |              |                       |             |           |
| 815  | BATTLE CREEK BEHAVIO  | 19874          | PD/PROFESSIONAL SERVICES       | 11/12/2025   | 160.00                | .00         |           |
| 815  | BATTLE CREEK BEHAVIO  | 19975          | PD/PROFESSIONAL SERVICES       | 12/04/2025   | 160.00                | .00         |           |
| 815  | BATTLE CREEK BEHAVIO  | 20059          | PD/PROFESSIONAL SERVICES       | 12/18/2025   | 160.00                | .00         |           |
| 815  | BATTLE CREEK BEHAVIO  | 20069          | PD/PROFESSIONAL SERVICES       | 12/18/2025   | 160.00                | .00         |           |
| 815  | BATTLE CREEK BEHAVIO  | 20077          | PD/PROFESSIONAL SERVICES       | 12/20/2025   | 160.00                | .00         |           |
| 815  | BATTLE CREEK BEHAVIO  | 20084          | PD/PROFESSIONAL SERVICES       | 12/22/2025   | 160.00                | .00         |           |
| 815  | BATTLE CREEK BEHAVIO  | 20085          | PD/PROFESSIONAL SERVICES       | 12/23/2025   | 160.00                | .00         |           |
| 3792   | HEALTHIER YOU COUNS   | 01042026       | FIRST RESPONDERS COUNSELING    | 01/04/2026   | 513.14                | .00         |           |
| Total NON-DEPARTMENTAL:                          |                       |                |                                |              | 24,308.49             | .00         |           |
| <b>LEGAL SERVICES</b>                            |                       |                |                                |              |                       |             |           |
| <b>10-44-400 PROFESSIONAL SERVICES</b>           |                       |                |                                |              |                       |             |           |
| 5065   | MANNING CURTIS BRAD   | 12312025       | LEGAL/PROFESSIONAL SERVICES    | 12/31/2025   | 85.50                 | .00         |           |
| <b>10-44-760 TECHNOLOGY</b>                      |                       |                |                                |              |                       |             |           |
| 6845   | RELX INC.             | 3096224289     | LEGAL/SUBSCRIPTION ONLINE INF  | 12/31/2025   | 288.00                | .00         |           |
| Total LEGAL SERVICES:                            |                       |                |                                |              | 373.50                | .00         |           |
| <b>ADMINISTRATIVE SERVICES</b>                   |                       |                |                                |              |                       |             |           |
| <b>10-46-220 PRINTING AND PUBLICATION</b>        |                       |                |                                |              |                       |             |           |
| 380  | AMERICAN LEGAL PUBLI  | 48115          | ADMIN/SUPPLEMENT PAGES         | 12/31/2025   | 1,130.00              | .00         |           |
| <b>10-46-250 VEHICLE EXPENSE</b>                 |                       |                |                                |              |                       |             |           |
| 3166   | FUELMAN               | NP69786025     | MULTI DEPT/VEHICLE FUEL EXPEN  | 01/05/2026   | 25.73                 | .00         |           |
| <b>10-46-280 TELEPHONE EXPENSE</b>               |                       |                |                                |              |                       |             |           |
| 1480   | CENTRACOM INTERACTI   | 01012026       | MULTI DEPT/PHONE EXPENSE       | 01/01/2026   | 417.97                | .00         |           |
| <b>10-46-930 COMMUNITIES THAT CARE GRANT</b>     |                       |                |                                |              |                       |             |           |
| 5033   | MACEYS                | 314587         | CTC/SUPPLIES                   | 12/19/2025   | 35.12                 | .00         |           |
| 5033   | MACEYS                | 405330         | CTC/TABLE TALK EXPENSES        | 12/16/2025   | 35.97                 | .00         |           |
| Total ADMINISTRATIVE SERVICES:                   |                       |                |                                |              | 1,644.79              | .00         |           |
| <b>FACILITIES</b>                                |                       |                |                                |              |                       |             |           |
| <b>10-47-480 DEPARTMENTAL SUPPLIES</b>           |                       |                |                                |              |                       |             |           |
| 239  | ALLRED'S ACE HARDWA   | 12312025       | MULT DEPT/DEPARTMENT SUPPLI    | 12/31/2025   | 42.70                 | .00         |           |
| <b>10-47-490 SAFETY EQUIPMENT &amp; SUPPLIES</b> |                       |                |                                |              |                       |             |           |
| 1368   | C-A-L RANCH STORES    | 16188/8        | FACILITIES/PANTS               | 12/26/2025   | 67.48                 | .00         |           |
| <b>10-47-530 CITY HALL - BLDG MAINTENANCE</b>    |                       |                |                                |              |                       |             |           |
| 2137   | CUMMINS SALES AND S   | 660-26018420   | GENERATOR MAINTENANCE          | 01/08/2026   | 1,471.90              | .00         |           |
| 8678   | UNIFIRST CORPORATIO   | 12292025       | RUG CLEANING                   | 12/29/2025   | 140.90                | .00         |           |

| Vendor   | Vendor Name           | Invoice Number | Description                   | Invoice Date | Net<br>Invoice Amount | Amount Paid | Date Paid |
|--|-----------------------|----------------|-------------------------------|--------------|-----------------------|-------------|-----------|
| <b>10-47-560 PARKS - BUILDING MAINTENANCE</b>  |                       |                |                               |              |                       |             |           |
| 239  | ALLRED'S ACE HARDWA   | 12312025       | MULT DEPT/DEPARTMENT SUPPLI   | 12/31/2025   | 163.94                | .00         |           |
| 8003   | STONE SECURITY, LLC   | 85572          | BUILDING SECURITY SYSTEM MAI  | 01/06/2026   | 272.50                | .00         |           |
| <b>10-47-610 POLICE - POWER</b>                |                       |                |                               |              |                       |             |           |
| 7062   | ROCKY MOUNTAIN POW    | 12172025       | PD/ELECTRICITY EXPENSE        | 12/17/2025   | 3,260.94              | .00         |           |
| <b>10-47-660 FIRE/AMBULANCE - BLDG MAINT</b>   |                       |                |                               |              |                       |             |           |
| 8678   | UNIFIRST CORPORATIO   | 12292025       | RUG CLEANING                  | 12/29/2025   | 717.50                | .00         |           |
| <b>10-47-670 FIRE/AMBULANCE - BLDG IMPROVE</b> |                       |                |                               |              |                       |             |           |
| 8678   | UNIFIRST CORPORATIO   | 12292025       | RUG CLEANING                  | 12/29/2025   | 213.75                | .00         |           |
| <b>10-47-700 CEMETERY BLDG - BLDG MAINT</b>    |                       |                |                               |              |                       |             |           |
| 8678   | UNIFIRST CORPORATIO   | 12292025       | RUG CLEANING                  | 12/29/2025   | 126.14                | .00         |           |
| <b>10-47-730 LIBRARY/SENIOR - BLDG MAINT</b>   |                       |                |                               |              |                       |             |           |
| 8678   | UNIFIRST CORPORATIO   | 12292025       | RUG CLEANING                  | 12/29/2025   | 102.80                | .00         |           |
| <b>10-47-801 ELEVATORS</b>                     |                       |                |                               |              |                       |             |           |
| 8376   | TK ELEVATOR CORPORA   | 3009119160     | PD/ELEVATOR MAINTENANCE       | 01/01/2026   | 818.73                | .00         |           |
| 8376   | TK ELEVATOR CORPORA   | 3009210045     | LIB/ELEVATOR MAINTENANCE      | 01/01/2026   | 871.16                | .00         |           |
| <b>10-47-830 SR CENTER - BLDG MAINT</b>        |                       |                |                               |              |                       |             |           |
| 19   | 603 ALARMS            | 1702           | BUILDING MONITORING           | 01/01/2026   | 38.00                 | .00         |           |
| 239  | ALLRED'S ACE HARDWA   | 12312025       | MULT DEPT/DEPARTMENT SUPPLI   | 12/31/2025   | 13.22                 | .00         |           |
| 1870   | CODALE ELECTRIC SUP   | S009677167.3   | BUILDING MAINTENANCE          | 12/22/2025   | 29.73                 | .00         |           |
| 8678   | UNIFIRST CORPORATIO   | 12292025       | RUG CLEANING                  | 12/29/2025   | 90.75                 | .00         |           |
| Total FACILITIES:                              |                       |                |                               |              |                       | 8,442.14    | .00       |
| <b>ENGINEERING</b>                             |                       |                |                               |              |                       |             |           |
| <b>10-51-250 VEHICLE EXPENSE</b>               |                       |                |                               |              |                       |             |           |
| 3166   | FUELMAN               | NP69786025     | MULTI DEPT/VEHICLE FUEL EXPEN | 01/05/2026   | 179.34                | .00         |           |
| <b>10-51-285 CELLULAR SERVICES</b>             |                       |                |                               |              |                       |             |           |
| 9131   | VERIZON WIRELESS      | 6131834567     | MULTI DEPT/CELL PHONE EXPENS  | 12/23/2025   | 82.32                 | .00         |           |
| <b>10-51-300 PPE SAFETY &amp; UNIFORM</b>      |                       |                |                               |              |                       |             |           |
| 1368   | C-A-L RANCH STORES    | 16026/8        | ENG/CLOTHING                  | 10/30/2025   | 145.46                | .00         |           |
| 1368   | C-A-L RANCH STORES    | 160278         | ENG/CLOTHING                  | 10/30/2025   | 147.68                | .00         |           |
| 1368   | C-A-L RANCH STORES    | 823907         | ENG/LATE FEE                  | 12/25/2025   | 3.53                  | .00         |           |
| <b>10-51-332 PROFESSIONAL SERVICES</b>         |                       |                |                               |              |                       |             |           |
| 6760   | RB & G ENGINEERING, I | 258231         | ENGINEERING SERVICES          | 12/29/2025   | 1,200.00              | .00         |           |
| <b>10-51-480 SUPPLIES</b>                      |                       |                |                               |              |                       |             |           |
| 4327   | JAY CEE SALES & RIVET | 1266913        | ENG/BRASS RIVETS              | 12/22/2025   | 2,665.78              | .00         |           |
| <b>10-51-745 SIGNALS &amp; FLASHERS</b>        |                       |                |                               |              |                       |             |           |
| 6239   | PINE TOP ENGINEERING  | 5937           | TRAFFIC SIGNAL REPLACEMENT &  | 12/31/2025   | 284.40                | .00         |           |
| <b>10-51-760 TECHNOLOGY</b>                    |                       |                |                               |              |                       |             |           |
| 7070   | ROCK MOUNTAIN TECHN   | 10754          | ENG/LAPTOP                    | 01/01/2026   | 1,300.00              | .00         |           |
| Total ENGINEERING:                             |                       |                |                               |              |                       | 6,008.51    | .00       |
| <b>COMMUNITY DEVELOPMENT</b>                   |                       |                |                               |              |                       |             |           |
| <b>10-52-240 OFFICE EXPENSE</b>                |                       |                |                               |              |                       |             |           |
| 239  | ALLRED'S ACE HARDWA   | 12312025       | MULT DEPT/DEPARTMENT SUPPLI   | 12/31/2025   | 17.26                 | .00         |           |
| 5729   | ODP BUSINESS Solutio  | 451205549001   | COM DEV/OFFICE SUPPLIES       | 12/23/2025   | 42.69                 | .00         |           |
| <b>10-52-250 VEHICLE EXPENSE</b>               |                       |                |                               |              |                       |             |           |
| 3166   | FUELMAN               | NP69786025     | MULTI DEPT/VEHICLE FUEL EXPEN | 01/05/2026   | 69.18                 | .00         |           |
| 3571   | GURR'S COPYTEC        | N75043         | COM DEV/CAR MAGNETS           | 12/22/2025   | 39.09                 | .00         |           |
| <b>10-52-280 TELEPHONE EXPENSE</b>             |                       |                |                               |              |                       |             |           |
| 1480   | CENTRACOM INTERACTI   | 01012026       | MULTI DEPT/PHONE EXPENSE      | 01/01/2026   | 223.54                | .00         |           |
| <b>10-52-332 PROFESSIONAL SERVICES</b>         |                       |                |                               |              |                       |             |           |
| 474  | ANDERSON CALL & WILK  | PG120525       | COM DEV/CONTRACTED SERVICE    | 11/30/2025   | 660.00                | .00         |           |

## ANIMAL CONTROL

| Vendor  | Vendor Name           | Invoice Number | Description                   | Invoice Date | Net<br>Invoice Amount | Amount Paid | Date Paid |
|---|-----------------------|----------------|-------------------------------|--------------|-----------------------|-------------|-----------|
| <b>10-57-250 VEHICLE EXPENSE</b>                |                       |                |                               |              |                       |             |           |
| 3166  | FUELMAN               | NP69786025     | MULTI DEPT/VEHICLE FUEL EXPEN | 01/05/2026   | 65.65                 | .00         |           |
| Total ANIMAL CONTROL:                           |                       |                |                               |              | 65.65                 | .00         |           |
| <b>STREETS</b>                                  |                       |                |                               |              |                       |             |           |
| <b>10-60-250 VEHICLE EXPENSE</b>                |                       |                |                               |              |                       |             |           |
| 239   | ALLRED'S ACE HARDWA   | 12312025       | MULT DEPT/DEPARTMENT SUPPLI   | 12/31/2025   | 254.35                | .00         |           |
| 3166  | FUELMAN               | NP69786025     | MULTI DEPT/VEHICLE FUEL EXPEN | 01/05/2026   | 614.20                | .00         |           |
| 5833  | O'REILLY AUTOMOTIVE I | 3623+214432    | STREETS/VEHICLE EXPENSE       | 12/17/2025   | 40.97                 | .00         |           |
| 5833  | O'REILLY AUTOMOTIVE I | SC04968504     | STR/VEHICLE MAINTENANCE       | 12/28/2025   | 1.25                  | .00         |           |
| <b>10-60-276 STREET LIGHT INSTALLATION CITY</b> |                       |                |                               |              |                       |             |           |
| 7062  | ROCKY MOUNTAIN POW    | 12182025       | STREET LIGHT INSTALLATION-168 | 12/18/2025   | 84.60                 | .00         |           |
| <b>10-60-278 STREET LIGHT MAINTENANCE</b>       |                       |                |                               |              |                       |             |           |
| 972   | BLACK & McDONALD      | 76-1879682A    | STREET LIGHT MAINTENANCE      | 12/16/2025   | 2,274.92              | .00         |           |
| 972   | BLACK & McDONALD      | 76-1883892     | STREET LIGHT MAINTENANCE      | 12/19/2025   | 6,184.93              | .00         |           |
| <b>10-60-280 TELEPHONE EXPENSE</b>              |                       |                |                               |              |                       |             |           |
| 1480  | CENTRACOM INTERACTI   | 01022026       | PUBLIC WORKS/PHONE EXPENSE    | 01/02/2026   | 89.01                 | .00         |           |
| <b>10-60-285 CELLULAR SERVICES</b>              |                       |                |                               |              |                       |             |           |
| 9131  | VERIZON WIRELESS      | 6131834567     | MULTI DEPT/CELL PHONE EXPENS  | 12/23/2025   | 288.20                | .00         |           |
| <b>10-60-480 DEPARTMENTAL SUPPLIES</b>          |                       |                |                               |              |                       |             |           |
| 239   | ALLRED'S ACE HARDWA   | 12312025       | MULT DEPT/DEPARTMENT SUPPLI   | 12/31/2025   | 244.58                | .00         |           |
| 4019  | HUMPHRIES, INC.       | 2149306        | PUBLIC WORKS/CYLINDER RENTA   | 12/31/2025   | 47.12                 | .00         |           |
| Total STREETS:                                  |                       |                |                               |              | 10,124.13             | .00         |           |
| <b>LIBRARY</b>                                  |                       |                |                               |              |                       |             |           |
| <b>10-65-240 OFFICE EXPENSE</b>                 |                       |                |                               |              |                       |             |           |
| 5729  | ODP BUSINESS SOLUTIO  | 450549496001   | LIB/OFFICE SUPPLIES           | 12/19/2025   | 31.05                 | .00         |           |
| 5729  | ODP BUSINESS SOLUTIO  | 450879297001   | LIB/OFFICE SUPPLIES           | 12/24/2025   | 40.67                 | .00         |           |
| <b>10-65-280 TELEPHONE EXPENSE</b>              |                       |                |                               |              |                       |             |           |
| 1480  | CENTRACOM INTERACTI   | 01012026       | MULTI DEPT/PHONE EXPENSE      | 01/01/2026   | 268.04                | .00         |           |
| 1518  | CENTURY LINK          | 12282025       | LIB/ELEVATOR LINE             | 12/28/2025   | 105.54                | .00         |           |
| <b>10-65-480 BOOKS</b>                          |                       |                |                               |              |                       |             |           |
| 4159  | INGRAM LIBRARY SERVI  | 92488983       | LIB/BOOKS                     | 12/03/2025   | 514.81                | .00         |           |
| 4159  | INGRAM LIBRARY SERVI  | 92526510       | LIB/BOOKS                     | 12/04/2025   | 281.07                | .00         |           |
| 4159  | INGRAM LIBRARY SERVI  | 92628333       | LIB/BOOKS                     | 12/08/2025   | 480.73                | .00         |           |
| 4159  | INGRAM LIBRARY SERVI  | 92749915       | LIB/BOOKS                     | 12/11/2025   | 535.87                | .00         |           |
| 4159  | INGRAM LIBRARY SERVI  | 92783211       | LIB/BOOKS                     | 12/12/2025   | 327.26                | .00         |           |
| 4159  | INGRAM LIBRARY SERVI  | 92849503       | LIB/BOOKS                     | 12/15/2025   | 260.22                | .00         |           |
| 4159  | INGRAM LIBRARY SERVI  | 92998706       | LIB/BOOKS                     | 12/19/2025   | 275.70                | .00         |           |
| 4159  | INGRAM LIBRARY SERVI  | 93069081       | LIB/BOOKS                     | 12/22/2025   | 142.73                | .00         |           |
| 4159  | INGRAM LIBRARY SERVI  | 93081208       | LIB/BOOKS                     | 12/22/2025   | 263.18                | .00         |           |
| 4159  | INGRAM LIBRARY SERVI  | 93250138       | LIB/BOOKS                     | 12/29/2025   | 250.99                | .00         |           |
| 4159  | INGRAM LIBRARY SERVI  | 93334067       | LIB/BOOKS                     | 12/31/2025   | 241.68                | .00         |           |
| 4159  | INGRAM LIBRARY SERVI  | 93369740       | LIB/BOOKS                     | 01/02/2026   | 453.87                | .00         |           |
| 4159  | INGRAM LIBRARY SERVI  | 93445016       | LIB/BOOKS                     | 01/05/2026   | 624.67                | .00         |           |
| 4801  | LIBRARIA              | 270421         | LIB/BOOKS                     | 12/15/2025   | 46.92                 | .00         |           |
| <b>10-65-618 MARKETING/OUTREACH</b>             |                       |                |                               |              |                       |             |           |
| 3571  | GURR'S COPYTEC        | N75135         | LIB/POSTERS                   | 12/23/2025   | 7.40                  | .00         |           |
| <b>10-65-640 PROCESSING</b>                     |                       |                |                               |              |                       |             |           |
| 2395  | DEMCO, INC.           | 7744125        | LIB/ASSORTED SUPPLIES         | 12/23/2025   | 660.94                | .00         |           |
| <b>10-65-760 TECHNOLOGY</b>                     |                       |                |                               |              |                       |             |           |
| 2733  | ENVISIONWARE, INC.    | 78897          | LIB/ENVISION WARE RENEWAL     | 11/01/2025   | 596.38                | .00         |           |
| 4437  | KANOPI INC.           | 485217         | LIB/PLAY TICKET               | 12/31/2025   | 168.00                | .00         |           |
| 6270  | PLAYAWAY PRODUCTS L   | 520726         | LIB/EQUIPMENT                 | 12/22/2025   | 345.69                | .00         |           |



| Vendor                                   | Vendor Name           | Invoice Number | Description                   | Invoice Date | Net<br>Invoice Amount | Amount Paid | Date Paid |
|--|-----------------------|----------------|-------------------------------|--------------|-----------------------|-------------|-----------|
| 1113                                     | BRADY INDUSTRIES OF   | 10969845       | BUILDING MAINTENANCE SUPPLIE  | 12/05/2025   | 401.82                | .00         |           |
| 1113                                     | BRADY INDUSTRIES OF   | 10995737       | BUILDING MAINTENANCE          | 12/10/2025   | 2,938.67              | .00         |           |
| 1113                                     | BRADY INDUSTRIES OF   | 11014825       | BUILDING MAINTENANCE          | 12/15/2025   | 70.08                 | .00         |           |
| 1113                                     | BRADY INDUSTRIES OF   | 11076979       | BUILDING MAINTENANCE          | 12/31/2025   | 92.40                 | .00         |           |
| <b>10-74-481 CHEMICALS</b>               |                       |                |                               |              |                       |             |           |
| 1113                                     | BRADY INDUSTRIES OF   | 10969845       | BUILDING MAINTENANCE SUPPLIE  | 12/05/2025   | 302.37                | .00         |           |
| Total CUSTODIAL SERVICES:                |                       |                |                               |              | 4,108.84              | .00         |           |
| Total GENERAL FUND:                      |                       |                |                               |              | 439,614.84            | .00         |           |
| <b>STORM DRAIN IMPACT FEE</b>            |                       |                |                               |              |                       |             |           |
| <b>STORM DRAIN PROJECTS</b>              |                       |                |                               |              |                       |             |           |
| <b>15-70-975 900 West 2800 North SD</b>  |                       |                |                               |              |                       |             |           |
| 750                                      | BAR S CONSTRUCTION    | 2-12172025     | 2800 N DRAINAGE PROJECT       | 12/17/2025   | 9,755.65              | .00         |           |
| Total STORM DRAIN PROJECTS:              |                       |                |                               |              | 9,755.65              | .00         |           |
| Total STORM DRAIN IMPACT FEE:            |                       |                |                               |              | 9,755.65              | .00         |           |
| <b>CLASS C ROAD FUND</b>                 |                       |                |                               |              |                       |             |           |
| <b>EXPENDITURES</b>                      |                       |                |                               |              |                       |             |           |
| <b>20-40-480 DEPARTMENTAL SUPPLIES</b>   |                       |                |                               |              |                       |             |           |
| 9260                                     | WASATCH BARRICADE     | W0061231       | CLASS C ROADS/MESSAGE BOAR    | 12/31/2025   | 7,851.00              | .00         |           |
| <b>20-40-975 1150 EAST 1000 SOUTH</b>    |                       |                |                               |              |                       |             |           |
| 3612                                     | HALL ENGINEERING & C  | 3-12172025     | WATERLINE & ROADWAY RECONS    | 12/17/2025   | 6,050.00              | .00         |           |
| Total EXPENDITURES:                      |                       |                |                               |              | 13,901.00             | .00         |           |
| <b>BONDS - GENERAL</b>                   |                       |                |                               |              |                       |             |           |
| <b>20-80-974 1550 EAST MURDOCK DRIVE</b> |                       |                |                               |              |                       |             |           |
| 3612                                     | HALL ENGINEERING & C  | 3-12172025     | WATERLINE & ROADWAY RECONS    | 12/17/2025   | 98,958.29             | .00         |           |
| Total BONDS - GENERAL:                   |                       |                |                               |              | 98,958.29             | .00         |           |
| Total CLASS C ROAD FUND:                 |                       |                |                               |              | 112,859.29            | .00         |           |
| <b>CEMETERY</b>                          |                       |                |                               |              |                       |             |           |
| <b>22-70-200 MOWER EXPENSE</b>           |                       |                |                               |              |                       |             |           |
| 5833                                     | O'REILLY AUTOMOTIVE I | 3623-215662    | CEM/MOWER MAINTENANCE         | 12/29/2025   | 16.48                 | .00         |           |
| <b>22-70-250 VEHICLE</b>                 |                       |                |                               |              |                       |             |           |
| 3166                                     | FUELMAN               | NP69786025     | MULTI DEPT/VEHICLE FUEL EXPEN | 01/05/2026   | 130.45                | .00         |           |
| <b>22-70-480 DEPARTMENTAL SUPPLIES</b>   |                       |                |                               |              |                       |             |           |
| 973                                      | BLACK CANYON SIGNS, I | 5774           | CEM/REPLACED OFFICE DOOR SI   | 11/26/2025   | 50.00                 | .00         |           |
| Total :                                  |                       |                |                               |              | 196.93                | .00         |           |
| Total CEMETERY:                          |                       |                |                               |              | 196.93                | .00         |           |
| <b>E-911</b>                             |                       |                |                               |              |                       |             |           |
| <b>EXPENDITURES</b>                      |                       |                |                               |              |                       |             |           |
| <b>41-40-260 MAINTENANCE</b>             |                       |                |                               |              |                       |             |           |
| 1490                                     | CENTRAL UTAH 911      | 1314           | DISPATCH EXPENSES 10/25-12/25 | 12/29/2025   | 76,414.43             | .00         |           |
| Total EXPENDITURES:                      |                       |                |                               |              | 76,414.43             | .00         |           |

| Vendor | Vendor Name | Invoice Number | Description  | Invoice Date | Net<br>Invoice Amount | Amount Paid | Date Paid |
|--------|-------------|----------------|--------------|--------------|-----------------------|-------------|-----------|
|        |             |                | Total E-911: |              | 76,414.43             | .00         |           |

**LOCAL BLDG AUTH OF P.G. FUND****EXPENDITURES****42-40-490 THE RUTH (HCT) PROJECT**

|              |         |                                     |            |          |     |
|--------------|---------|-------------------------------------|------------|----------|-----|
| 8741 US BANK | 8011571 | ADMIN FEE FOR WATER REV BON         | 12/24/2025 | 1,750.00 | .00 |
|              |         | Total EXPENDITURES:                 |            | 1,750.00 | .00 |
|              |         | Total LOCAL BLDG AUTH OF P.G. FUND: |            | 1,750.00 | .00 |

**STORM DRAIN UTILITY FUND****GENERAL GOVERNMENT****48-41-250 VEHICLE EXPENSE**

|                            |             |                               |            |          |     |
|----------------------------|-------------|-------------------------------|------------|----------|-----|
| 239 ALLRED'S ACE HARDWA    | 12312025    | MULT DEPT/DEPARTMENT SUPPLI   | 12/31/2025 | 7.29     | .00 |
| 675 AUTO ZONE STORES, IN   | 06231785050 | STRM DRN/VEHICLE MAINTENANC   | 12/10/2025 | 69.61    | .00 |
| 3166 FUELMAN               | NP69786025  | MULTI DEPT/VEHICLE FUEL EXPEN | 01/05/2026 | 1,397.22 | .00 |
| 5325 MOBILE MAN DIESEL     | 371         | STRM DRN/VEHICLE REPAIR       | 01/06/2026 | 798.03   | .00 |
| 5833 O'REILLY AUTOMOTIVE I | 3623-214420 | STRM DRN/DEPARTMENTAL SUPPL   | 12/17/2025 | 30.06    | .00 |
| 5833 O'REILLY AUTOMOTIVE I | 3623-216449 | STRM DRN/DEPARTMENTAL SUPPL   | 01/05/2026 | 159.90   | .00 |
| 5870 OUT BACK GRAPHICS LL  | 24276       | STRM DRN/DEPARTMENTAL SUPPL   | 11/18/2025 | 32.50    | .00 |
| 7498 SIX STATES DISTRIBUTO | 277-0040124 | STRM DRN/VEHICLE MAINTENANC   | 01/02/2026 | 28.38    | .00 |
| 7498 SIX STATES DISTRIBUTO | 277-0040140 | STRM DRN/VEHICLE MAINTENANC   | 01/05/2026 | 5.60     | .00 |

**48-41-280 TELEPHONE EXPENSE**

|                          |          |                            |            |       |     |
|--------------------------|----------|----------------------------|------------|-------|-----|
| 1480 CENTRACOM INTERACTI | 01022026 | PUBLIC WORKS/PHONE EXPENSE | 01/02/2026 | 37.89 | .00 |
|--------------------------|----------|----------------------------|------------|-------|-----|

**48-41-285 CELLULAR SERVICES**

|                       |            |                              |            |        |     |
|-----------------------|------------|------------------------------|------------|--------|-----|
| 9131 VERIZON WIRELESS | 6131834567 | MULTI DEPT/CELL PHONE EXPENS | 12/23/2025 | 370.44 | .00 |
|-----------------------|------------|------------------------------|------------|--------|-----|

**48-41-370 DUMP FEE**

|                           |               |                              |            |        |     |
|---------------------------|---------------|------------------------------|------------|--------|-----|
| 5715 NORTH POINTE SOLID W | 116525-123120 | STRM DRN/SWEEPING DISPOSAL F | 12/31/2025 | 436.92 | .00 |
|---------------------------|---------------|------------------------------|------------|--------|-----|

**48-41-610 MISCELLANEOUS EXPENSE**

|                           |             |                             |            |        |     |
|---------------------------|-------------|-----------------------------|------------|--------|-----|
| 993 BLUE STAKES OF UTAH 8 | UT202503738 | EXCAVATION MARKING SERVICES | 12/31/2025 | 160.09 | .00 |
| 3151 FREEDOM MAILING SER  | 52030       | UTILITY BILL MAILING        | 01/02/2026 | 670.00 | .00 |

|                           |  |          |     |
|---------------------------|--|----------|-----|
| Total GENERAL GOVERNMENT: |  | 4,203.93 | .00 |
|---------------------------|--|----------|-----|

**STORM DRAIN PROJECTS****48-70-974 1550 EAST MURDOCK DRIVE**

|                           |            |                            |            |            |     |
|---------------------------|------------|----------------------------|------------|------------|-----|
| 3612 HALL ENGINEERING & C | 3-12172025 | WATERLINE & ROADWAY RECONS | 12/17/2025 | 100,751.58 | .00 |
|---------------------------|------------|----------------------------|------------|------------|-----|

|                             |  |            |     |
|-----------------------------|--|------------|-----|
| Total STORM DRAIN PROJECTS: |  | 100,751.58 | .00 |
|-----------------------------|--|------------|-----|

|                                 |  |            |     |
|---------------------------------|--|------------|-----|
| Total STORM DRAIN UTILITY FUND: |  | 104,955.51 | .00 |
|---------------------------------|--|------------|-----|

**CAPITAL PROJECTS FUND****EXPENDITURES****49-40-103 FIRE 2026**

|                         |         |                |            |           |     |
|-------------------------|---------|----------------|------------|-----------|-----|
| 4614 L.N. CURTIS & SONS | 1022595 | FIRE/EQUIPMENT | 12/23/2025 | 10,776.50 | .00 |
|-------------------------|---------|----------------|------------|-----------|-----|

**49-40-508 ADMIN2026**

|                            |        |                               |            |           |     |
|----------------------------|--------|-------------------------------|------------|-----------|-----|
| 6760 RB & G ENGINEERING, I | 250146 | BATTLE CREEK TRAIL HEAD PARKI | 12/18/2025 | 23,862.74 | .00 |
| 6760 RB & G ENGINEERING, I | 250158 | BATTLE CREEK TRAIL HEAD PARKI | 01/06/2026 | 7,047.50  | .00 |

|                     |  |           |     |
|---------------------|--|-----------|-----|
| Total EXPENDITURES: |  | 41,686.74 | .00 |
|---------------------|--|-----------|-----|

**49-60-920 COOK FAMILY PARK**

|                            |            |                     |            |          |     |
|----------------------------|------------|---------------------|------------|----------|-----|
| 4698 LRB PUBLIC FINANCE AD | 2024-0267B | CONSULTING SERVICES | 06/30/2025 | 8,750.00 | .00 |
|----------------------------|------------|---------------------|------------|----------|-----|

| Vendor | Vendor Name | Invoice Number | Description | Invoice Date | Net<br>Invoice Amount | Amount Paid | Date Paid |
|--------|-------------|----------------|-------------|--------------|-----------------------|-------------|-----------|
|        |             |                |             |              |                       |             |           |
|        |             |                |             |              |                       |             |           |

Total : 8,750.00 .00

**MISC PROJECTS****49-90-503 CD 2023**

|                          |        |                             |            |        |     |
|--------------------------|--------|-----------------------------|------------|--------|-----|
| 3510 GREGORY, BRANDON TH | 25-023 | COM DEV/OFFICE KITCHEN REMO | 12/31/2025 | 892.19 | .00 |
|--------------------------|--------|-----------------------------|------------|--------|-----|

Total MISC PROJECTS: 892.19 .00

Total CAPITAL PROJECTS FUND: 51,328.93 .00

**WATER FUND****EXPENDITURES****51-40-240 OFFICE EXPENSE**

|                          |       |                      |            |          |     |
|--------------------------|-------|----------------------|------------|----------|-----|
| 3151 FREEDOM MAILING SER | 52030 | UTILITY BILL MAILING | 01/02/2026 | 1,339.99 | .00 |
|--------------------------|-------|----------------------|------------|----------|-----|

**51-40-250 VEHICLE EXPENSE**

|              |            |                               |            |        |     |
|--------------|------------|-------------------------------|------------|--------|-----|
| 3166 FUELMAN | NP69786025 | MULTI DEPT/VEHICLE FUEL EXPEN | 01/05/2026 | 951.58 | .00 |
|--------------|------------|-------------------------------|------------|--------|-----|

**51-40-280 TELEPHONE EXPENSE**

|                          |          |                            |            |       |     |
|--------------------------|----------|----------------------------|------------|-------|-----|
| 1480 CENTRACOM INTERACTI | 01022026 | PUBLIC WORKS/PHONE EXPENSE | 01/02/2026 | 37.89 | .00 |
|--------------------------|----------|----------------------------|------------|-------|-----|

**51-40-285 CELLULAR SERVICES**

|                       |            |                              |            |        |     |
|-----------------------|------------|------------------------------|------------|--------|-----|
| 9131 VERIZON WIRELESS | 6131834567 | MULTI DEPT/CELL PHONE EXPENS | 12/23/2025 | 246.96 | .00 |
|-----------------------|------------|------------------------------|------------|--------|-----|

**51-40-480 DEPARTMENTAL SUPPLIES**

|                         |          |                             |            |        |     |
|-------------------------|----------|-----------------------------|------------|--------|-----|
| 239 ALLRED'S ACE HARDWA | 12312025 | MULT DEPT/DEPARTMENT SUPPLI | 12/31/2025 | 400.77 | .00 |
|-------------------------|----------|-----------------------------|------------|--------|-----|

**51-40-600 REPAIR & MAINTENANCE**

|                         |          |                             |            |        |     |
|-------------------------|----------|-----------------------------|------------|--------|-----|
| 239 ALLRED'S ACE HARDWA | 12312025 | MULT DEPT/DEPARTMENT SUPPLI | 12/31/2025 | 122.74 | .00 |
|-------------------------|----------|-----------------------------|------------|--------|-----|

|                           |             |                             |            |        |     |
|---------------------------|-------------|-----------------------------|------------|--------|-----|
| 993 BLUE STAKES OF UTAH 8 | UT202503738 | EXCAVATION MARKING SERVICES | 12/31/2025 | 160.08 | .00 |
|---------------------------|-------------|-----------------------------|------------|--------|-----|

|                          |              |                             |            |        |     |
|--------------------------|--------------|-----------------------------|------------|--------|-----|
| 5482 MOUNTAINLAND SUPPLY | S107545970.0 | WATER/DEPARTMENTAL SUPPLIES | 01/06/2026 | 159.02 | .00 |
|--------------------------|--------------|-----------------------------|------------|--------|-----|

**51-40-740 EQUIPMENT**

|                          |              |                 |            |          |     |
|--------------------------|--------------|-----------------|------------|----------|-----|
| 5482 MOUNTAINLAND SUPPLY | S107462943.0 | WATER/EQUIPMENT | 12/22/2025 | 7,723.11 | .00 |
|--------------------------|--------------|-----------------|------------|----------|-----|

|                          |              |                             |            |          |     |
|--------------------------|--------------|-----------------------------|------------|----------|-----|
| 5482 MOUNTAINLAND SUPPLY | S107545822.0 | WATER/DEPARTMENTAL SUPPLIES | 01/06/2026 | 1,686.92 | .00 |
|--------------------------|--------------|-----------------------------|------------|----------|-----|

|                         |      |                              |            |          |     |
|-------------------------|------|------------------------------|------------|----------|-----|
| 5485 MOUNTAIN WEST POWE | 1371 | WATER/GENERAC REPAIR AND MAI | 12/23/2025 | 3,512.00 | .00 |
|-------------------------|------|------------------------------|------------|----------|-----|

**51-40-760 TECHNOLOGY**

|                   |              |                  |            |        |     |
|-------------------|--------------|------------------|------------|--------|-----|
| 9040 UTOPIA FIBER | CIV202601-03 | INTERNET SERVICE | 01/01/2026 | 400.00 | .00 |
|-------------------|--------------|------------------|------------|--------|-----|

Total EXPENDITURES: 16,741.06 .00

**WATER CAPITAL PROJECTS****51-70-975 PETERSON WELL REHAB**

|                         |          |                             |            |        |     |
|-------------------------|----------|-----------------------------|------------|--------|-----|
| 239 ALLRED'S ACE HARDWA | 12312025 | MULT DEPT/DEPARTMENT SUPPLI | 12/31/2025 | 104.75 | .00 |
|-------------------------|----------|-----------------------------|------------|--------|-----|

|                          |              |                             |            |        |     |
|--------------------------|--------------|-----------------------------|------------|--------|-----|
| 5482 MOUNTAINLAND SUPPLY | S107527330.0 | WATER/DEPARTMENTAL SUPPLIES | 12/23/2025 | 466.94 | .00 |
|--------------------------|--------------|-----------------------------|------------|--------|-----|

|                           |       |       |            |          |     |
|---------------------------|-------|-------|------------|----------|-----|
| 7510 SKM ENGINEERING, LLC | 31950 | SCADA | 12/23/2025 | 1,419.32 | .00 |
|---------------------------|-------|-------|------------|----------|-----|

|                         |         |                             |            |        |     |
|-------------------------|---------|-----------------------------|------------|--------|-----|
| 7979 STEVE REGAN COMPAN | 1550930 | WATER/DEPARTMENTAL SUPPLIES | 12/30/2025 | 262.90 | .00 |
|-------------------------|---------|-----------------------------|------------|--------|-----|

**51-70-985 1550 EAST MURDOCK DRIVE**

|                           |            |                            |            |           |     |
|---------------------------|------------|----------------------------|------------|-----------|-----|
| 3612 HALL ENGINEERING & C | 3-12172025 | WATERLINE & ROADWAY RECONS | 12/17/2025 | 43,860.29 | .00 |
|---------------------------|------------|----------------------------|------------|-----------|-----|

Total WATER CAPITAL PROJECTS: 46,114.20 .00

Total WATER FUND: 62,855.26 .00

**SEWER FUND****52-21320 ACCTS PAYABLE-TIMP SERV DIST.**

|                            |          |             |            |           |     |
|----------------------------|----------|-------------|------------|-----------|-----|
| 8422 TIMP. SPECIAL SERVICE | 12312025 | IMPACT FEES | 12/31/2025 | 21,826.08 | .00 |
|----------------------------|----------|-------------|------------|-----------|-----|

Total : 21,826.08 .00

| Vendor                                    | Vendor Name           | Invoice Number | Description                   | Invoice Date | Net<br>Invoice Amount | Amount Paid | Date Paid |
|---|-----------------------|----------------|-------------------------------|--------------|-----------------------|-------------|-----------|
| <b>EXPENDITURES</b>                       |                       |                |                               |              |                       |             |           |
| <b>52-40-240 OFFICE EXPENSE</b>           |                       |                |                               |              |                       |             |           |
| 3151                                      | FREEDOM MAILING SER   | 52030          | UTILITY BILL MAILING          | 01/02/2026   | 1,339.99              | .00         |           |
| <b>52-40-250 VEHICLE EXPENSE</b>          |                       |                |                               |              |                       |             |           |
| 239                                       | ALLRED'S ACE HARDWA   | 12312025       | MULT DEPT/DEPARTMENT SUPPLI   | 12/31/2025   | 6.67                  | .00         |           |
| 675                                       | AUTO ZONE STORES, IN  | 06231795020    | SEWER/VEHICLE EXPENSE         | 12/29/2025   | 31.26                 | .00         |           |
| 3166                                      | FUELMAN               | NP69786025     | MULTI DEPT/VEHICLE FUEL EXPEN | 01/05/2026   | 951.58                | .00         |           |
| 5833                                      | O'REILLY AUTOMOTIVE I | 3623-213248    | SEWER/VEHICLE EXPENSE         | 12/08/2025   | 14.99                 | .00         |           |
| <b>52-40-280 TELEPHONE EXPENSE</b>        |                       |                |                               |              |                       |             |           |
| 1480                                      | CENTRACOM INTERACTI   | 01022026       | PUBLIC WORKS/PHONE EXPENSE    | 01/02/2026   | 37.88                 | .00         |           |
| <b>52-40-285 CELLULAR SERVICES</b>        |                       |                |                               |              |                       |             |           |
| 9131                                      | VERIZON WIRELESS      | 6131834567     | MULTI DEPT/CELL PHONE EXPENS  | 12/23/2025   | 246.96                | .00         |           |
| <b>52-40-300 PPE SAFETY &amp; UNIFORM</b> |                       |                |                               |              |                       |             |           |
| 239                                       | ALLRED'S ACE HARDWA   | 12312025       | MULT DEPT/DEPARTMENT SUPPLI   | 12/31/2025   | 60.45                 | .00         |           |
| <b>52-40-420 STREET REPAIRS</b>           |                       |                |                               |              |                       |             |           |
| 3312                                      | GENEVA ROCK PRODUC    | 003CINV00003   | SEWER/DEPARTMENTAL SUPPLIES   | 12/18/2025   | 430.97                | .00         |           |
| <b>52-40-480 DEPARTMENTAL SUPPLIES</b>    |                       |                |                               |              |                       |             |           |
| 239                                       | ALLRED'S ACE HARDWA   | 12312025       | MULT DEPT/DEPARTMENT SUPPLI   | 12/31/2025   | 106.67                | .00         |           |
| 5482                                      | MOUNTAINLAND SUPPLY   | S107462943.0   | SEWER/DEPARTMENTAL SUPPLIES   | 12/23/2025   | 206.10                | .00         |           |
| <b>52-40-600 REPAIR &amp; MAINTENANCE</b> |                       |                |                               |              |                       |             |           |
| 993                                       | BLUE STAKES OF UTAH 8 | UT202503738    | EXCAVATION MARKING SERVICES   | 12/31/2025   | 160.08                | .00         |           |
| Total EXPENDITURES:                       |                       |                |                               |              | 3,593.60              | .00         |           |

|                                      |                    |      |                        |            |           |     |  |
|--------------------------------------|--------------------|------|------------------------|------------|-----------|-----|--|
| <b>52-90-955 SEWER MANHOLE REHAB</b> |                    |      |                        |            |           |     |  |
| 750                                  | BAR S CONSTRUCTION | 1470 | 1000 N SAGE DR PROJECT | 01/05/2026 | 5,500.00  | .00 |  |
| Total :                              |                    |      |                        |            | 5,500.00  | .00 |  |
| Total SEWER FUND:                    |                    |      |                        |            | 30,919.68 | .00 |  |

|   |                       |             |                               |            |          |     |  |
|---|-----------------------|-------------|-------------------------------|------------|----------|-----|--|
| <b>SECONDARY WATER</b>                    |                       |             |                               |            |          |     |  |
| <b>EXPENDITURES</b>                       |                       |             |                               |            |          |     |  |
| <b>54-40-250 VEHICLE</b>                  |                       |             |                               |            |          |     |  |
| 3166                                      | FUELMAN               | NP69786025  | MULTI DEPT/VEHICLE FUEL EXPEN | 01/05/2026 | 951.58   | .00 |  |
| <b>54-40-270 POWER EXPENSE</b>            |                       |             |                               |            |          |     |  |
| 7062                                      | ROCKY MOUNTAIN POW    | 12222025    | WALKER BOOSTER PUMP           | 12/22/2025 | 210.39   | .00 |  |
| <b>54-40-280 TELEPHONE EXPENSE</b>        |                       |             |                               |            |          |     |  |
| 1480                                      | CENTRACOM INTERACTI   | 01022026    | PUBLIC WORKS/PHONE EXPENSE    | 01/02/2026 | 37.89    | .00 |  |
| <b>54-40-480 DEPARTMENTAL SUPPLIES</b>    |                       |             |                               |            |          |     |  |
| 239                                       | ALLRED'S ACE HARDWA   | 12312025    | MULT DEPT/DEPARTMENT SUPPLI   | 12/31/2025 | 37.22    | .00 |  |
| <b>54-40-600 REPAIR &amp; MAINTENANCE</b> |                       |             |                               |            |          |     |  |
| 993                                       | BLUE STAKES OF UTAH 8 | UT202503738 | EXCAVATION MARKING SERVICES   | 12/31/2025 | 160.08   | .00 |  |
| Total EXPENDITURES:                       |                       |             |                               |            | 1,397.16 | .00 |  |

|  |                      |            |                              |            |            |     |  |
|--|----------------------|------------|------------------------------|------------|------------|-----|--|
| <b>CAPITAL PROJECTS</b>                  |                      |            |                              |            |            |     |  |
| <b>54-70-937 Mill Ditch Canal Piping</b> |                      |            |                              |            |            |     |  |
|  |                      |            |                              |            |            |     |  |
| 3180                                     | FX CONSTRUCTION      | 9-11302025 | AMERICAN FORK RIVER DIVERSIO | 11/30/2025 | 294,395.50 | .00 |  |
| 4990                                     | LYNDON JONES CONSTR  | 4-12312025 | MILL DITCH PROJECT           | 12/31/2024 | 191,635.88 | .00 |  |
| 7510                                     | SKM ENGINEERING, LLC | 31950      | MULIT DEPT ENGINEERING       | 12/23/2025 | 4,721.10   | .00 |  |
| <b>54-70-945 SECONDARY METERING</b>      |                      |            |                              |            |            |     |  |
| 239                                      | ALLRED'S ACE HARDWA  | 12312025   | MULT DEPT/DEPARTMENT SUPPLI  | 12/31/2025 | 80.62      | .00 |  |
| <b>54-70-972 WELL SITES</b>              |                      |            |                              |            |            |     |  |
| 4542                                     | KILGORE COMPANIES LL | 1603691    | WATER/6" RIPRAP              | 12/22/2025 | 1,195.54   | .00 |  |

| Vendor                                   | Vendor Name          | Invoice Number | Description                   | Invoice Date | Net<br>Invoice Amount | Amount Paid | Date Paid |
|--|----------------------|----------------|-------------------------------|--------------|-----------------------|-------------|-----------|
| <b>54-70-985 1550 EAST MURDOCK DRIVE</b> |                      |                |                               |              |                       |             |           |
| 3612                                     | HALL ENGINEERING & C | 3-12172025     | WATERLINE & ROADWAY RECONS    | 12/17/2025   | 44,859.76             | .00         |           |
|  |                      |                | Total CAPITAL PROJECTS:       |              | 536,888.40            | .00         |           |
|  |                      |                | Total SECONDARY WATER:        |              | 538,285.56            | .00         |           |
| <b>EMPLOYEE BENEFITS</b>                 |                      |                |                               |              |                       |             |           |
| <b>EXPENDITURES</b>                      |                      |                |                               |              |                       |             |           |
| <b>57-40-330 PROFESSIONAL SERVICES</b>   |                      |                |                               |              |                       |             |           |
| 8670                                     | ULLIANCE, INC        | 40593          | EMPLOYEE ASSISTANCE PROGRA    | 01/01/2026   | 3,500.00              | .00         |           |
| <b>57-40-507 DRUG TESTING</b>            |                      |                |                               |              |                       |             |           |
| 4225                                     | INTERMOUNTAIN WORK   | 600022319      | HEPATITIS VACCINATION AND PHY | 12/17/2025   | 1,299.00              | .00         |           |
|  |                      |                | Total EXPENDITURES:           |              | 4,799.00              | .00         |           |
|  |                      |                | Total EMPLOYEE BENEFITS:      |              | 4,799.00              | .00         |           |
| <b>CAPITAL EQUIPMENT</b>                 |                      |                |                               |              |                       |             |           |
| <b>58-40-660 POLICE EQUIPMENT</b>        |                      |                |                               |              |                       |             |           |
| 4421                                     | JUST 4 FUN MOTORSPO  | 16340          | PD/VEHICLE EQUIPMENT          | 12/02/2025   | 4,417.81              | .00         |           |
|  |                      |                | Total :                       |              | 4,417.81              | .00         |           |
|  |                      |                | Total CAPITAL EQUIPMENT:      |              | 4,417.81              | .00         |           |
| <b>SANITATION FUND</b>                   |                      |                |                               |              |                       |             |           |
| <b>EXPENDITURES</b>                      |                      |                |                               |              |                       |             |           |
| <b>62-40-432 TIPPING FEES</b>            |                      |                |                               |              |                       |             |           |
| 5715                                     | NORTH POINTE SOLID W | 116520-123120  | RESIDENTIAL GARBAGE DISPOSAL  | 12/31/2025   | 35,422.66             | .00         |           |
|  |                      |                | Total EXPENDITURES:           |              | 35,422.66             | .00         |           |
|  |                      |                | Total SANITATION FUND:        |              | 35,422.66             | .00         |           |
| <b>SWIMMING POOL</b>                     |                      |                |                               |              |                       |             |           |
| <b>SWIMMING POOL</b>                     |                      |                |                               |              |                       |             |           |
| <b>71-73-280 TELEPHONE EXPENSE</b>       |                      |                |                               |              |                       |             |           |
| 1480                                     | CENTRACOM INTERACTI  | 01012026       | MULTI DEPT/PHONE EXPENSE      | 01/01/2026   | 74.79                 | .00         |           |
|  |                      |                | Total SWIMMING POOL:          |              | 74.79                 | .00         |           |
|  |                      |                | Total SWIMMING POOL:          |              | 74.79                 | .00         |           |
| <b>COMMUNITY CENTER</b>                  |                      |                |                               |              |                       |             |           |
| <b>72-34-310 RECREATION FEE REVENUES</b> |                      |                |                               |              |                       |             |           |
| 2029                                     | COX, CAROLYN         | 12312025       | REC/CONTRACTED SERVICES       | 12/31/2025   | 42.00                 | .00         |           |
| 2862                                     | FIETKAU, CHANDLER    | 12312025       | REC/CONTRACTED SERVICES       | 12/31/2025   | 343.00                | .00         |           |
| 5632                                     | NEWBRY, JULIA ANN    | 12312025       | REC/CONTRACTED SERVICES       | 12/31/2025   | 315.00                | .00         |           |
| 7258                                     | SATTLER, JOSEPH      | 12312025       | REC/CONTRACTED SERVICES       | 12/31/2025   | 70.00                 | .00         |           |
|  |                      |                | Total :                       |              | 770.00                | .00         |           |

| Vendor  | Vendor Name           | Invoice Number | Description                 | Invoice Date | Net<br>Invoice Amount | Amount Paid  | Date Paid |
|---|-----------------------|----------------|-----------------------------|--------------|-----------------------|--------------|-----------|
| <b>72-71-062 COMMUNITY CTR - BLDG MAINT</b>       |                       |                |                             |              |                       |              |           |
| 239   | ALLRED'S ACE HARDWA   | 12312025       | MULT DEPT/DEPARTMENT SUPPLI | 12/31/2025   | 62.28                 | .00          |           |
| 3564  | GUNTHERS COMFORT AI   | 113336         | REC/BUILDING MAINTENANCE    | 12/15/2025   | 918.11                | .00          |           |
| 8678  | UNIFIRST CORPORATIO   | 12292025       | RUG CLEANING                | 12/29/2025   | 396.85                | .00          |           |
| <b>72-71-410 PROGRAM SUPPLIES &amp; EQUIPMENT</b> |                       |                |                             |              |                       |              |           |
| 3571  | GURR'S COPYTEC        | N75177         | REC/POSTERS                 | 12/30/2025   | 39.25                 | .00          |           |
| <b>72-71-412 YOUTH SPORTS</b>                     |                       |                |                             |              |                       |              |           |
| 5549  | NATIONAL BACKGROUN    | 1662           | REC/BACKGROUND CHECKS       | 12/02/2025   | 652.80                | .00          |           |
| 5549  | NATIONAL BACKGROUN    | 1669           | REC/BACKGROUND CHECKS       | 01/02/2025   | 122.40                | .00          |           |
| <b>72-71-420 CONTRACTED SERVICES</b>              |                       |                |                             |              |                       |              |           |
| 19  | 603 ALARMS            | 1703           | PARK MONITORING             | 01/01/2026   | 33.00                 | .00          |           |
| 19  | 603 ALARMS            | 1704           | PARK MONITORING             | 01/01/2026   | 38.00                 | .00          |           |
| Total :   |                       |                |                             |              |                       | 2,262.69     | .00       |
| Total COMMUNITY CENTER:                           |                       |                |                             |              |                       | 3,032.69     | .00       |
| <b>CULTURAL ARTS</b>                              |                       |                |                             |              |                       |              |           |
| <b>PROGRAM EXPENDITURES</b>                       |                       |                |                             |              |                       |              |           |
| <b>73-71-552 PG PLAYERS</b>                       |                       |                |                             |              |                       |              |           |
| 239   | ALLRED'S ACE HARDWA   | 12312025       | MULT DEPT/DEPARTMENT SUPPLI | 12/31/2025   | 37.99                 | .00          |           |
| <b>73-71-620 ORCHESTRA</b>                        |                       |                |                             |              |                       |              |           |
| 6343  | PLEASANT GROVE PRIN   | 10988          | ARTS COM/PROGRAMS           | 01/05/2026   | 70.00                 | .00          |           |
| Total PROGRAM EXPENDITURES:                       |                       |                |                             |              |                       | 107.99       | .00       |
| Total CULTURAL ARTS:                              |                       |                |                             |              |                       | 107.99       | .00       |
| <b>75-40-491 800 NORTH NCB TO 1300 WEST</b>       |                       |                |                             |              |                       |              |           |
| 6760  | RB & G ENGINEERING, I | 250147         | 800 N IMPROVEMENTS          | 12/18/2025   | 14,897.50             | .00          |           |
| 6760  | RB & G ENGINEERING, I | 250160         | 800 N IMPROVEMENTS          | 01/07/2026   | 26,487.50             | .00          |           |
| Total :   |                       |                |                             |              |                       | 41,385.00    | .00       |
| Total :   |                       |                |                             |              |                       | 41,385.00    | .00       |
| <b>RECREATION</b>                                 |                       |                |                             |              |                       |              |           |
| <b>CARE TAX</b>                                   |                       |                |                             |              |                       |              |           |
| <b>76-76-703 SPECIAL PROJECTS</b>                 |                       |                |                             |              |                       |              |           |
| 8085  | SYMBOL ARTS           | 0553343        | REC/PINS                    | 12/24/2025   | 2,702.00              | .00          |           |
| Total CARE TAX:                                   |                       |                |                             |              |                       | 2,702.00     | .00       |
| Total RECREATION:                                 |                       |                |                             |              |                       | 2,702.00     | .00       |
| Grand Totals:                                     |                       |                |                             |              |                       | 1,520,878.02 | .00       |

| Vendor | Vendor Name | Invoice Number | Description | Invoice Date | Net<br>Invoice Amount | Amount Paid | Date Paid |
|--------|-------------|----------------|-------------|--------------|-----------------------|-------------|-----------|
|--------|-------------|----------------|-------------|--------------|-----------------------|-------------|-----------|

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

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

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

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

\_\_\_\_\_

---

Report Criteria:

Invoices with totals above \$0 included.

Only unpaid invoices included.

---