



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 **rescheduled regular meeting on Tuesday, March 24, 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. Victim Advocate Report – Kimberly Schroepfel
- b. Budget Discussion
- c. Staff Business

6:00 P.M. REGULAR CITY COUNCIL

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. OPENING REMARKS

4. APPROVAL OF MEETING AGENDA

5. OPEN SESSION

6. CONSENT ITEMS: (Consent items are only those which have been discussed beforehand, are non-controversial and do not require further discussion)

- A. City Council Minutes for the January 27, 2026 City Council Special Meeting.
- B. To consider for approval Payment No. 1 to Geneva Rock Products for the Battle Creek Trailhead Parking Lot Improvements Project.
- C. To consider for approval Payment No. 20 to Hydrovac Excavation for the Pressurized Irrigation Meters Installation Project.
- D. Payment Approval Reports for March 5, 2026 and March 19, 2026.

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

7. BOARD, COMMISSION, COMMITTEE APPOINTMENTS: None Scheduled

8. PRESENTATIONS:

- A. Recognition of the PGHS Girls State Basketball Champions.
- B. JustServe City Proclamation.

9. PUBLIC HEARING ITEMS:

- A. Public Hearing to consider Ordinance (2026-012) Amending the Transportation Master Plan adding projects in the Pleasant Grove 700 South Industrial Corridor Safety Upgrade Project and providing an effective date. *Presenter: Director Winterton*
- B. Public Hearing to consider an Ordinance (2026-004) to amend Section 10-6-2: Definitions, Section 10-9A-10: Building Height in the Rural Residential Zone, and Section 10-9B-9: Building Height in R-1 Zones. The purpose for this proposed text amendment is to amend the definition for “Building Height” in Section 10-6-2, and to provide an effective date in Sections 10-9A-10 and 10-9B-9. *Presenter: Director Cárdenas*
- C. Public Hearing to consider an Ordinance to amend Section 10-15-38: Fencing Standards, to clarify and simplify portions of this Section. *Presenter: Director Cárdenas* **This item has been continued to the next meeting on April 14, 2026**
- D. Public Hearing to consider an Ordinance (2026-013) to amend Section 10-15-28: Design Review, to amend the requirements of the design of new buildings, including residences. *Presenter: Director Cárdenas*

10. ACTION ITEMS READY FOR VOTE:

- A. To consider a commercial site plan located at approx. 545 S Pleasant Grove Boulevard (Sam White’s Lane Neighborhood) for a retail bank branch building, in The Grove - Commercial Sales Subdistrict. Applicant Taylor Smith. *Presenter: Director Cárdenas*
- B. To consider a 1-lot preliminary commercial subdivision plat, located at approx. 877 W 700 South (Sam White’s Lane Neighborhood) called Myler Industrial Subdivision Plat ‘B’ on approximately 1.99 acres, in the Business and Manufacturing Park (BMP) Zone. Applicant Ryan Litke. *Presenter: Director Cárdenas*
- C. To consider a commercial site plan located at approx. 877 W 700 South (Sam White’s Lane Neighborhood) for an industrial building, in the Business and Manufacturing Park (BMP) Zone. Applicant Ryan Litke. *Presenter: Director Cárdenas*
- D. To consider a commercial site plan located at approx. 749 W Sam White Lane (Sam White’s Lane Neighborhood) for two industrial buildings, in the Business and Manufacturing Park (BMP) Zone. Applicant Ryan Litke *Presenter: Director Cárdenas*
- E. To consider the request for a commercial site plan for a restaurant located at 1008 S North County Boulevard in The Grove – Interchange Subdistrict. Applicant Steve Wiscaver. *Presenter: Director Cárdenas*
- F. To consider the request of St. John Properties for a 2-lot preliminary commercial subdivision plat, called Valley Grove Business Park Plat ‘S’ on approximately 4.55 acres, located at approximately 989 South 1300 West in the Business & Manufacturing Park (BMP) Zone. *Presenter: Director Cárdenas*
- G. To consider the request of St. John Properties for a commercial site plan for an industrial building, located at approximately 989 South 1300 West in the Business & Manufacturing Park (BMP) Zone. *Presenter: Director Cárdenas*

- H. To consider a Resolution (2026-011) authorizing the Mayor to Execute an Engineering Master Services Agreement for Professional Services with Avenue Consultants, Inc. for engineering services on a project specific basis. *Presenter: Director Winterton*
- I. To consider Local Authority Consent for a Retail Alcohol License for a Limited Service Restaurant for Misti Maki Sushi Bar at 2085 W 450 S, Suite 2C, PG, UT. *Presenter: City Attorney Petersen*
- J. To consider Local Authority Consent for an Off-premise Beer Retailer License for the Tru/Home2 Pleasant Grove for Pleasant Grove Hotel Partners, LLC at 1138 S Valley Grove Way, PG, UT. *Presenter: City Attorney Petersen*
- K. To consider Local Authority Consent for a Retail Alcohol License for a Full Service Restaurant for Urban Kitchen located at 425 S. North County Blvd, #D, PG, UT. *Presenter: City Attorney Petersen*

11. ITEMS FOR DISCUSSION:

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

12. REVIEW AND DISCUSSION OF THE APRIL 14, 2026 CITY COUNCIL MEETING.

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) websites. Posted by: /s/ Wendy Thorpe, City Recorder Date: March 20, 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.

ORDINANCE NO. 2026-012

AN ORDINANCE AMENDING THE PLEASANT GROVE CITY TRANSPORTATION MASTER PLAN ADDING PROJECTS IN THE PLEASANT GROVE 700 SOUTH INDUSTRIAL CORRIDOR SAFETY UPGRADE PROJECT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the transportation and circulation system of any community can be considered the framework of that community; and

WHEREAS, The City’s goal is to have a good transportation system that provides quality circulation, regulates traffic appropriately, and that has vision for future growth; and

WHEREAS, Pleasant Grove City is attempting to pursue funding from the MAG Transportation Improvement Program for safety upgrades to the South Industrial Corridor Project; and

WHEREAS, Warrant studies have been performed in 2025 that show signals on the 700 South and 1300 West intersections are warranted; and

WHEREAS, said signals are not currently shown the adopted Master Transportation Plan; and

WHEREAS, the proposed Amendment will add these signals to the Master Plan and will also include upgrades to the railroad crossing and widening of 700 South near Geneva Road; and

WHEREAS, on March 24, 2026, the City Council held a duly noticed public hearing to consider the recommendation to update the Transportation Master Plan; and

WHEREAS, after considering the Planning Commission’s recommendations, and the facts and comments presented to the City Council, the Council finds that the proposed update of the Pleasant Grove City Transportation Master Plan reasonably furthers the health, safety and general welfare of the citizens of Pleasant Grove.

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

SECTION 1. The Pleasant Grove City Transportation Master Plan is hereby amended as shown on Exhibit “A” which is attached hereto and incorporated herein by this reference.

SECTION 2. SEVERABILITY. The sections, paragraphs, sentences, clauses, and phrases of this Resolution 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 phrases of this Resolution.

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 24th day of March 2026.

Eric Jensen, Mayor

ATTEST:

(SEAL)

Wendy Thorpe, City Recorder

Motion: Council Member _____

Second: Council Member _____

<u>ROLL CALL</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>
Mayor Eric Jensen	_____	_____	_____	_____
Dianna Andersen	_____	_____	_____	_____
Steve Rogers	_____	_____	_____	_____
Cyd LeMone	_____	_____	_____	_____
Todd Williams	_____	_____	_____	_____
Dustin Phillips	_____	_____	_____	_____

**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

Pleasant Grove

2026 Update to the Transportation Master Plan approved by City council on February 6, 2024



Prepared By:
Pleasant Grove Public Works & Engineering

323 West 700 South
Pleasant Grove, UT 84062
(801) 785-2941

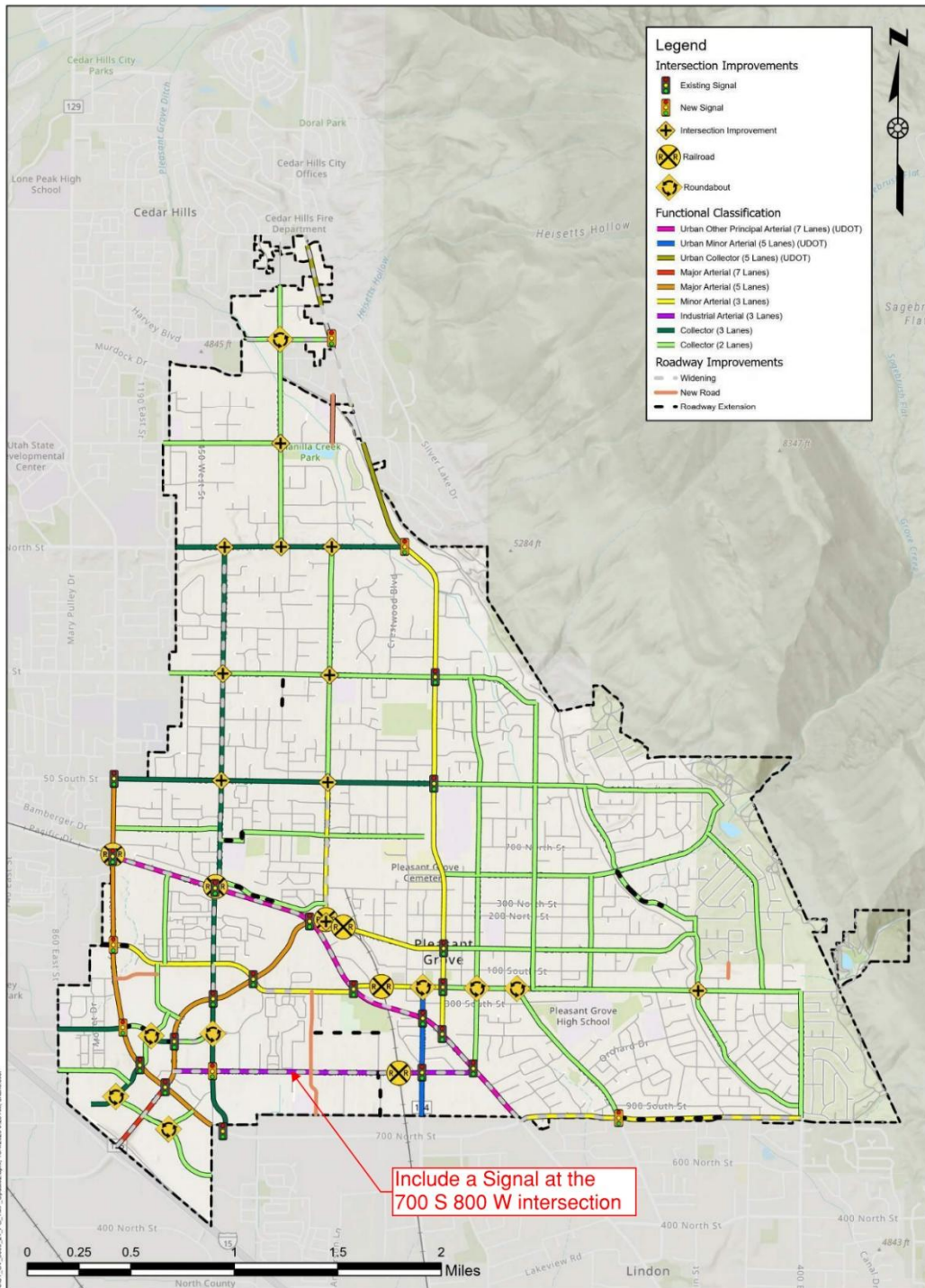
2026 Update to the
Transportation Master Plan
approved by City council on
February 6, 2024

Pleasant Grove is attempting to pursue funding from the MAG Transportation Improvement Program. During the 2026 Funding project selection process Pleasant Grove is submitting the Pleasant Grove 700 South Industrial Corridor Safety Upgrades project. Warrant studies have been performed in 2025 and the signals on the 700 S at 800 W and 1300 W intersections have been found to be warranted. The signals are not currently shown on the Cities adopted transportation Master Plan. This amendment will add the signals to the Pleasant Grove Transportation Master Plan. This update will also include upgrades to the railroad crossing and widening on 700 South near Geneva Rd.

Summary of the 2026 Updates to the Transportation Master Plan approved by City council on February 6, 2024

- Update Figure 7: Roadway Master Plan
 - Show a signal at 700 S 800 W

- Update Table 12: Pleasant Grove City Transportation Improvement Program and Figure 16: TIP Project Map
 - Add item 35 to include the Pleasant Grove 700 South 1300 West intersection improvements
 - Add item 36 to include the Pleasant Grove 700 South 800 West intersection improvements
 - Add item 37 to include the Pleasant Grove 700 South 130 West railroad crossing improvements
 - Add item 38 to include the Pleasant Grove 700 South from 130 West to Geneva Widening improvements



Transportation Master Plan

Figure 7: Roadway Master Plan

Pleasant Grove City

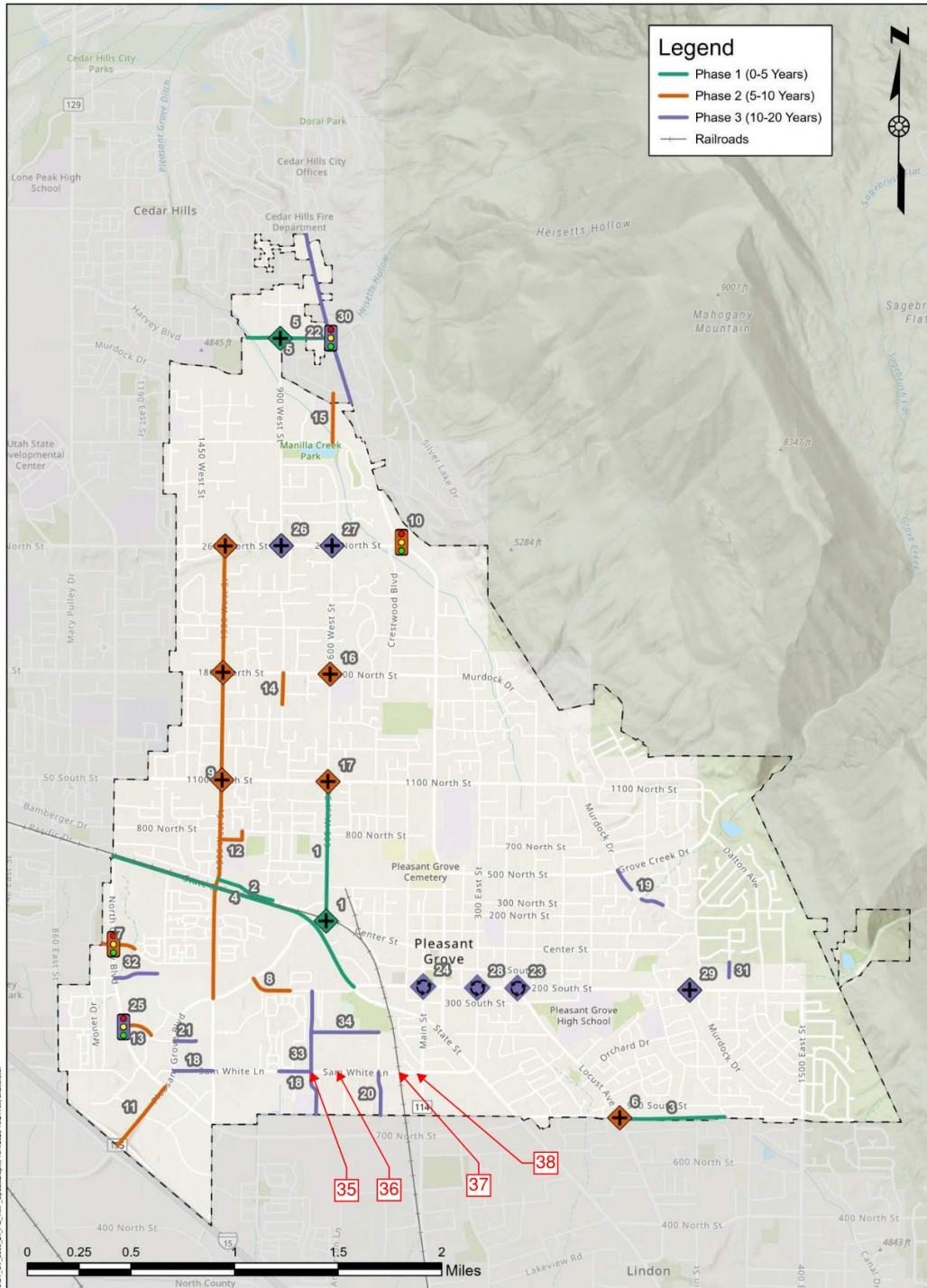
Transportation Master Plan

Pleasant Grove City Transportation Improvement Program (TIP)				
Project No.	Type of Improvement ¹	Project Location	Jurisdiction(s)	Potential Funding Source ²
15	New Alignment	Mill Creek Road: 3300 North to 3700 N (PG)/ Avanyu Dr (Cedar Hills)	Pleasant Grove	C, O
16	Intersection Improvement	600 West & 1800 North	Pleasant Grove	C, O
17	Intersection Improvement	600 West & 1100 North	Pleasant Grove	C, O
10-20 Years				
18	Capacity Improvement	700 South/Sam White Lane: PG Blvd to Proctor Ln and 910 West to 750 West	Pleasant Grove	C, O
19	Alignment Extension	Murdock Dr: 500 North to 300 North	Pleasant Grove	C, O
20	Alignment Extension	250 West: 700 South to 1000 South	Pleasant Grove	C, O
21	Capacity Improvement	Doterra Drive: PG Boulevard to Finish Section	Pleasant Grove	C, O
22	Capacity Improvement / New Traffic Signal	100 East: Valley View Drive to Approximately Mountaintop Cir	Pleasant Grove/ UDOT	F, S, C, O
23	Potential Roundabout	Locust Ave & 200 South	Pleasant Grove	C, O
24	Potential Roundabout	Main Street & 200 South	Pleasant Grove	C, O
25	Potential Signal	450 South & 2000 West	Pleasant Grove	C, O
26	Intersection Improvement	900 West/ 2600 North	Pleasant Grove	C, O
27	Intersection Improvement	600 West/ 2600 North	Pleasant Grove	C, O
28	Potential Roundabout	300 East/200 South	Pleasant Grove	C, O
29	Potential Intersection Improvement	Murdock Dr/ 200 South	Pleasant Grove	C, O
30	Potential Signal	4000 North/ Canyon Road	Pleasant Grove	C, O
31	Alignment Extension	1105 East: End of Existing to 125 South	Pleasant Grove	C, O
32	Alignment Extension	Quality Drive: North County Blvd to Garden Grove Lane	Pleasant Grove	C, O
33	New Alignment	750 West: 220 South to 700 South	Pleasant Grove	C, O
34	New Alignment	500 South: 750 West to 250 West	Pleasant Grove	C, O

¹Miscellaneous local roads have not been included since they will most likely be built by developers as part of their developments.

²Potential Funding Sources: F-Federal, S-State, C-City, and O-Other.

35	Intersection improvement	700 South/ 1300 West	Pleasant Grove	C, O
36	Intersection improvement	700 South/ 800 West	Pleasant Grove	C, O
37	Railroad crossing improvement	700 South/ 130 West	Pleasant Grove	C, O
38	Widening on 700 South	700 South: 130 W to Geneva Rd	Pleasant Grove	C, O



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Transportation Master Plan
Figure 16: TIP Project Map



Updated 2/25/2026
Updated 10/4/2023

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 SECTIONS 10-9A-10 BUILDING HEIGHT IN THE RURAL RESIDENTIAL ZONE AND 10-9B-9 BUILDING HEIGHT IN SINGLE-FAMILY RESIDENTIAL ZONE, 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 March 12, 2026 the Pleasant Grove City Planning Commission held a public hearing to consider amending Section 10-6-2: Definitions, 10-9A-10 Building Height in the Rural Residential Zone and 10-9B-9 Building Height in Single-Family Residential Zone 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, 10-9A-10 Building Height in the Rural Residential Zone and 10-9B-9 Building Height in Single-Family Residential Zone 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, 10-9A-10 Building Height in the Rural Residential Zone and 10-9B-9 Building Height in Single-Family Residential Zone in the Pleasant Grove Municipal Code be approved; and

WHEREAS, on March 24, 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: DENITIONS, of the Pleasant Grove Municipal Code is hereby amended to read as follows:

10-6-2: DEFINITIONS:

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.

SECTION 10-9A-10 BUILDING HEIGHT IN THE RURAL RESIDENTIAL ZONE

- A. No lot or parcel of land in the R-R zone shall have a main building or structure which exceeds a height of thirty five feet (35'). Chimneys, flagpoles or similar structures not used for human occupancy are excluded in determining height.
- B. **Applicability: The definition of “Building Height” shall apply to all new developments within the Rural Residential Zone; however, building permits within an approved subdivision prior to April 24, 2026, retain the right to have their height measured from the average elevation of the finished lot grade at 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.**

SECTION 10-9B-9 BUILDING HEIGHT IN SINGLE-FAMILY RESIDENTIAL ZONE

- A. No lot or parcel of land in an R-1 zone shall have a main building or structure used for dwelling or public assembly which exceeds a maximum height of thirty five feet (35'). Chimneys, flagpoles, church towers and similar architectural structures not used for human occupancy are excluded in determining height.
- B. Main residential buildings located in a legally subdivided lot (lots that are part of a subdivision) with a minimum area of 2.5 acres may exceed the maximum height of thirty-five feet (35') to a limit of forty-five feet (45') if all the following conditions are met:
 - 1. For every foot of height exceeding thirty-five feet (35') up to a maximum of forty-five feet (45'), the rear setback shall be increased by five feet (5').

2. For every foot of height exceeding thirty-five feet (35') up to a maximum of forty-five feet (45'), both side setbacks shall be increased by three feet (3').
 3. For every foot of height exceeding thirty-five feet (35') up to a maximum of forty-five feet (45'), the front setback shall be increased by five feet (5').
- C. Accessory structures, in the R-1 zones, shall not exceed the height of the dwelling or shall have a maximum height of twenty-five feet (25'), whichever is more restrictive. The height is to be based on the measurement of the average finished grade to the peak of the roof. The maximum height can only be allowed if the proper yard requirements, found in section [10-9B-7](#) of this article, have been met.
- D. **Applicability:** The definition of “Building Height” shall apply to all new developments within all Single-Family Residential Zones; building permits within an approved subdivision prior to April 24, 2026, retain the right to have their height measured from the average elevation of the finished lot grade at 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.

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 24th day of March 2026.

Eric Jensen, Mayor

ATTEST:

Wendy Thorpe

City Recorder

Motion: Council Member _____

Second: Council Member _____

<u>ROLL CALL</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>
Mayor Eric Jensen	_____	_____	_____	_____
Dianna Andersen	_____	_____	_____	_____
Steve Rogers	_____	_____	_____	_____
Cyd LeMone	_____	_____	_____	_____
Todd Williams	_____	_____	_____	_____
Dustin Phillips	_____	_____	_____	_____

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

March 24, 2026

TEXT AMENDMENT PROPOSAL

REQUEST Request to amend City Code Section 10-6-2: Definitions, to revise the definition for “Building Height”, Section 10-9A-10: Building Height in the Rural Residential Zone, and Section 10-9B-9: Building Height in R-1 Zones. The purpose for this proposed text amendment is to amend the definition for “Building Height” in Section 10-6-2, and to provide an effective date in Sections 10-9A-10 and 10-9B-9.

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.

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.

Then, on January 8, Staff brought this item to the Planning Commission for its initial public hearing, where it received a recommendation of approval to the City Council. While this item was scheduled to go to City Council, Staff had further discussions with a few concerned developers, who requested that the City to provide an effective date for the change to building height to take effect. The importance of providing an effective date is most easily seen when comparing the proposed ordinance against existing homes.

Adding an effective date to the Rural Residential and Single-Family Residential Zones would preserve the ability for many existing homes to remain in conformance with the zoning ordinances and retain the ability to modify the height of their homes based on the current definition for building height. Only new structures whose building permits have been submitted after the effective date would need to follow the new definition for building height.

Proposed Text

Section 10-6-2: Definitions

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.

Section 10-9A-10: Building Height in the Rural Residential Zone:

- A. No lot or parcel of land in the R-R zone shall have a main building or structure which exceeds a height of thirty five feet (35'). Chimneys, flagpoles or similar structures not used for human occupancy are excluded in determining height.
- B. **Applicability: The definition of "Building Height" shall apply to all new developments within the Rural Residential Zone; however, building permits within an approved subdivision prior to April 14, 2026, retain the right to have their height measured from the average elevation of the finished lot grade at 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.

Section 10-9B-9: Building Height in Single-Family Residential Zones:

- A. No lot or parcel of land in an R-1 zone shall have a main building or structure used for dwelling or public assembly which exceeds a maximum height of thirty five feet (35'). Chimneys, flagpoles, church towers and similar architectural structures not used for human occupancy are excluded in determining height.
- B. Main residential buildings located in a legally subdivided lot (lots that are part of a subdivision) with a minimum area of 2.5 acres may exceed the maximum height of thirty-five feet (35') to a limit of forty-five feet (45') if all the following conditions are met:
 - 1. For every foot of height exceeding thirty-five feet (35') up to a maximum of forty-five feet (45'), the rear setback shall be increased by five feet (5').
 - 2. For every foot of height exceeding thirty-five feet (35') up to a maximum of forty-five feet (45'), both side setbacks shall be increased by three feet (3').
 - 3. For every foot of height exceeding thirty-five feet (35') up to a maximum of forty-five feet (45'), the front setback shall be increased by five feet (5').
- C. Accessory structures, in the R-1 zones, shall not exceed the height of the dwelling or shall have a maximum height of twenty-five feet (25'), whichever is more restrictive. The height is to be based on the measurement of the average finished grade to the peak of the roof. The maximum height can only be allowed if the proper yard requirements, found in section 10-9B-7 of this article, have been met.
- D. **Applicability:** The definition of “Building Height” shall apply to all new developments within all Single-Family Residential Zones; building permits within an approved subdivision prior to April 14, 2026, retain the right to have their height measured from the average elevation of the finished lot grade at 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.

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 berming 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 March 12, 2026.

7. **Public Hearing: Code Text Amendment – Sections 10-6-2, 10-9A-10, and 10-9B-9 (City Wide)**

Public Hearing to consider the request of Pleasant Grove City to amend Section 10-6-2: Definitions, Section 10-9A-10: Building Height in the Rural Residential Zone, and Section 10-9B-9: Building Height in R-1 Zones. The purpose for this proposed text amendment is to amend the definition for “Building Height” in Section 10-6-2, and to provide an effective date in Sections 10-9A-10 and 10-9B-9. (Legislative Item)

RECOMMEND APPROVAL

MOTION: Commissioner Butler moved that the Planning Commission forward a positive recommendation of APPROVAL to the City Council for 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 to Sections 10-9A-10 and 10-9B-9 to provide an effective date; and adopting the exhibits, conditions, and findings of the Staff Report.

Commissioner Nelson seconded the motion. The Commissioners unanimously voted “Yes”. The motion carried.

Motion by: Commissioner Butler

Seconded by: Commissioner Nelson

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

NAY VOTES:

ORDINANCE NO. 2026-013

AN ORDINANCE OF PLEASANT GROVE CITY, UTAH COUNTY, UTAH, AMENDING SECTION 10-15-28: DESIGN REVIEW, TO ELIMINATE THE PROVISIONS OF THIS SUBSECTION AND TO HOLD THIS SUBSECTION IN RESERVE FOR FUTURE USE, INCLUDING AN EFFECTIVE DATE (PLEASANT GROVE CITY APPLICANT).

WHEREAS, under the current code, the requirements of Section 10-15-28: Design Review are intended to establish general design guidelines for all zones within Pleasant Grove; and

WHEREAS, the requirements in Section 10-15-28: Design Review are redundant to other sections of code commercial development regarding building design, and unnecessary or difficult to objectively enforce in residential development; and

WHEREAS, to eliminate conflicting interpretations of Section 10-15-28: Design Review, and to utilize more relevant sections of the Code for enforcement, Staff finds that this Section should be removed and the Section be held in reserve for future provisions; and

WHEREAS, on March 12, 2026 the Pleasant Grove City Planning Commission held a public hearing to consider amending Section 10-15-28: Design Review, eliminate the provisions of this Section; and

WHEREAS, at its public hearing the Planning Commission decided that the requested amendment to Section 10-15-28: Design Review 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 10-15-28: Design Review in the Pleasant Grove Municipal Code be approved; and

WHEREAS, on March 24, 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 10-15-28: DESIGN REVIEW, of the Pleasant Grove Municipal Code is hereby amended to read as follows:

10-15-28: (RESERVED) DESIGN REVIEW:

~~(Reserved.)~~ The city council and the planning commission, which advises the council on zoning matters, have determined that the various aspects of architectural design have significant impact on the character and value of the city neighborhoods and business districts, and that preserving and enhancing this character requires the existence of a certain harmony and compatibility in these aspects from one building or dwelling to the next and throughout the particular neighborhood or district. They have also determined that preserving and enhancing the visual character of certain entryways to the city, and areas of unique historical or architectural significance, furthers the economic and cultural well-being of the community. Additionally, the city finds that these same benefits should be extended to the entire city. The design standards outlined below address general design relationships and site planning principles. They are standards that could apply to any area of the city:

~~—A. Construction Activity: The planning commission will review different kinds of "construction" activity that need design approval; and each kind will need a slightly different application of the guidelines:~~

~~—1. For the construction of new buildings (including residences) and parts of buildings, the focus is on the compatibility of new construction with the existing character (style, size, etc.) of the immediate area.~~

~~—2. For reconstruction, remodeling, addition and repair of existing structures, this rehabilitation will be done in line with the original character of the structure.~~

~~—3. For relocation of buildings, those buildings moved to sites must be compatible with the surrounding buildings.~~

~~—4. For the demolition or removal of all or parts of existing buildings, compatible replacement structures must be sought.~~

~~—5. For sign permits, the sign is to be designed as an integral architectural element of the building and site to which it relates, and is compatible with the overall character of the area.~~

~~B. Harmony Of Design:~~

—1. To preserve the design character of the existing immediate area, to protect the visual pattern of the community, to protect the value of surrounding properties and to promote harmony in the visual relationships and transitions between new and older buildings, new buildings, including residences, should be made sympathetic to scale, form, size, and proportion of existing buildings. This can be done by repeating building lines and surface treatment and by requiring some uniformity of detail, scale, proportion, textures, materials, color and building form.

—2. The use of unusual shapes, color and other characteristics that cause new buildings to call excessive attention to themselves and create a jarring disharmony shall be avoided or reserved for structures of broad public significance.

—3. The height and bulk of new buildings shall be related to the prevailing scale of development to avoid overwhelming or dominating existing development.

—4. Building additions should be designed to reflect existing buildings in scale, materials and color. Facade renovations should include as few different materials as possible.

—5. The architectural style of new or redeveloped structures shall be compatible with the predominant architectural themes of the district. Contemporary design for new buildings in old neighborhoods and additions to existing buildings or landscaping should not be discouraged if such design is compatible with the size, scale, color, material and character of the neighborhood, building or its environment.

—6. Adjacent buildings of different architectural styles shall be made compatible by such means as materials, rhythm, color, repetition of certain plant varieties, screens, sight breaks, etc.

—7. The construction of additions to existing buildings should be generally discouraged in yards adjoining public streets and should instead be confined to side and rear yards which are generally out of public view.

—8. To preserve the continuity prevailing along each block face, the orientation of the building's principal facade shall complement that of the majority of buildings in the same block face (either parallel or perpendicular to the street).

—9. The open expanse of front lawns and the quantities of planting within them of new or redeveloped structures shall be comparable to that of existing structures.

—10. Projects shall be designed in context with their surroundings. This means that enough visual linkages between existing buildings and the proposed project shall be provided so as to create a cohesive overall effect. In addition to those noted above, visual

linkages shall include: window proportions, entryway placements, decorative elements, style, materials and silhouettes. (Ord. 2000-23, 7-18-2000)

—11. Access control. Doors, shrubs, fences, gates, and other physical design elements should be used to discourage access to an area by all but its intended users.

—12. Surveillance should be encouraged by placing windows in locations that allow intended users to see or be seen while ensuring that intruders will be observed as well. Surveillance is enhanced by providing adequate lighting and landscaping that allow for unobstructed views.

—13. Territoriality should be augmented by the use of sidewalks, landscaping, porches, and other elements that establish the boundaries between public, semi-private and private areas.

—14. Projects should be designed with human scale foremost.

—15. To promote quality design, stabilize and improve property values and create a pleasing visual appearance, all buildings with metal exterior covering may be permitted by conditional use permit in commercial and industrial zones. The planning commission shall base its evaluation on the architectural treatment and appearance of the building facade, when visible from any public street. (Ord. 2000-23, 7-18-2000; amd. 2003 Code; Ord. 2004-19, 8-17-2004)

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 phrases 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 24th day of March 2026.

Eric Jensen, Mayor

ATTEST:

Wendy Thorpe

City Recorder

Motion: Council Member _____

Second: Council Member _____

<u>ROLL CALL</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>
Mayor Eric Jensen	_____	_____	_____	_____
Dianna Andersen	_____	_____	_____	_____
Steve Rogers	_____	_____	_____	_____
Cyd LeMone	_____	_____	_____	_____
Todd Williams	_____	_____	_____	_____
Dustin Phillips	_____	_____	_____	_____

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

March 24, 2026

TEXT AMENDMENT PROPOSAL

REQUEST Request to amend City Code Section 10-15-28: Design Review, to amend or remove the requirements of the design of new buildings, including residences.

APPLICANT Pleasant Grove City

ZONE City Wide

STAFF RECOMMENDATION Approve the proposed amendment to the City Code.

ATTACHMENTS Relevant sections of code, with Staff comments **4**

Background and Analysis

The intent of Section 10-15-28 is to protect and preserve the character of neighborhoods throughout Pleasant Grove City.

The purpose of this Section is as follows: “The city council and the planning commission, which advises the council on zoning matters, have determined that the various aspects of architectural design have significant impact on the character and value of the city neighborhoods and business districts, and that preserving and enhancing this character requires the existence of a certain harmony and compatibility in these aspects from one building or dwelling to the next and throughout the particular neighborhood or district. They have also determined that preserving and enhancing the visual character of certain entryways to the city, and areas of unique historical or architectural significance, furthers the economic and cultural well-being of the community. Additionally, the city finds that these same benefits should be extended to the entire city. The design standards outlined below address general design relationships and site planning principles. They are standards that could apply to any area of the city.”

While Staff understands the importance of maintaining protections to the design of existing neighborhoods, Staff also finds that the zoning ordinances found within this section are sometimes unnecessary, subjective, and difficult to enforce.

A common section of this code that has created some friction is Section 10-15-28-B-1, which states “To preserve the design character of the existing immediate area, to protect the visual pattern of the community, to protect the value of surrounding properties and to promote harmony

in the visual relationships and transitions between new and older buildings, new buildings, including residences, should be made sympathetic to scale, form, size, and proportion of existing buildings. This can be done by repeating building lines and surface treatment and by requiring some uniformity of detail, scale, proportion, textures, materials, color and building form.”

The primary issue with this section of code is that it was intended to allow for some flexibility for Staff to review building permits for residences and ensure compatibility within their respective neighborhoods; however this section of code has been used by some concerned citizens when a new building is built on an adjacent property that is, for example, taller than what they originally expected. Then, when Staff insists that the new building meets the maximum height requirements per the R-1 or RR Zone Sections, the concerned individual sometimes uses this section of code to emphasize their concern.

It is not Staff’s intent to undermine the public’s concern, as they are the ones who ultimately have to live with the finished product, and Staff echoes the need for neighborhoods to maintain the character that they have. In fact, it is that neighborhood character that makes it pleasant to live in any particular area.

But instead of keeping this section of code separate from the zoning requirements in other zones, Staff’s recommendation is to remove Section 10-15-28 entirely. Instead of having a separate section that is difficult to interpret and harder to enforce, Staff feels that it would be better to take specific points from this section that we like, define them better, and then include them in the zoning ordinances where they would be best utilized.

For example, instead of referring to this section to ensure that new buildings are “made sympathetic to scale, form, size, and proportion of existing buildings”, we already have a requirement for all new buildings to meet certain lot coverage and building height requirements. So as long as those defined requirements are met, there should be no need to add further restriction to a building’s scale or size.

By defining sections of this code better and reinstating them in other sections where they could be easier and more relevant to find, the zoning ordinances would be able to protect the City better because we have something definitive instead of something subjective.

RELEVANT SECTIONS OF CODE (WITH STAFF NOTES)

10-15-28: DESIGN REVIEW:

The city council and the planning commission, which advises the council on zoning matters, have determined that the various aspects of architectural design have significant impact on the character and value of the city neighborhoods and business districts, and that preserving and enhancing this character requires the existence of a certain harmony and compatibility in these aspects from one building or dwelling to the next and throughout the particular neighborhood or district. They have also determined that preserving and enhancing the visual character of certain entryways to the city, and areas of unique historical or architectural significance, furthers the economic and cultural well-being of the community. Additionally, the city finds that these same benefits should be extended to the entire city. The design standards outlined below address general design relationships and site planning principles. They are standards that could apply to any area of the city.

A. Construction Activity: The planning commission will review different kinds of "construction" activity that need design approval; and each kind will need a slightly different application of the guidelines:

1. For the construction of new buildings (including residences) and parts of buildings, the focus is on the compatibility of new construction with the existing character (style, size, etc.) of the immediate area.
2. For reconstruction, remodeling, addition and repair of existing structures, this rehabilitation will be done in line with the original character of the structure.
3. For relocation of buildings, those buildings moved to sites must be compatible with the surrounding buildings.
4. For the demolition or removal of all or parts of existing buildings, compatible replacement structures must be sought.
5. For sign permits, the sign is to be designed as an integral architectural element of the building and site to which it relates, and is compatible with the overall character of the area.

***Staff Note: Staff does not have any immediate concerns with this section (Section A), except that perhaps planning commission approval may not be necessary. Even then, if the proposed building meets code, then there may not be any issue with removing this section.**

B. Harmony Of Design:

1. To preserve the design character of the existing immediate area, to protect the visual pattern of the community, to protect the value of surrounding properties and to promote harmony in the visual relationships and transitions between new and older buildings, new buildings, including residences, should be made sympathetic to scale, form, size, and proportion of existing buildings. This can be done by repeating building lines and surface treatment and by requiring some uniformity of detail, scale, proportion, textures, materials, color and building form.

**Staff Note: The issue with this section is that it is not well enough defined. The intent was to allow for some flexibility for Staff to make a determination when reviewing building permits; however it has turned into more of a hinderance (Example: “This house looks ugly to me so I’m going to complain” – subjective complaint) than a tool to be used to protect neighboring properties (Example: “This house is clearly built in a way that is disruptive to the character of the neighborhood and proof can be provided that it takes away from neighbors’ protections of light and air and lowers the value of surrounding properties” – objective complaint).*

If Staff were to implement this section of code when all other requirements from the RR or R-1 Zones have been met, such as the maximum height, then it would open a path to further conflict by either the developer or the neighbor. Instead of having a section with flexible interpretation for limiting the scale, form, size, and proportion of new buildings, these requirements should simply just be included in the respective zone.

It's difficult for Staff to know what the surrounding properties are really like – options are available, of course, such as google street view, but having to do that for every building permit takes a lot of time, and does not provide any value more than a general feel of the area because Staff does not have the experience of living in the neighborhood.

2. The use of unusual shapes, color and other characteristics that cause new buildings to call excessive attention to themselves and create a jarring disharmony shall be avoided or reserved for structures of broad public significance.

**Staff Note: This section has not been a real issue in the past, but requirements such as “color” are not always possible to enforce. People don’t necessarily need a building permit to color their house. Staff interprets “jarring disharmony” as something more extreme, such as a traditional single-family home next to someone who uses a school building or an 85-foot-tall castle for a home, or a double wide trailer in the middle of a gated community of \$10M homes. Staff believes that most people would want to have a traditional home to live in rather than a school building, and would rather simply trust people to want to build a home that is similar in character to other existing homes and to create a friendly*

atmosphere with their neighbors. If there is a portion of this section that is important to preserve, one option could be to explore form-based codes to provide further definition in Residential zones.

3. The height and bulk of new buildings shall be related to the prevailing scale of development to avoid overwhelming or dominating existing development.

4. Building additions should be designed to reflect existing buildings in scale, materials and color. Facade renovations should include as few different materials as possible.

5. The architectural style of new or redeveloped structures shall be compatible with the predominant architectural themes of the district. Contemporary design for new buildings in old neighborhoods and additions to existing buildings or landscaping should not be discouraged if such design is compatible with the size, scale, color, material and character of the neighborhood, building or its environment.

6. Adjacent buildings of different architectural styles shall be made compatible by such means as materials, rhythm, color, repetition of certain plant varieties, screens, sight breaks, etc.

***Staff Note: Staff does not feel that Sections B-3 through B-6 need to be enforced. Considering the housing shortage, if someone has the money to build a home, they should be able to build a home in the style they choose. Little to no complaints are anticipated from the style of a home, so long as there is not a “jarring disharmony”. If someone is able to purchase additional land and wants to build a garage or addition to their home, as long as the proposed use is permitted and the lot coverage, setback, and building height requirements are met, then Staff has no issue with this section being removed. However, if this section is found to be pertinent, a new provision for “floor area ratio” may be implemented to dictate how much square footage may be used on a property, including height. Color is difficult to enforce without making the zoning requirements too burdensome.**

7. The construction of additions to existing buildings should be generally discouraged in yards adjoining public streets and should instead be confined to side and rear yards which are generally out of public view.

***Staff Note: Staff finds that if this section is found to be relevant and important to keep, then this section could be implemented in respective residential zoning codes.**

8. To preserve the continuity prevailing along each block face, the orientation of the building's principal facade shall complement that of the majority of buildings in the same block face (either parallel or perpendicular to the street).

*Staff finds that this section could be better defined in Section 10-6-2: Definitions for “front yard”.

9. The open expanse of front lawns and the quantities of planting within them of new or redeveloped structures shall be comparable to that of existing structures.

*Staff Note: Considering water shortages, Staff finds that this section should not be necessary and should allow property owners to maintain their landscaping as xeriscaping if so desired. The minimum setback requirements should still provide for similar amounts of landscaped area, and the residential zones also provide for some minimum landscaping requirements at the time of construction.

10. Projects shall be designed in context with their surroundings. This means that enough visual linkages between existing buildings and the proposed project shall be provided so as to create a cohesive overall effect. In addition to those noted above, visual linkages shall include: window proportions, entryway placements, decorative elements, style, materials and silhouettes. (Ord. 2000-23, 7-18-2000)

*Staff Note: This section gives flexibility for Staff to compare proposed buildings to the surrounding environment for compatibility; however it is written in a way that encourages a lot of uniformity between houses. Again, as long as there is no “jarring disharmony” between buildings, Staff does not find this section necessary.

11. Access control. Doors, shrubs, fences, gates, and other physical design elements should be used to discourage access to an area by all but its intended users.

12. Surveillance should be encouraged by placing windows in locations that allow intended users to see or be seen while ensuring that intruders will be observed as well. Surveillance is enhanced by providing adequate lighting and landscaping that allow for unobstructed views.

13. Territoriality should be augmented by the use of sidewalks, landscaping, porches, and other elements that establish the boundaries between public, semi-private and private areas.

*Staff Note: Regarding Sections B-11, B-12, and B-13, landscaping and lighting can be implemented in a way that encourages surveillance of the neighborhood – called Crime Prevention Through Environmental Design (CPTED). However, enforcing these kinds of designs is difficult because we do not require landscaping plans for residential areas.

14. Projects should be designed with human scale foremost.

*Staff Note: This section does not seem to add much value to the zoning ordinances.

15. To promote quality design, stabilize and improve property values and create a pleasing visual appearance, all buildings with metal exterior covering may be permitted by conditional use permit in commercial and industrial zones. The planning commission shall base its evaluation on the architectural treatment and appearance of the building facade, when visible from any public street. (Ord. 2000-23, 7-18-2000; amd. 2003 Code; Ord. 2004-19, 8-17-2004)

***Staff Note: Considering the advancements to metal siding as an exterior building material, Staff finds that a conditional use permit for metal-clad buildings should not be necessary, especially in manufacturing zones.**

Recommendation from Planning Commission

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

**2. Public Hearing: Code Text Amendment – Section 10-15-28: Design Review
(City Wide)**

Public Hearing to consider the request of Pleasant Grove City to amend Section 10-15-28: Design Review, to amend the requirements of the design of new buildings, including residences. (Legislative Item)

RECOMMEND APPROVAL

MOTION: Commissioner Patten 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 10-15-28: Design Review, to amend or remove the requirements of the design of new buildings, including residences; and adopting the exhibits, conditions, and findings of the Staff Report.

Commissioner Butler seconded the motion. The Commissioners unanimously voted “Yes”. The motion carried.

Motion by: Commissioner Patten

Seconded by: Commissioner Butler

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

NAY VOTES:

City Council Staff Report

March 24, 2026

SITE PLAN

REQUEST	A commercial site plan for a credit union	
APPLICANT	Taylor Smith	
ADDRESS	545 S Pleasant Grove Boulevard	
ZONE	The Grove – Commercial Sales Subdistrict	
STAFF RECOMMENDATION	Approve the Commercial Site Plan	
ATTACHMENTS	Property Zoning Map	4
	Property Aerial Map	5
	Site Plan	6
	Landscaping Plan	7
	Elevation Plan	8

Background

The applicant is requesting approval of a credit union building on the corner of 550 South and Pleasant Grove Boulevard. This property was originally platted as Lot 7 in Dana Point Plat ‘D’ Subdivision in 2019.

The subject property is located at 545 South Pleasant Grove Boulevard in The Grove – Commercial Sales Subdistrict. The property is currently vacant and is adjacent to a hotel to the west, the Hale Theater rehearsal center to the north, and retail buildings to the south. All surrounding properties are zoned The Grove – Commercial Sales Subdistrict. Access to the subject property is from 550 South and from Pleasant Grove Boulevard accessed through other commercial developments to the north.

Analysis

The proposed building is 3235 square feet in size, approximately 27 feet in height, and is set back at approximately 32 feet from the back of curb along Pleasant Grove Boulevard, which is within the required setbacks.

Landscaping:

Landscaping requirements within The Grove Zone – Commercial Sales Subdistrict require a mix of landscape elements, including evergreens. At least one tree is required per 1,000 SF of required landscaped areas, and at least 30% of the total number of required trees shall be evergreen. The proposed site plan has 17 trees total, 5 of which are evergreen (~30%). Landscaped parking islands are also provided at the edges of each parking area.

A 25-foot landscape buffer is also required between the back of the curb and the building, which the applicant has provided. Most of the landscaping elements in this buffer area include several types of trees and shrubs on a rock mulch bed.

Open space:

In addition to the required landscaping, each lot within the grove is required to have ten percent of its land dedicated to open space. Open space includes parks, plazas, courtyards, arcades, pedestrian walkways, natural areas and landscaped areas. The applicant provides open space that meets the zoning requirements, at approximately 22.5% open space for the entire property.

Use and parking:

The proposed use is for a credit union, which falls under Use #6100: Finance, insurance and real estate services (includes credit services, security and commodity services, holding and investment services, etc.) The parking requirement for this use is the same for professional offices at a parking ratio of 1 parking space for every 300 square feet of gross floor area. In total, the applicant will be required to have 11 parking spaces for the credit union business alone. The applicant provides 56 spaces in their parking lot.

Screening, height, and materials:

The proposed building is approximately 27.5 feet tall at the highest point, and the primary building material is brick veneer. As an accent material, the applicant is proposing to use an aluminum composite panel along the roofline between the brick veneer and the roof itself.

Design Review Board:

The provided site plan was presented at the Design Review Board meeting on June 23, 2025. The Design Review Board found that the site and building met the requirements for urban design as well as building materials and design.

Recommendation from Planning Commission

Pleasant Grove City Planning Commission took the following action on the described application at their meeting on February 26, 2026.

1. Public Hearing: Site Plan – Located at approx. 545 S Pleasant Grove Boulevard

(Sam White’s Lane Neighborhood)

Public Hearing to consider the request of Taylor Smith for a commercial site plan for a retail bank branch building, located at approximately 545 South Pleasant Grove Boulevard in The Grove - Commercial Sales Subdistrict. (Administrative Item)

RECOMMEND APPROVAL

MOTION: Commissioner Fugal moved that the Planning Commission forward a positive recommendation of APPROVAL to the City Council for the request of Taylor Smith for a Commercial Site Plan for a Retail Bank Branch Building, located at approximately 545 South Pleasant Grove Boulevard in The Grove-Commercial Sales Subdistrict; and adopting the exhibits, conditions, and findings of the Staff Report, and as modified by the condition below:

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

Commissioner Butler seconded the motion. The Commissioners unanimously voted “Yes”. The motion carried.

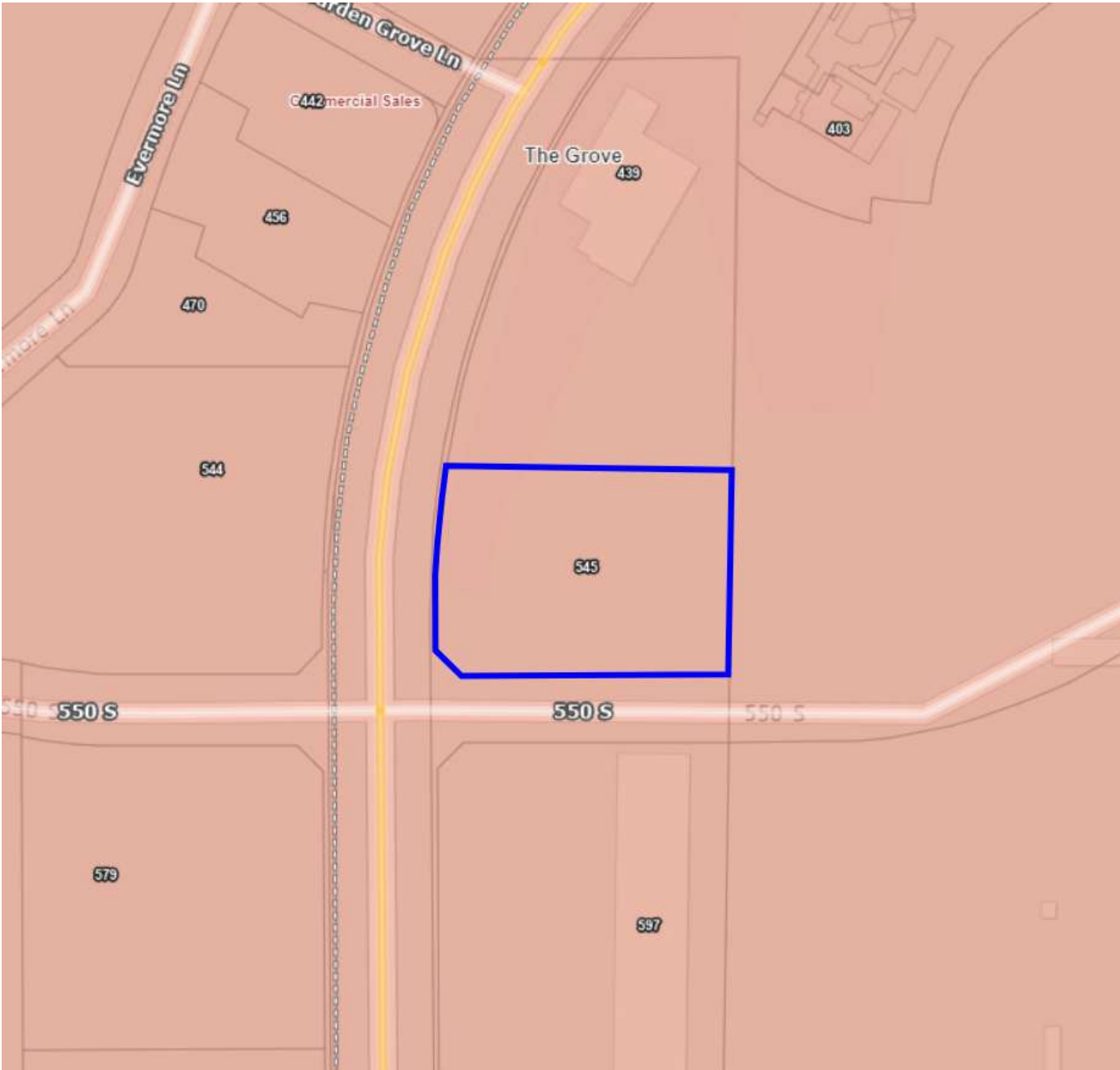
Motion by: Commissioner Fugal

Seconded by: Commissioner Butler

AYE VOTES: Chair Martineau, Commissioners Butler, Fugal, Patten, Trickler

NAY VOTES:

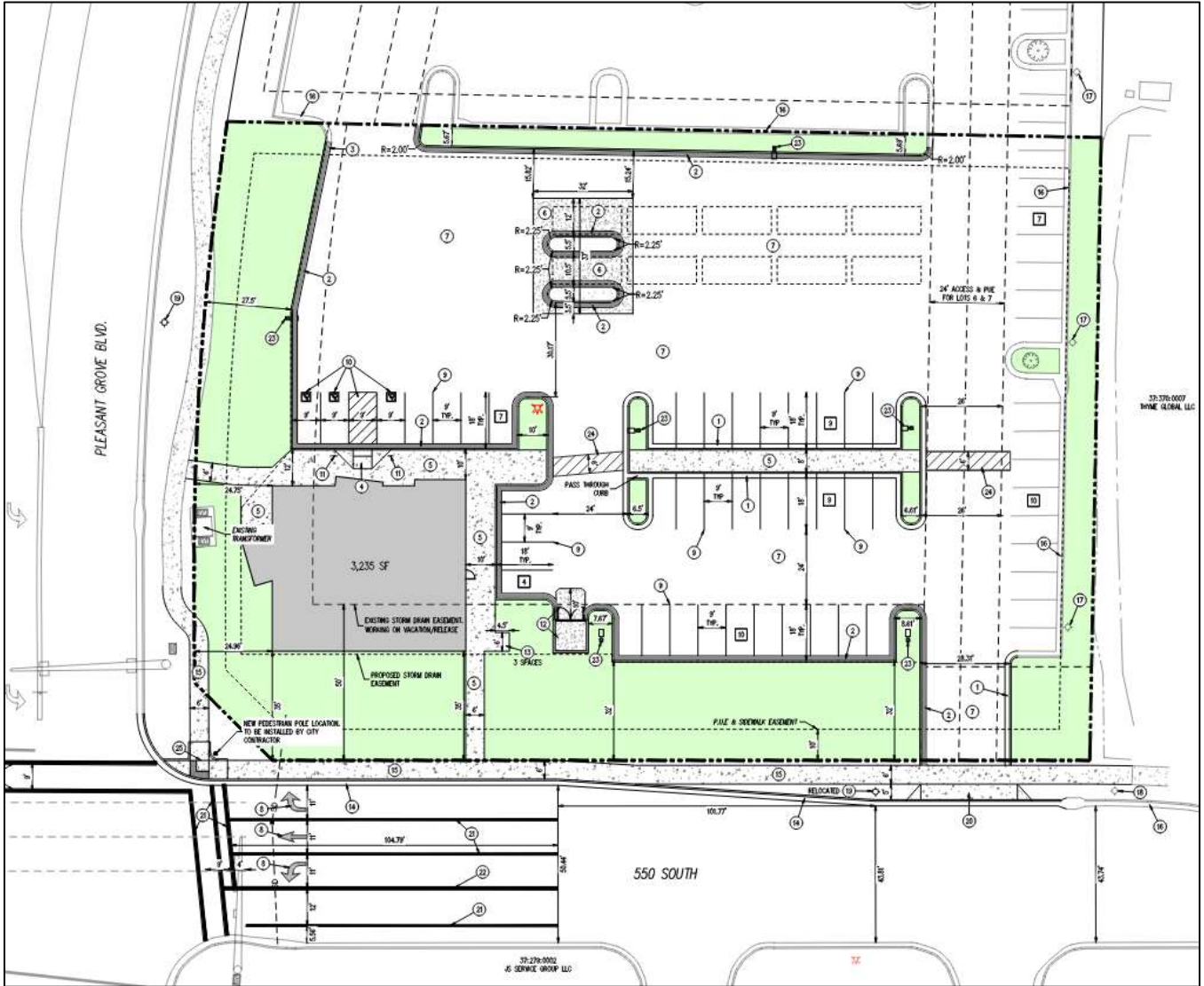
PROPERTY ZONING MAP



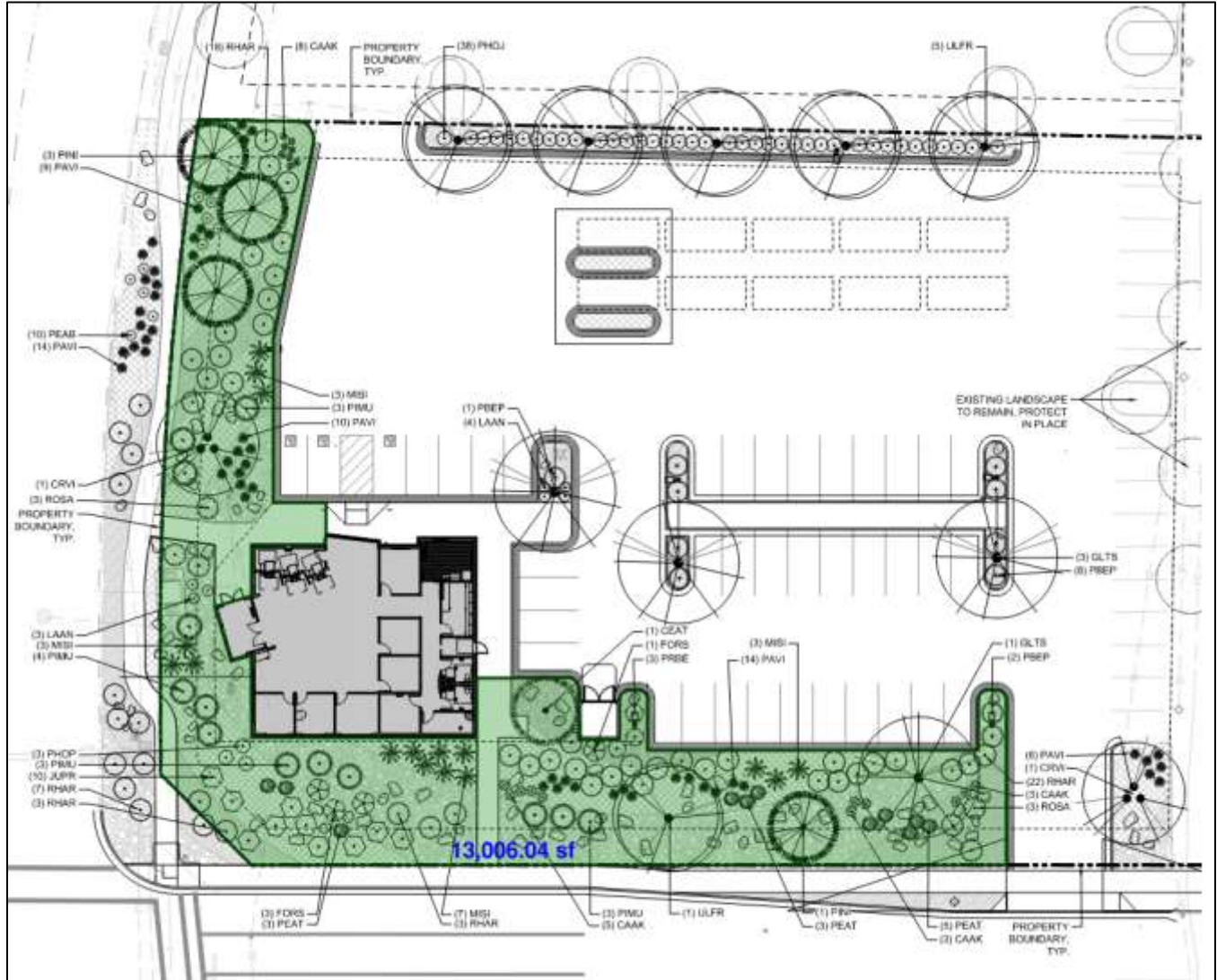
PROPERTY AERIAL MAP



SITE PLAN

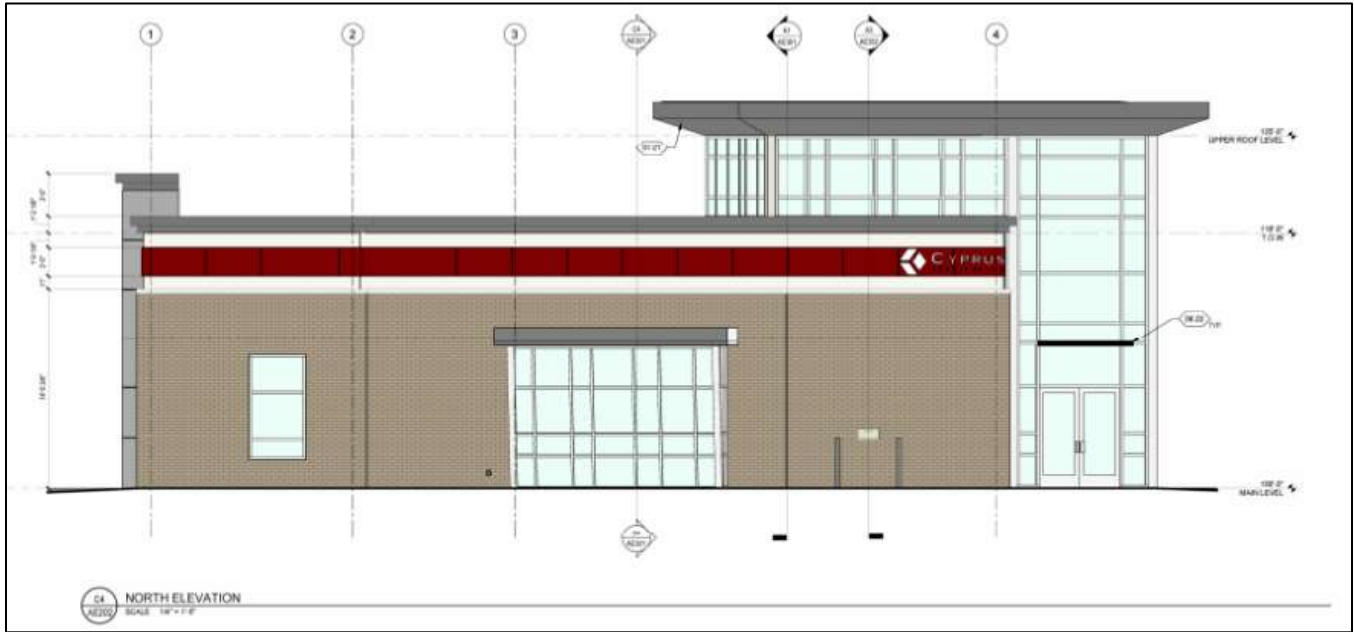


LANDSCAPE PLAN

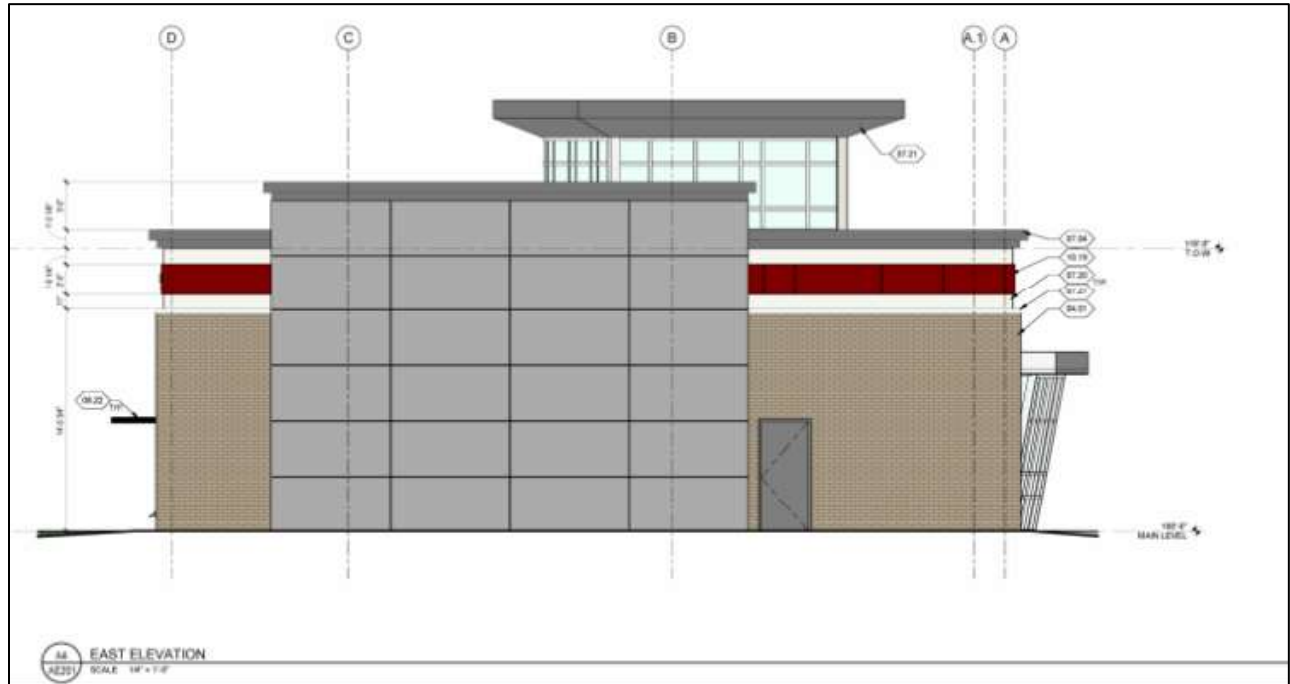


ELEVATION PLANS

North Elevation – Facing Parking Lot



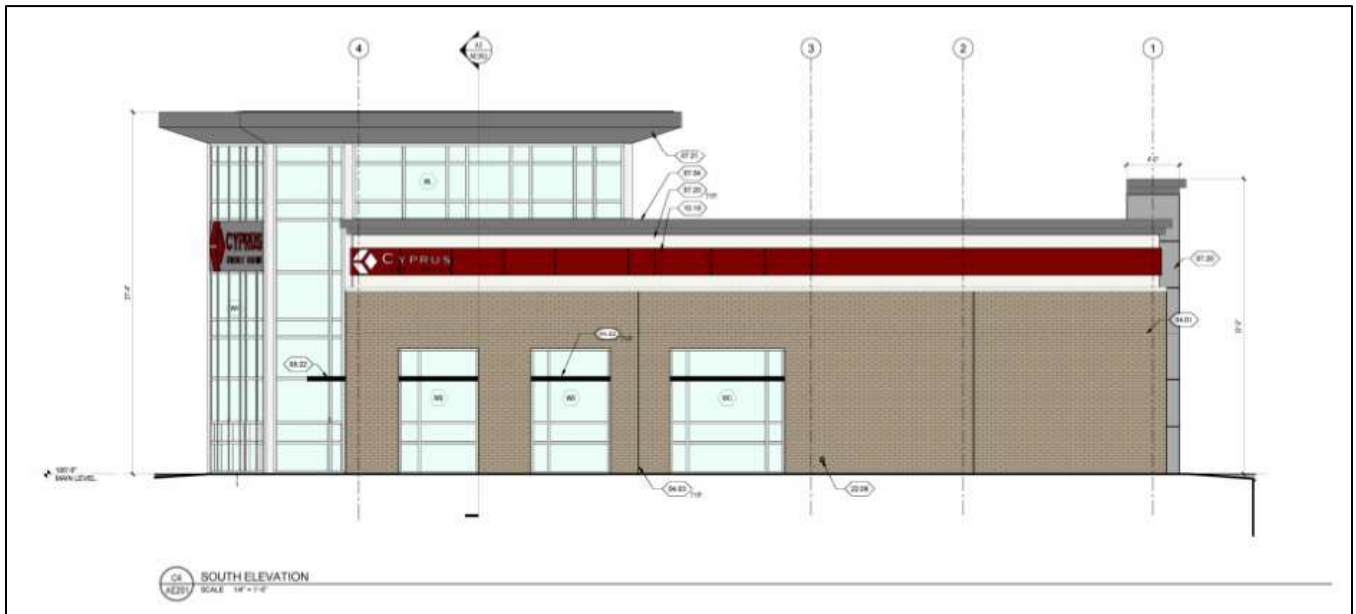
East Elevation - Facing Parking Lot



West Elevation - Facing Pleasant Grove Boulevard



South Elevation - Facing 550 South



City Council Staff Report

March 24, 2026

COMMERCIAL SUBDIVISION PLAT and COMMERCIAL SITE PLANS

REQUEST	Request for a 1-lot commercial subdivision plat and two commercial site plans.	
APPLICANT	Ryan Litke	
ADDRESS	Approx. 877 W 700 S and 749 W Sam White Lane	
ZONE	Business and Manufacturing Park Zone	
GENERAL PLAN	Grove Business Park	
STAFF RECOMMENDATION	Approve the commercial subdivision plat Approve the Commercial Site Plans	
ATTACHMENTS	Property Zoning Map	8
	Property Aerial Map	9
	Subdivision Plat	10
	Site Plan - West	11
	Landscape Plans - West	12
	Elevation Plans – West	13
	Floor Plans – West	14
	Site Plan – East	15
	Landscape Plans – East	16
	Elevation and Floor Plans – East	17
	Materials and Renderings	21

Background

History:

The applicant is requesting approval of a subdivision plat and two commercial site plans for two industrial buildings. The subject properties are located at approximately 877 West 700 South and 749 West Sam White Lane in the Business and Manufacturing Park (BMP) Zone.

The properties to the West and South are also in the BMP Zone and have been developed with a school building and another industrial building for the Wildcat Business Park. The properties to the North are in the Grove Mixed Use Housing subdistrict and have been developed with residences, and the properties to the North and East are in the Manufacturing Distribution Zone.

The applicant submitted their application for the both site plans on September 2, 2025, and the subdivision plat on November 13, 2025.

Applicant's Proposal

Subdivision Plat:

The proposed subdivision plat is called Mylar Industrial Subdivision Plat 'B' and encompass 1.99 acres (86,692 square feet) in total. This subdivision is effectively a continuation of Myler Subdivision Plat 'A', which includes the property at 749 W Sam White Ln and Spectrum Academy.

Mylar Industrial Subdivision Plat 'B' is a one-lot subdivision on the southwest corner of Sam White Lane and 800 West, and has never been a part of a subdivision plat before. The boundaries of this property have been moved around, combined, divided, and changed ownership many times over the past several years; and now that development is being proposed for the subject property, a subdivision plat has been required to ensure that all utilities and services can be provided to the property, and that any necessary easements can be provided to the site and any surrounding properties.

Site Plan – North Edge Business Park West:

The first site plan, located on Lot 1 of the proposed Mylar Industrial Subdivision Plat 'B', is addressed as 877 West 700 South. This site plan includes one industrial building called Building A, with five separate units for future tenants. Each unit will be constructed according to the tenants' needs.

This building has a footprint of approximately 31,630 square feet and is approximately 31.5 feet in height.

Four of the units within the building will share a similar floor plan, with a total square footage of 7094 square feet per unit, including a 5558 square foot warehouse, a 768 square foot office space, and a 768 square foot mezzanine directly above the office space. The fifth unit, located in the middle of the building, has a total square footage of 7207 square feet, including a 5445 square foot warehouse portion, an 881 square foot office space, and an 881 square foot mezzanine directly above the office space.

Parking for warehousing uses is 1 space for every 6000 square feet of gross floor area, or 1 space for each employee at the highest employment shift. Parking for office uses is 1 space for every 300 square feet of gross floor area. In total, this building will need to provide 32 parking spaces, and the applicant provides 58 parking spaces on the property.

Access to this property will be from 800 West and from 700 South/Sam White Lane through an access easement on the Wildcat Business Park property.

Because this property is a corner lot fronting 800 West and Sam White Lane, a 25-foot setback is required between the building and the property lines on both the north and east sides of the property. A private road is located on the Wildcat Business Park property to the west, which results in the western side yard setback requirement needing to be a minimum of 10 feet. The proposed building is set back approximately 80 feet from the property line adjacent to Sam White Lane, approximately 23.5 feet from the private drive/access easement for Wildcat Business Park, and 25 feet from the property line along 800 West.

Site Plan – North Edge Business Park East:

The second site plan, located on Lot 1 of the existing Myler Plat 'A' subdivision, is currently addressed as 749 West Sam White Lane; however the applicant is proposing to construct two industrial buildings

on this property, which will need their own addresses in the future. Similarly to the Western site plan, both of the proposed buildings on this lot will have multiple units for future tenants, each of which will be constructed according to the tenants’ needs.

Building B is the proposed building adjacent to Sam White Lane. This building has a footprint of approximately 52,301 square feet and is approximately 31.5 feet in height. Seven units will be available for future tenants: three have a proposed floor plan, and four are a shell only, pending future building permits to determine the amount of warehouse to office space.

<u>Unit #</u>	<u>Total Area</u>	<u>Warehouse</u>	<u>Office</u>	<u>Mezzanine</u>
A	8798 square feet	6254 square feet	1272 square feet	1272 square feet
B (shell only)	7593 square feet	7593 square feet	-	-
C (shell only)	7593 square feet	7593 square feet	-	-
D (shell only)	7593 square feet	7593 square feet	-	-
E	14,689 square feet	9311 square feet	2689 square feet	2689 square feet
F	5842 square feet	3985 square feet	929 square feet	929 square feet
G (shell only)	5008 square feet	5008 square feet	-	-

In total, this building will currently need to provide 41 parking spaces. The final total number of required parking spaces will be determined upon review of future building permits and business licenses.

Building C is the proposed building on the south side of the property. This building has a footprint of approximately 53,520 square feet and is approximately 31.5 feet in height. Seven units will be available for future tenants: six have a proposed floor plan, and one is a shell only pending future building permits to determine the amount of warehouse to office space.

<u>Unit # (from left to right)</u>	<u>Total Area</u>	<u>Warehouse</u>	<u>Office</u>	<u>Mezzanine</u>
A (Full TI)	10,095 square feet	7465 square feet	1315 square feet	1315 square feet
B	10,000 square feet	8000 square feet	1000 square feet	1000 square feet
C	10,000 square feet	8000 square feet	1000 square feet	1000 square feet
D (shell only)	8370 square feet	8370 square feet	-	-
E	9370 square feet	7370 square feet	1000 square feet	1000 square feet
F	5980 square feet	4020 square feet	980 square feet	980 square feet
G	6000 square feet	4000 square feet	1000 square feet	1000 square feet

In total, this building will currently need to provide 51 parking spaces. The final total number of required parking spaces will be determined upon review of future building permits and business licenses.

In total, 92 parking spaces are currently required on this property, and 92 spaces have been provided. If further parking spaces are required, the Western property in this development may have additional parking spaces that could be utilized through a shared parking agreement if necessary.

Because this property is a corner lot fronting 800 West and Sam White Lane, a 25-foot setback is required between the property lines and either building on both the north and west sides of the property. The proposed buildings are set back approximately 98 feet from the property line adjacent to Sam White Lane and 25 feet from 800 West, meeting the minimum setback requirements.

Overall site proposal:

The building is proposed to primarily be composed of different types and colors of CMU (untreated concrete masonry blocks), with Buildings A and B adding an accent brown metal panel along the side that faces Sam White Lane.

Between the two proposed site plans, the total acreage is 7.8 acres (339,898 square feet), and the amount of open space that has been provided is approximately 66,265 square feet, which is 19.4% of the overall project area (22,402 square feet on the western lot, 43,863 square feet on the eastern lot). 100 trees have been provided between both of the proposed lots, at 66 trees on the eastern lot and 34 trees on the western lot. Sod ground cover will be located along Sam White Lane, and rock mulch will be provided for ground cover in most other landscaped areas.

Trash enclosures have also been provided on both lots to service all proposed buildings.

Analysis

The Business and Manufacturing Park Zone is intended to be a buffer between The Grove Zone's design requirements and the permitted uses in the Manufacturing and Distribution Zone. While properties in the BMP Zone do not have the same design requirements as properties located in The Grove Zone, the City envisions the BMP Zone to be an area where manufacturing uses are permitted in a park-like atmosphere, with some design considerations given to the curb appeal of buildings.

Instead of the strict, detail-oriented design requirements of The Grove Zone, the design controls of the BMP Zone include preserving architectural harmony between buildings and structures, and unified design of street furniture, project entrances, perimeter fencing, pavement treatment, illumination of buildings, and so on. Utilities, mechanical equipment, loading areas, and permitted outdoor storage areas must be screened.

To meet these design criteria for the BMP Zone, the applicant is proposing to use CMU block as a primary building material, which is similar to other surrounding buildings, and then providing different types and colors of CMU block and metal panel accents to add architectural variation.

The objectives of the landscape plans should be to enhance the visual environment by adding visual interests through texture, color, size and shape, and by framing views that complement the architecture of the proposed buildings. To ensure properties have a "park-like atmosphere", the BMP

Zone requires perimeter street trees and a distribution of 15 trees per gross acre throughout the development. In this case, the applicant would be typically be required to have a minimum of 117 trees, and 100 trees have been provided in the proposed plans. In previous iterations of the proposed plans, the applicant has been able to provide 120 trees between both properties (88 on the east side and 32 on the west side), however the applicant has expressed that the site would be filled with too many trees and block features of the proposed buildings. In exchange, the applicant proposed to provide a few more perimeter street trees along Sam White Lane, outside of the drainage basin, to have fewer trees on the southwestern side of the North Edge Business Park East development.

Section 10-12A-8-D-3 allows the Planning Commission to adjust the overall tree density requirements with the following guidelines:

1. Existing stands of good quality trees and shrubs will be maintained and incorporated into overall design. Efforts to save and incorporate such plantings may reduce tree planting requirements.
2. Trees proposed with calipers larger than five inches (5") will have more value (or credit) than trees with minimum sizes allowed by Code (1 larger tree may equal multiple small trees).
3. Proposed amenities, water features, and other nonvegetative landscaping elements may be credited towards overall tree requirements.

A minimum of 15% of the overall site is required to be preserved for open space, and the applicant has provided 19.4% open space between both properties.

Recommendation from Planning Commission (Commercial Subdivision)

Pleasant Grove City Planning Commission took the following action on the described application at their meeting on February 26, 2026.

5. Public Hearing: Preliminary Subdivision Plat – Located at approx. 877 W 700 South (Sam White’s Lane Neighborhood)

Public Hearing to consider the request of Ryan Litke for a 1-lot preliminary commercial subdivision plat, called Mylar Industrial Subdivision Plat ‘B’ on approximately 1.99 acres, located at approximately 877 West 700 South in the Business and Manufacturing Park (BMP) Zone. (Administrative Item)

RECOMMEND APPROVAL

MOTION: Commissioner Patten moved that the Planning Commission APPROVE the Request of Ryan Litke for a One-Lot Preliminary Commercial Subdivision Plat, called Mylar Industrial Subdivision Plat ‘B’ on approximately 1.99 acres, located at approximately 877 West 700 South in the Business and Manufacturing Park (BMP) Zone; and adopting the exhibits, conditions, and findings of the Staff Report, and as modified by the condition below:

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

Commissioner Butler seconded the motion. The Commissioners unanimously voted “Yes”. The motion carried.

Motion by: Commissioner Patten

Seconded by: Commissioner Butler

AYE VOTES: Chair Martineau, Commissioners Butler, Fugal, Patten, Trickler

NAY VOTES:

Recommendation from Planning Commission (Commercial Site Plan)

Commercial Site Plan – North Edge Business Park West

Pleasant Grove City Planning Commission took the following action on the described application at their meeting on February 26, 2026.

6. Public Hearing: Site Plan – Located at approx. 877 W 700 South (Sam White’s Lane Neighborhood)

Public Hearing to consider the request of Ryan Litke for a commercial site plan for an industrial building, located at approximately 877 W Sam White Lane (700 South) in the Business and Manufacturing Park (BMP) Zone. (Administrative Item)

RECOMMEND APPROVAL

MOTION: Commissioner Trickler moved to forward a positive recommendation of APPROVAL to the City Council for the request of Ryan Litke for a Commercial Site Plan for an Industrial Building, located at approximately 877 West Sam White Lane (700 South) in the Business and Manufacturing Park (BMP) Zone; and adopting the exhibits, conditions, and findings of the Staff Report, and as modified by the condition(s) below:

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

Commissioner Fugal seconded the motion. The Commissioners unanimously voted “Yes”. The motion carried.

Motion by: Commissioner Trickler

Seconded by: Commissioner Fugal

AYE VOTES: Chair Martineau, Commissioners Butler, Fugal, Patten, Trickler

NAY VOTES:

Recommendation from Planning Commission (Commercial Site Plan)

Commercial Site Plan – North Edge Business Park East

Pleasant Grove City Planning Commission took the following action on the described application at their meeting on February 26, 2026.

7. Public Hearing: Site Plan – Located at approx. 749 W Sam White Lane (Sam White’s Lane Neighborhood)

Public Hearing to consider the request of Ryan Litke for a commercial site plan for two industrial buildings, located at approximately 749 W Sam White Lane in the Business and Manufacturing Park (BMP) Zone. (Administrative Item)

RECOMMEND APPROVAL

MOTION: Commissioner Fugal moved to forward a positive recommendation of APPROVAL to the City Council for the request of Ryan Litke for a Commercial Site Plan for Two Industrial Buildings, located at approximately 749 West Sam White Lane in the Business and Manufacturing Park (BMP) Zone; and adopting the exhibits, conditions, and findings of the Staff Report, and as modified by the condition below:

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

Commissioner Patten seconded the motion. The Commissioners unanimously voted “Yes”. The motion carried.

Motion by: Commissioner Fugal

Seconded by: Commissioner Patten

AYE VOTES: Chair Martineau, Commissioners Butler, Fugal, Patten, Trickler

NAY VOTES:

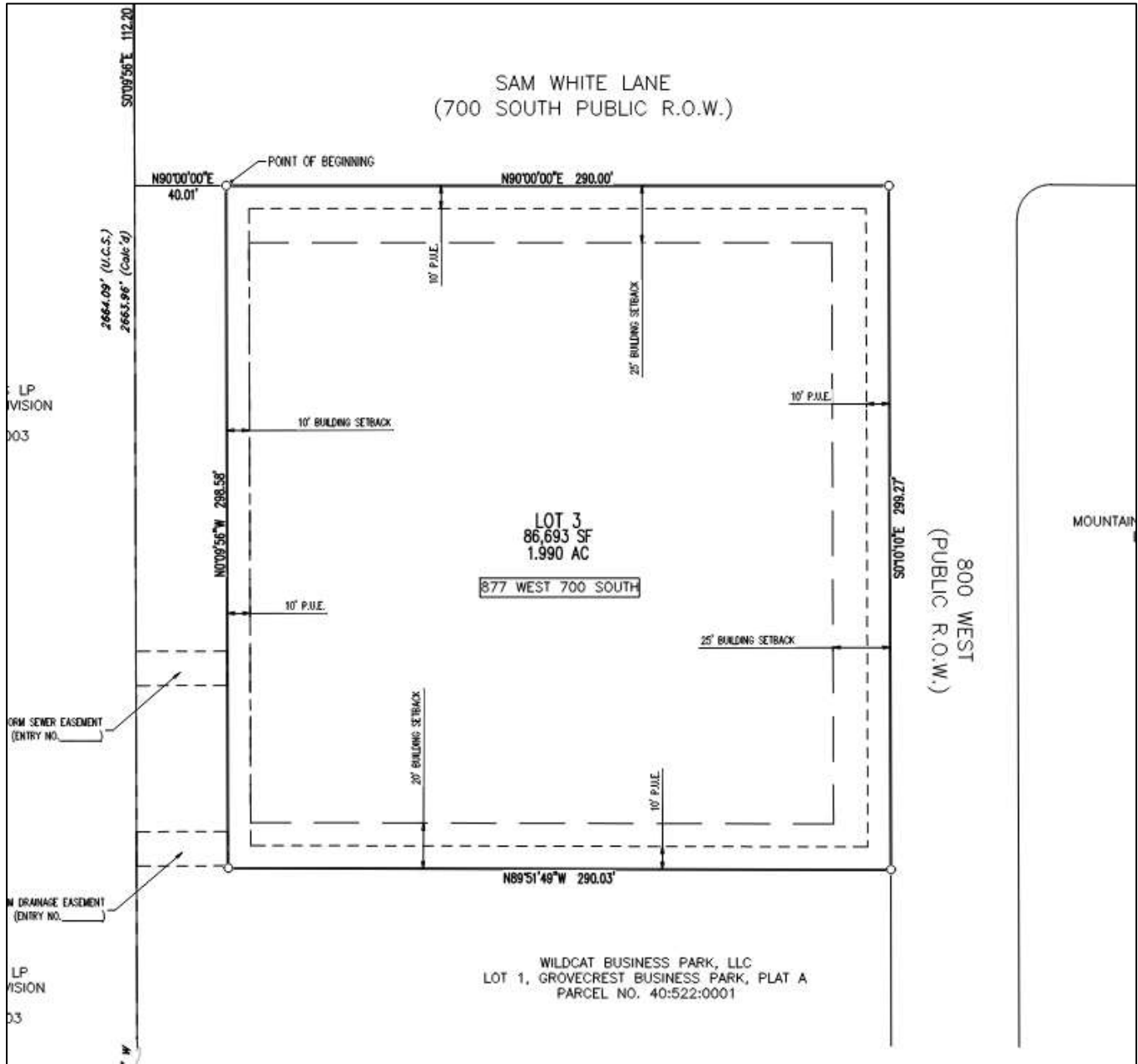
PROPERTY ZONING MAP



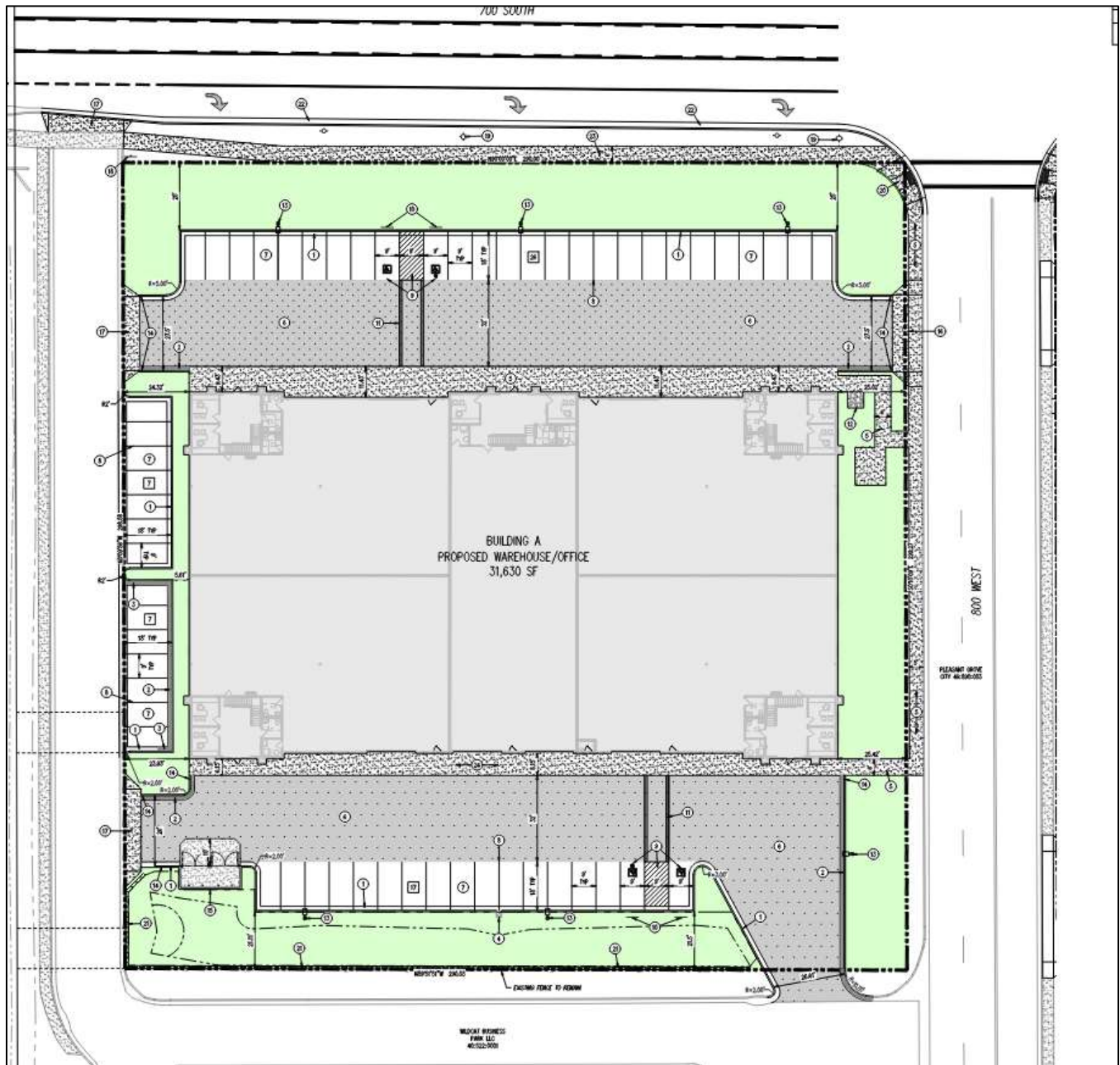
PROPERTY AERIAL MAP



SUBDIVISION PLAT



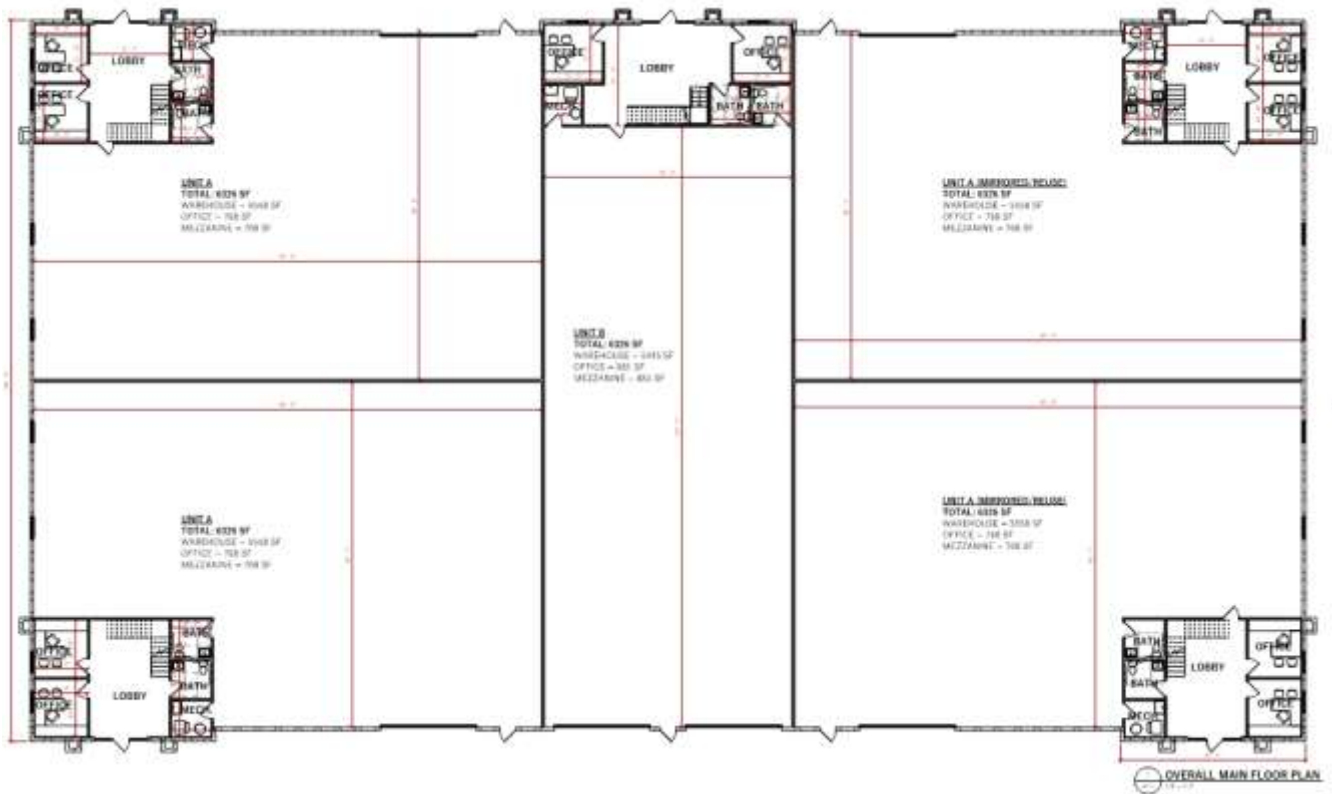
SITE PLAN - West



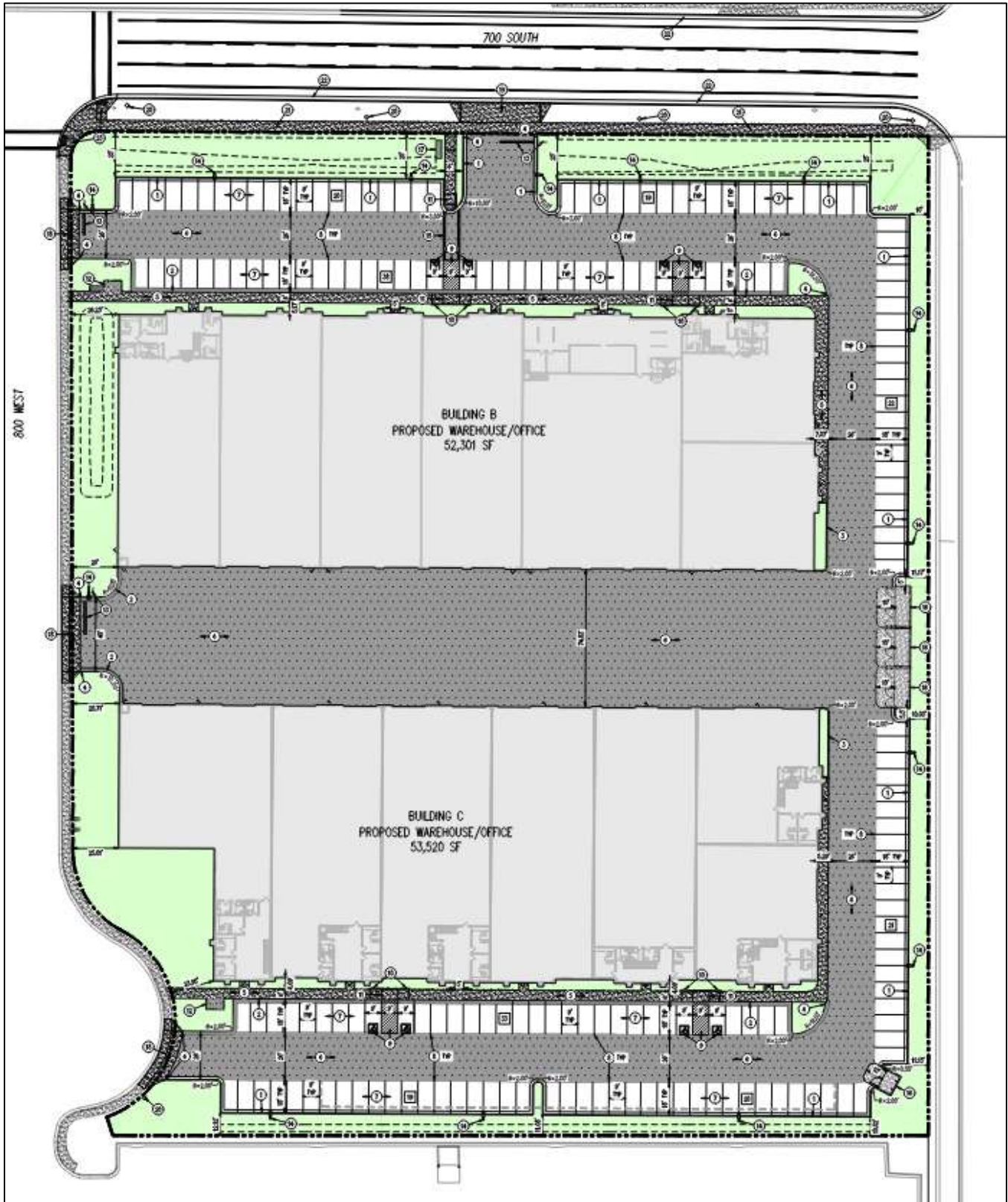
ELEVATION PLANS – West – Building A



FLOOR PLAN – West – Building A



SITE PLAN - East



ELEVATION PLANS – East – Building B



1 NORTH ELEVATION
1/2" = 1'-0"



2 SOUTH ELEVATION
1/2" = 1'-0"



3 EAST ELEVATION
1/2" = 1'-0"

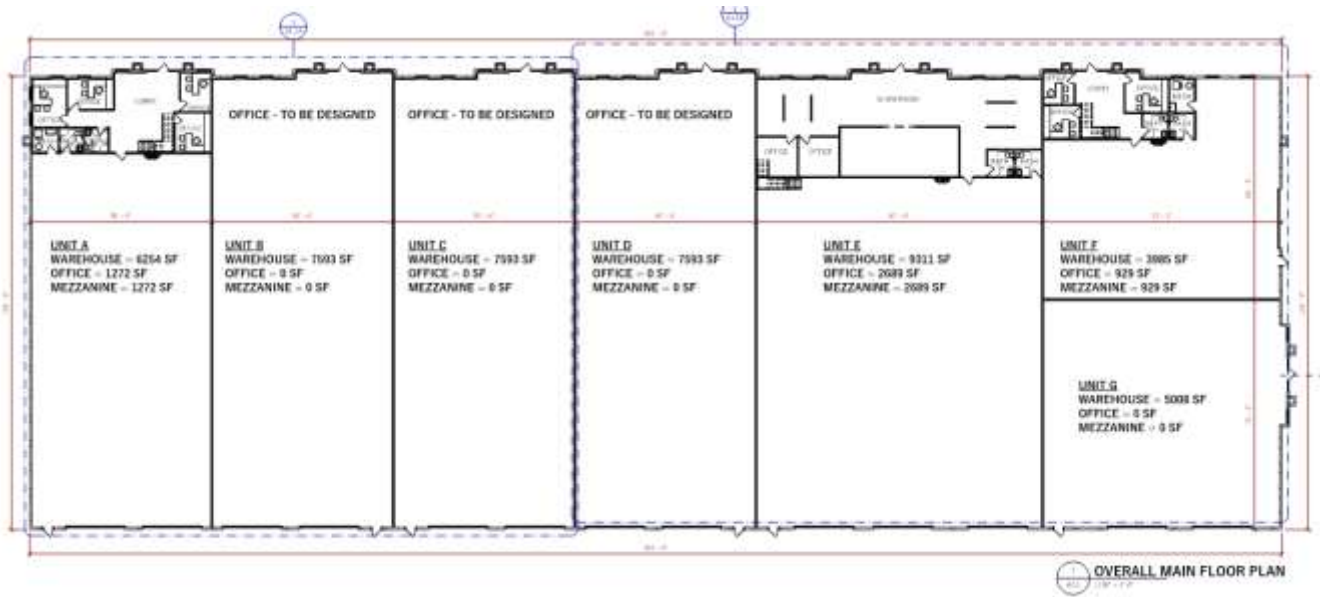


4 WEST ELEVATION
1/2" = 1'-0"

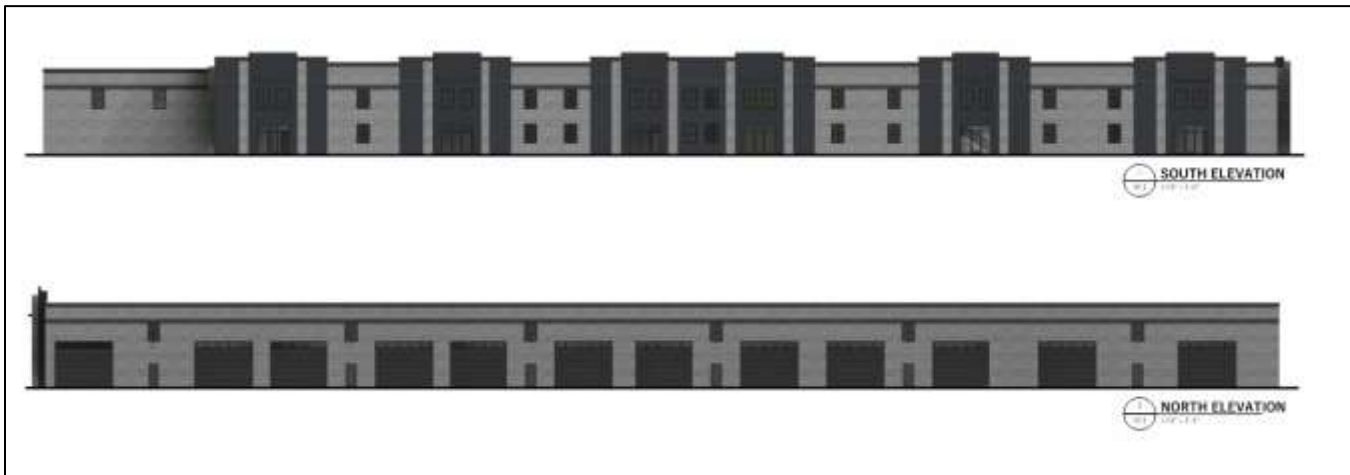
OUTSIDE MATERIAL LEGEND

SWATCH	DESCRIPTION
	SMOOTH FACE CONCRETE EXTERIOR WALLS
	SMOOTH FACE CONCRETE EXTERIOR WALLS
	WOOD Siding, Cedar EXTERIOR WALLS
	SMOOTH FACE CONCRETE EXTERIOR WALLS
	SMOOTH FACE CONCRETE EXTERIOR WALLS

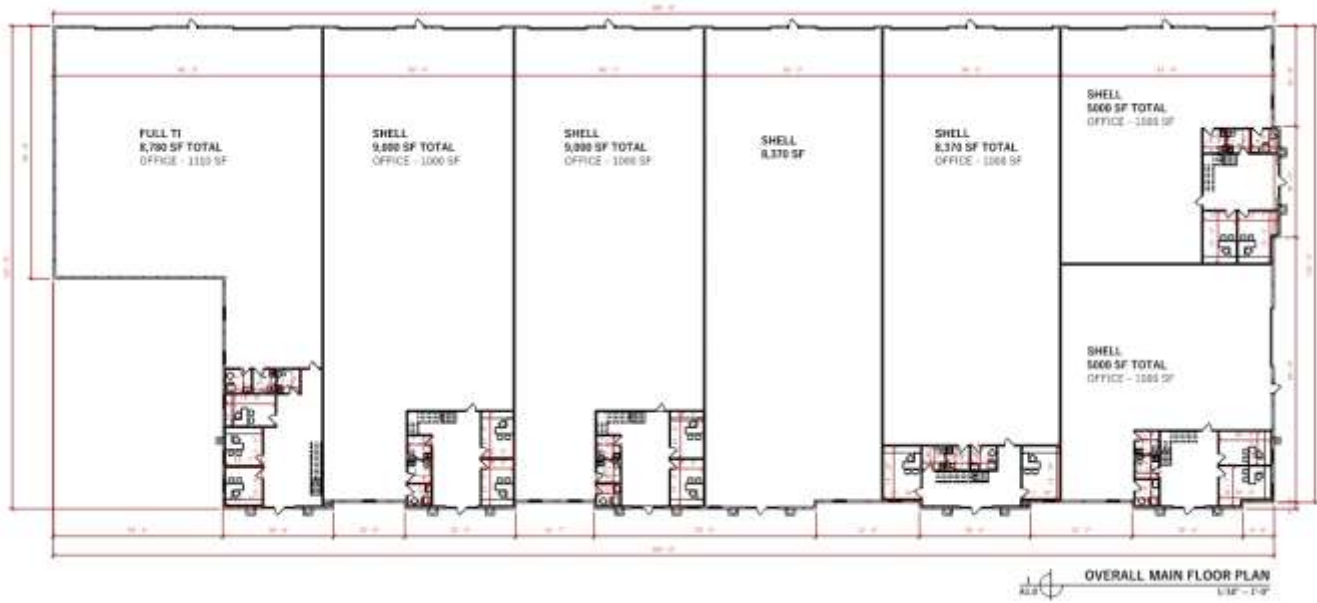
FLOOR PLAN – East – Building B



ELEVATION PLANS – East – Building C



FLOOR PLAN – East – Building C



Material Board

EXTERIOR MATERIAL LEGEND

IMAGE	DESCRIPTION
	SPLIT FACE LIGHT CMU COLOR: LIGHT GRAY
	SPLIT FACE DARK CMU COLOR: DARK GRAY
	METAL WALL PANEL COLOR: BROWN
	SMOOTH DARK CMU WALL BAND & PARAPET CAP COLOR: DARK GRAY
	SMOOTH DARK CMU WALL COLOR: DARK GRAY

City Council Staff Report

March 24, 2026

COMMERCIAL SITE PLAN

REQUEST	Request for a commercial site plan for a restaurant building.	
APPLICANT	Steve Wiscaver	
ADDRESS	1008 S North County Boulevard	
ZONE	The Grove – Interchange Subdistrict	
GENERAL PLAN	Grove Interchange	
STAFF RECOMMENDATION	Approve the Commercial Site Plan	
ATTACHMENTS	Property Zoning Map	3
	Property Aerial Map	4
	Site Plan	5
	Landscape Plans	7
	Elevation Plans	8

Background

History:

The subdivision plat for this area was approved by the City Council in June 2025, along with the development of Valley Grove Retail buildings P, Q, and R. This subject property, located along the intersection of Mountain View Lane and North County Boulevard, is now being proposed to be developed for a Longhorn Steakhouse restaurant building.

Zoning and Surrounding Properties:

The subject property is within The Grove – Interchange Subdistrict zoning designation and is currently vacant.

All surrounding properties to east, south, west are also within The Grove – Interchange Subdistrict and have been developed for office and retail uses. The properties to north are zoned as The Grove – Commercial Sales Subdistrict and are also currently vacant. The property to the northwest in particular is within an overlay zone called the Valley Grove Mixed Use zone, which permits residential uses.

Analysis

The Grove Interchange Subdistrict is intended to “support the highest intensity commercial uses in the Grove, including large office buildings, auto-oriented retail and dining, and automobile sales. The

remaining available land in this area is quite valuable and likely to develop as similar office and retail uses. As the I-15 interchange is redeveloped, coordinating traffic movement with the existing land uses in this area will be critical.” (General Plan, page 19)

In The Grove – Interchange Subdistrict, there are no minimum requirements for lot area, width, or frontage. Instead, certain setbacks and landscape buffers are required to be met to beautify the overall site; and between the building location, the setbacks and landscape buffers, and the required parking, each lot becomes large enough to be buildable in its own right.

In the Grove – Interchange Subdistrict, many retail and restaurant uses are permitted by right. Restaurant uses generally require a parking ratio of 1 space for every 3.5 chairs within the establishment. With approximately 188 seats within the establishment, 54 parking spaces are required to be provided. In total, 74 parking spaces have been provided by the applicant. Overall, the proposed site plan meets the minimum parking requirements.

The zoning ordinances also require bicycle parking in the amount of 5% of the total number of parking spaces, and the applicant provides 4 bicycle parking spaces. Additionally, marked walkways are required to provide access from parking islands to each building, which may include sidewalks.

A 25-foot landscaping buffer is required to be provided behind the back of curb adjacent to a street, which the applicant has provided.

The overall development is required to provide a minimum of 10% open space throughout the development, and the applicant has provided 24.8% open space. The parking lot also includes landscape diamonds and planters at the end of parking rows, meeting the minimum landscaping requirements for the Grove – Interchange Subdistrict.

Permitted building materials include brick, stone, earth tone colored decorative block, fiber/cement siding, wood, concrete, or other durable building material as approved by the design review board and the planning commission; however, Stucco, EIFS, metal, or untreated concrete block (CMU) may be allowed by the planning commission as an accent or secondary material only, at 49% or less of the building facades. The applicant proposes the building to primarily be constructed of fiber cement siding and stone, with EIFS and stucco as an accent material at approximately 33% of the overall building material.

The proposed site plans were brought before the Design Review Board on February 2, 2026. The Design Review Board recommended approval of the site plan, with a request to change the shutters as seen on the elevation plans to faux windows, if the budget would permit.

Recommendation from Planning Commission

Pleasant Grove City Planning Commission took the following action on the described application at their meeting on February 26, 2026.

2. Public Hearing: Site Plan – Located at 1008 S North County Boulevard (Sam White’s Lane Neighborhood)

Public Hearing to consider the request of Steve Wiscaver for a commercial site plan for a restaurant located at 1008 S North County Boulevard in The Grove – Interchange Subdistrict. (Administrative Item)

RECOMMEND APPROVAL

MOTION: Commissioner Butler moved that the Planning Commission forward a positive recommendation of APPROVAL to the City Council for the request of Steve Wiscaver for a Commercial Site Plan for a Restaurant located at 1008 South North County Boulevard in The Grove–Interchange Subdistrict; and adopting the exhibits, conditions, and findings of the Staff Report, and as modified by the condition below:

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

Commissioner Patten seconded the motion. The Commissioners unanimously voted “Yes”. The motion carried.

Motion by: Commissioner Butler

Seconded by: Commissioner Patten

AYE VOTES: Chair Martineau, Commissioners Butler, Fugal, Patten, Trickler

NAY VOTES:

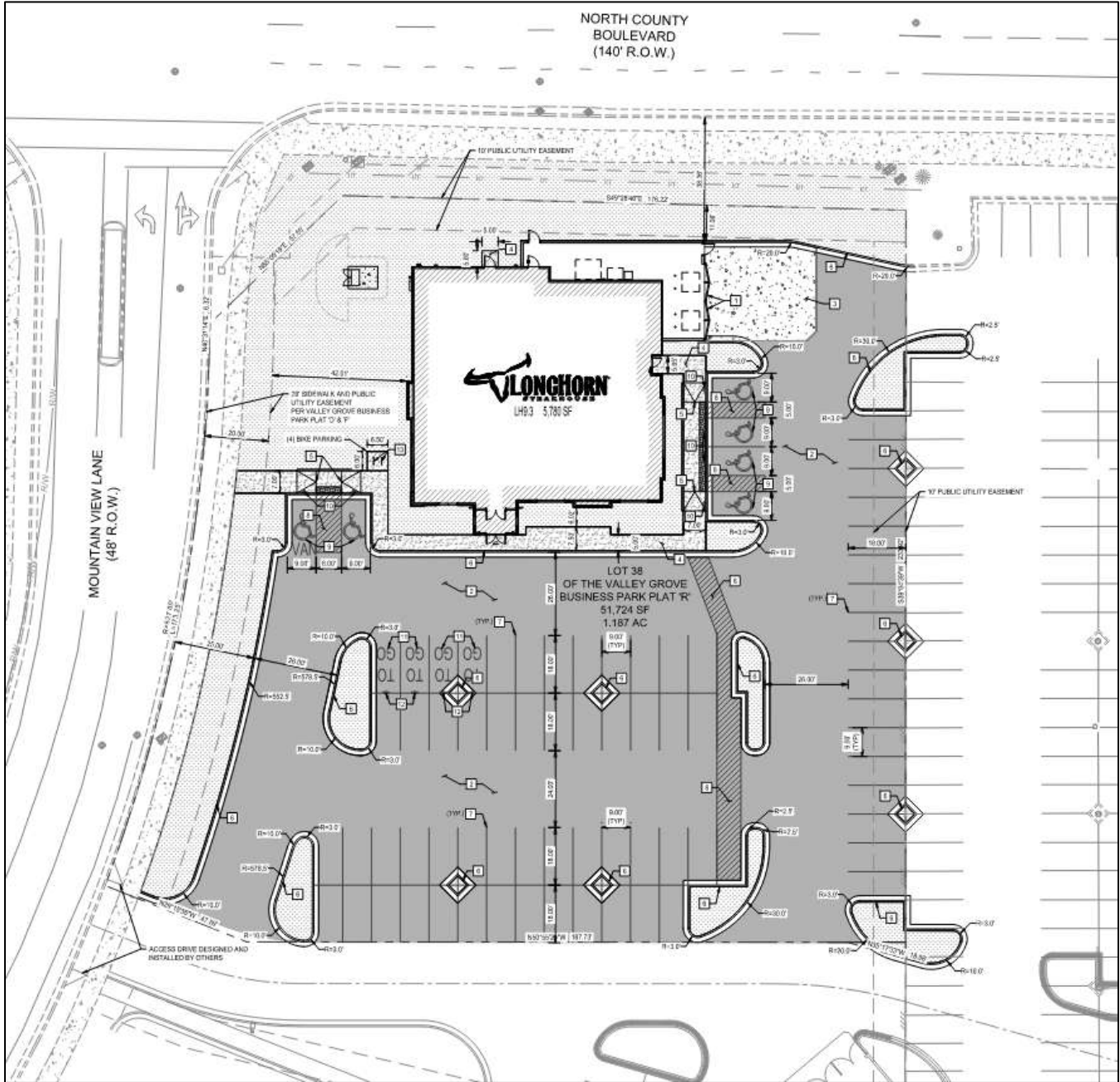
PROPERTY ZONING MAP



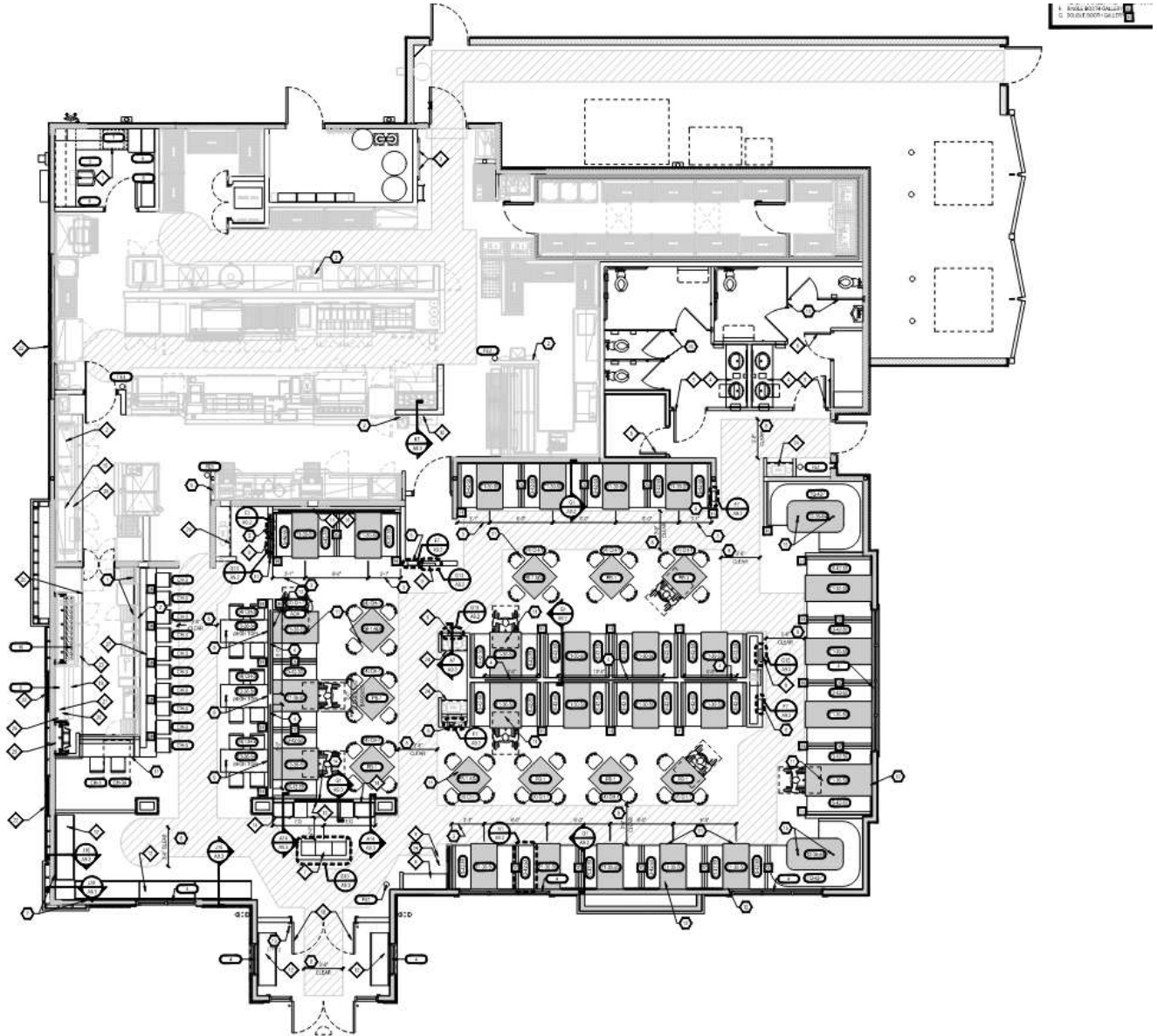
PROPERTY AERIAL MAP



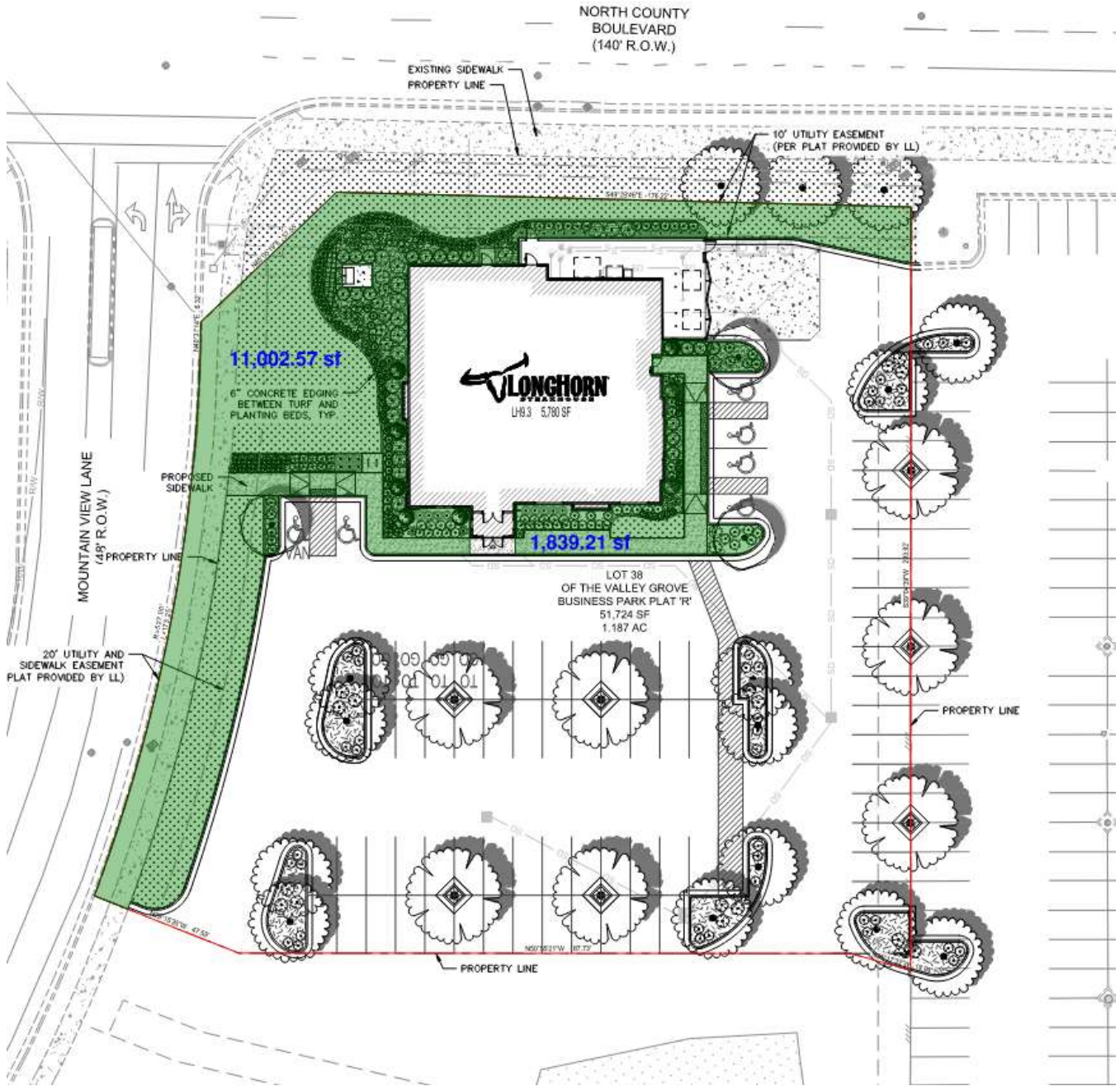
SITE PLAN



FLOOR PLAN



LANDSCAPE PLAN



ELEVATION PLANS

South elevation – facing parking lot



Front Elevation

East elevation – facing parking lot and office buildings



Right Elevation

North elevation - facing North County Boulevard



Rear Elevation

West elevation – facing Mountain View Lane



Left Elevation

City Council Staff Report

March 24, 2026

COMMERCIAL SUBDIVISION PLAT and COMMERCIAL SITE PLAN

REQUEST	Request for a 2-lot commercial subdivision plat and a commercial site plan for an industrial building.	
APPLICANT	St. John Properties	
ADDRESS	989 S 1300 W	
ZONE	Business and Manufacturing Park (BMP) Zone	
GENERAL PLAN	Grove Business Park	
STAFF RECOMMENDATION	Approve the preliminary subdivision plat Approve the Commercial Site Plan	
ATTACHMENTS	Property Zoning Map	6
	Property Aerial Map	7
	Subdivision Plat	8
	Site Plan	9
	Landscape Plans	10
	Elevation Plans	11

Background

History:

The applicant’s proposed project is located at 989 South 1300 West. The subject property has been included in a subdivision plat before, as Lot 4 in the Pen & Ink Subdivision Plat ‘B’. This property is currently vacant and is within the Business and Manufacturing Park (BMP) Zone.

On February 26, 2025, the applicant submitted an application for a subdivision plat for the subject properties. Then, on February 27, 2025, the applicant submitted three site plan applications for the proposed retail buildings. The applicant’s intent is to subdivide the subject properties from 2 lots to 4 lots, and then develop three of those lots with retail buildings. The final lot will remain undeveloped at this time.

The surrounding properties to North, South, East are also within BMP Zone, with the properties to the North and East being developed with commercial and industrial buildings. The property to the West is in The Grove – Commercial Sales Subdistrict and is currently vacant.

Applicant’s Proposal

Subdivision Plat:

The proposed subdivision plat is called Valley Grove Business Park Plat S and encompass 4.553 acres in total. This subdivision includes 2 lots: Lot 42 being 153,068 square feet (3.514 acres) in size; and Lot 43 being 45,253 square feet (1.039 acres) in size.

Site Plan:

Lot 42 is proposed to be developed with an industrial flex space building and will be retaining the current address of 989 S 1300 W. The proposed building includes 14 flex space units, and is a total of 40,480 square feet in size. These individual units range from approximately 2800 square feet to approximately 3400 square feet in size.

The building itself is approximately 22 feet tall at the highest point, and is primarily composed of materials such as glass and CMU (unfinished concrete) block in two different colors.

To meet the parking requirements for flex space uses, the applicant provides 87 parking spaces within the boundaries of Lot 42. Flex space units are typically a mixture of warehouse space and retail or office space. Each type of space will require its own separate parking ratio: 1 parking space for every 300 square feet of office space, 1 parking space for every 200 square feet of retail space, and 1 parking space for every 6000 square feet of warehouse space. As future tenants complete interior renovations of each unit, the required number of parking spaces will be adjusted per unit and its proposed use. In anticipation of the proposed uses, the applicant suggests retaining half of the total square footage for office space, and half for warehouse space. In total, the applicant proposes that the total number of parking spaces would be 68 spaces for office and 4 spaces for warehouse uses.

Access to this lot comes from 1300 West, and a large paved portion is provided to the east of the proposed building for semi-trucks to turn around. The proposed building is set back approximately 105 feet from the rear/eastern property line, approximately 10 feet from the southern side property line, approximately 84 feet from the adjoining property line between Lot 42 and 43, and 40 feet from the northern property line.

The total amount of open space that has been provided is approximately 23,093 square feet, which is 15% of the overall project area. Trash enclosures have also been provided near to the eastern property line to service the building.

Analysis

The BMP Zone is intended to “to serve as a transitional area between the Grove Zone and the Manufacturing Zone; therefore, the zone is more restrictive than a conventional manufacturing zone yet it allows for a number of uses otherwise prohibited in the Grove Zone.”

The Grove Zone is a design district intended to encourage pedestrian activity, social interaction, and a quality shopping experience through the creation of a unique “signature image” envisioned by the City. This is done by creating attractive grove district commercial areas, allowing for a mix of land uses including office, retail and civic/public, and utilizing the highest quality architecture and site design.

The Manufacturing Distribution Zone, on the other hand, is intended to provide for, protect, and encourage the development of industrial and manufacturing uses in an area located away from other residential and commercial land uses. In so doing, other residential and commercial land uses are not

as affected by noise and other disturbances typically found in an industrial zone; and the Manufacturing Distribution Zone is able to broaden the tax base and improve the economic base of the community, and promote new industry to enhance the economic and social well being of the City.

Instead of having the extensive design requirements that are found in The Grove Zone, the BMP Zone provides its own general design requirements in Section 10-12A-3. These requirements can be summarized into a few general points:

1. The architecture of proposed buildings must be in harmony with other nearby buildings and structures;
2. Special attention should be preserved for curb appeal, such as landscaping, street furniture, lighting, perimeter fencing, and so on; and
3. Outdoor storage is permitted; however, outdoor storage, utilities, mechanical equipment, and loading operations are to be screened from public streets.

Besides the design requirements for the zone, some specific requirements are reserved for the overall site, building, and landscaping.

Site requirements:

Each lot within the BMP Zone shall be a minimum of one acre in size and have a minimum frontage of at least 40 feet. The minimum required lot width is variable as long as there is enough room for the building, driveway access to the rear of the building, and peripheral landscaping around the edges of the property.

Regarding setbacks, a 25-foot setback is required from the front property line, which must be entirely landscaped and may not be used for parking. The side yard setback is 10 feet and the rear setback is 20 feet. The applicant's proposed site plan meets these requirements.

Building Requirements:

There are no lot coverage requirements for properties within the BMP Zone, and the maximum building height is 45 feet or 3 stories. There are no other design requirements for proposed buildings other than what is mentioned above, so the proposed building materials are not as restrictive as in The Grove Zone.

Landscaping requirements:

15 trees are generally required to be provided for every gross acre within the development and should be used as a minimum standard; however the Planning Commission may adjust the overall tree density requirements. Large, mature trees should be planted along the perimeter of public streets, planted at least 10 feet from the sidewalk, and a minimum of 15% of the property must be reserved for open space. The applicant provides for 55 trees, which meets the minimum tree count, and provides exactly 15% open space on the property.

Recommendation from Planning Commission (Subdivision Plat)

Pleasant Grove City Planning Commission took the following action on the described application at their meeting on March 12, 2026.

2. Public Hearing: Preliminary Subdivision Plat – Located at approx. 989 S. 1300 West (Sam White’s Lane Neighborhood)

Public Hearing to consider the request of St. John Properties for a 2-lot preliminary commercial subdivision plat, called Valley Grove Business Park Plat ‘S’ on approximately 4.55 acres, located at approximately 989 South 1300 West in the Business & Manufacturing Park (BMP) Zone.
(Administrative Item)

APPROVAL

MOTION: Commissioner Redding moved that the Planning Commission APPROVE the request of St. John Properties for a two-lot preliminary subdivision plat called Valley Grove Business Park Plat ‘S’, located at approximately 989 South 1300 West in the Business and Manufacturing Park Zone; and adopting the exhibits, conditions, and findings of the Staff Report, and as modified by the condition below:

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

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

Motion by: Commissioner Redding

Seconded by: Commissioner Trickler

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

NAY VOTES:

Recommendation from Planning Commission (Commercial Site Plan)

Pleasant Grove City Planning Commission took the following action on the described application at their meeting on March 12, 2026.

3. Public Hearing: Site Plan – Located at approx. 989 S. 1300 West (Sam White’s Lane Neighborhood)

Public Hearing to consider the request of St. John Properties for a commercial site plan for an industrial building, located at approximately 989 South 1300 West in the Business & Manufacturing Park (BMP) Zone. (Administrative Item)

APPROVAL

MOTION: Commissioner Butler moved that the Planning Commission APPROVE the request of St. John Properties for a commercial Site Plan for an industrial building located at approximately 989 South 1300 West in the Business and Manufacturing Park Zone; and adopting the exhibits, conditions, and findings of the Staff Report, and as modified by the condition below:

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

Commissioner Shirley seconded the motion. The Commissioners unanimously voted “Yes”. The motion carried.

Motion by: Commissioner Butler

Seconded by: Commissioner Shirley

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

NAY VOTES:

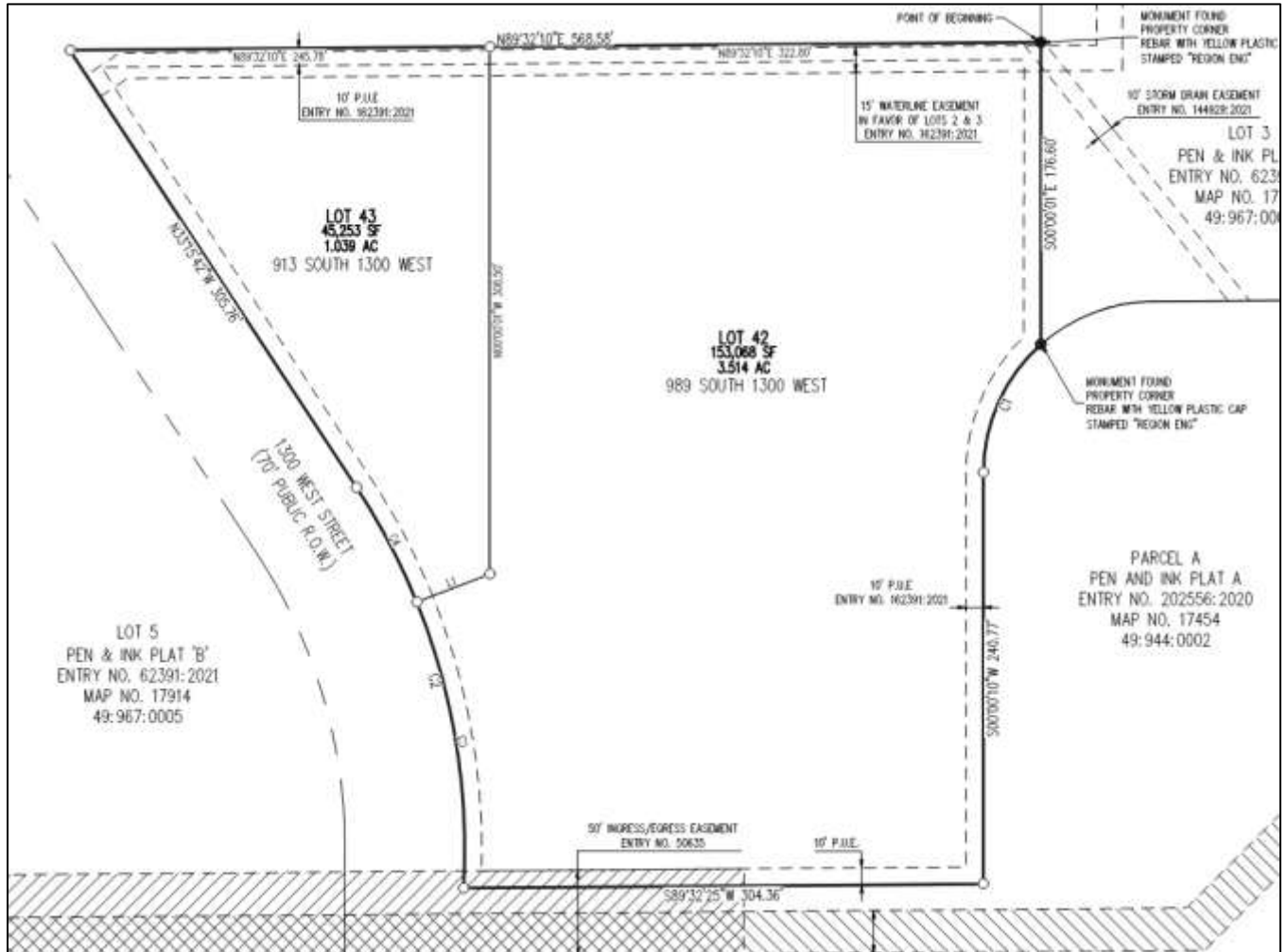
PROPERTY ZONING MAP



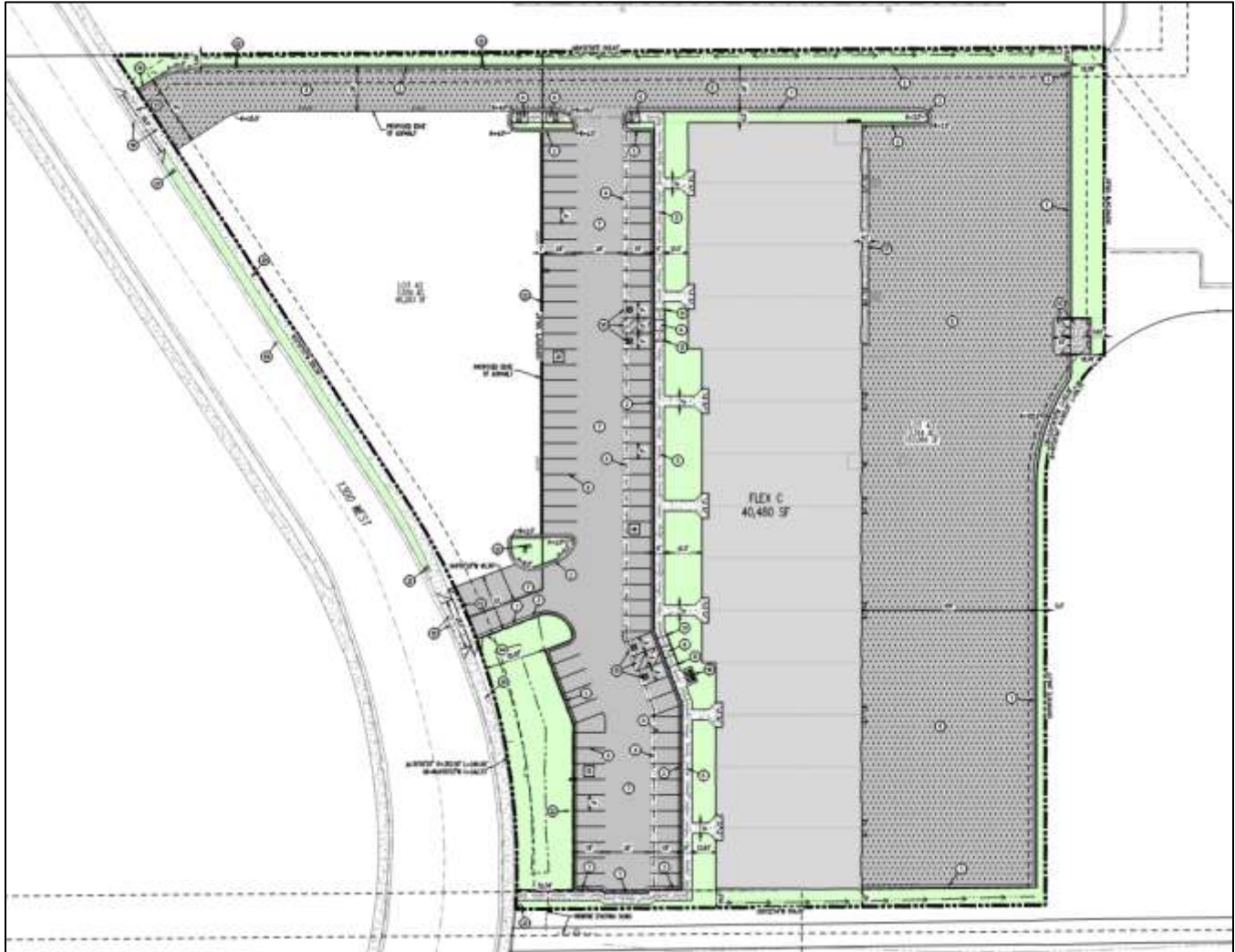
PROPERTY AERIAL MAP



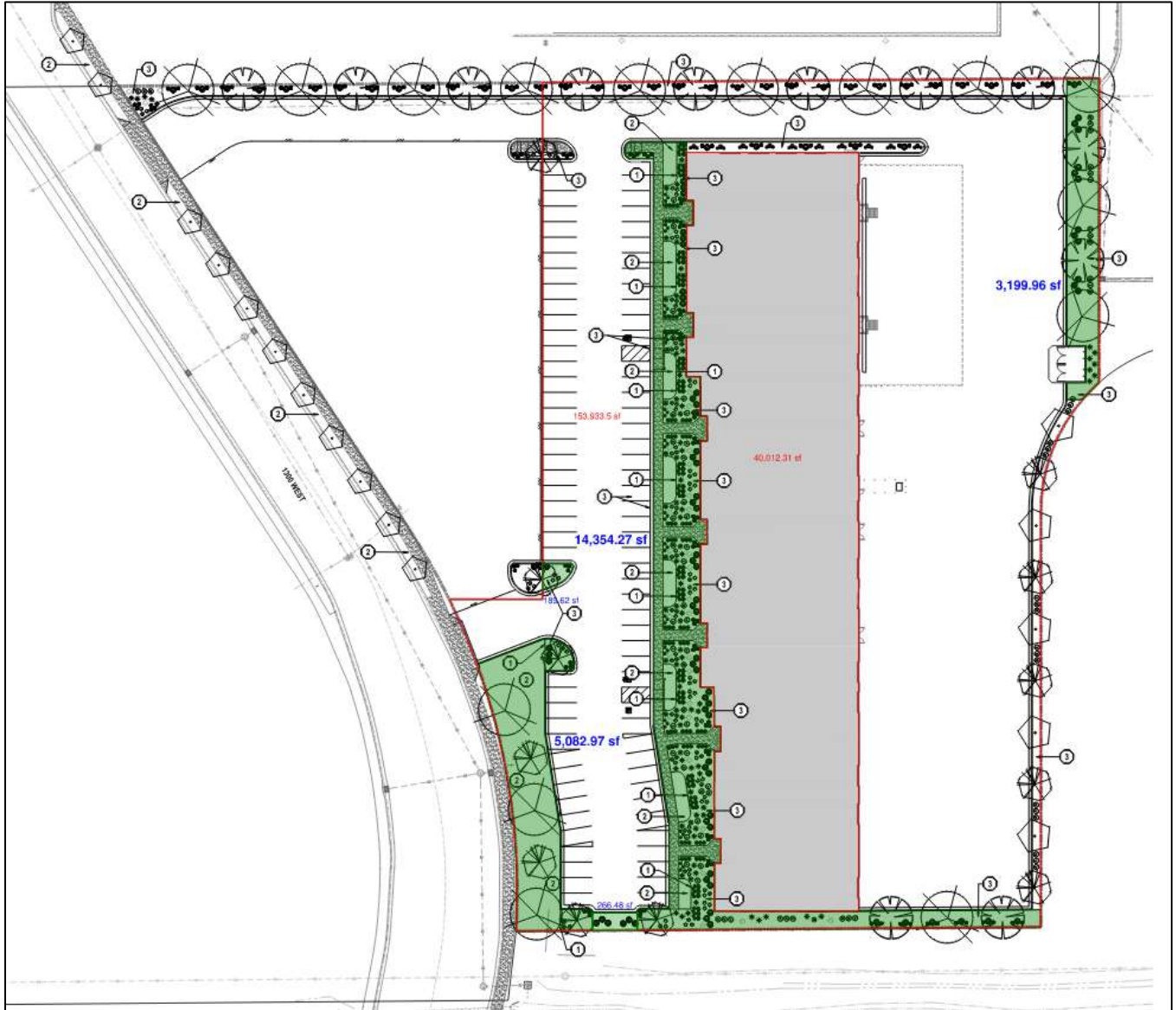
SUBDIVISION PLAT – Valley Grove Business Park Plat ‘S’



SITE PLAN



LANDSCAPE PLAN



RENDERINGS



RESOLUTION NO. 2026-11

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN ENGINEERING MASTER SERVICES AGREEMENT FOR PROFESSIONAL SERVICES WITH AVENUE CONSULTANTS, INC. FOR ENGINEERING SERVICES ON A PROJECT SPECIFIC BASIS.

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, Avenue Consultants, Inc. (“Contractor”) is a company organized under the laws of the State of Utah; and

WHEREAS, Contractor can provide certain engineering and other consulting services on one or more projects; and

WHEREAS, City has need of said consultant engineering services; and

WHEREAS, Contractor has the knowledge and experience to provide said services; and

WHEREAS, Contractor was selected as the service provider that can provide the requested services in a cost-effective manner; and

WHEREAS, the City finds that Contractor has met the criteria to provide services; and

WHEREAS, the City Council finds it to be in the best interests of the citizens of Pleasant Grove City to engage Contractor, and enter into a Professional Services Contract, to provide said services; and

WHEREAS, the Council finds that the Contract comports with state law and adequately addresses the City’s needs for services at this time; and

WHEREAS, on March 24, 2026, the Municipal Council held a duly noticed public meeting wherein they considered the facts regarding this matter; and

WHEREAS, after considering the Agreement, the Council finds the Agreement attached hereto as Exhibit “A” reasonably furthers the health, safety, and general welfare of the citizens of Pleasant Grove City.

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

SECTION I

1. The Mayor of Pleasant Grove City is hereby authorized to sign the “Engineering Master Services Agreement for Professional Services” with Avenue Consultants, Inc., for services connected to professional engineering services on a project-by-project basis.
2. This resolution is effective immediately.

SECTION II

THIS RESOLUTION APPROVED AND ADOPTED this 24th day of March, 2026 by the City Council of Pleasant Grove City, Utah.

Eric Jensen, Mayor

ATTEST:

(SEAL)

Wendy Thorpe, CMC
City Recorder

Motion: Council Member _____

Second: Council Member _____

<u>ROLL CALL</u>	<u>Yes</u>	<u>No</u>	<u>Absent</u>
Mayor Eric Jensen	_____	_____	_____
Dianna Andersen	_____	_____	_____
Steve Rogers	_____	_____	_____
Dustin Phillips	_____	_____	_____
Cyd LeMone	_____	_____	_____
Todd Williams	_____	_____	_____



Master Services Agreement

Effective Date: _____

This Master Services Agreement ("Agreement") is made and entered into, effective as of the Effective Date above, by and between Avenue Consultants, Inc. ("Avenue"), a Utah Corporation whose address is 6605 S. Redwood Rd, Taylorsville, UT 84123, and the following "Client"

Client Name	Pleasant Grove City
Entity Type	Local Government
Address	70 South 100 East
City, State, Zip	Pleasant Grove, UT 84062
Phone	801-785-2941
Email/other contact	

////////////////////////////////////
Avenue and Client are referred to as the "Parties" or each individually a "Party. Client may desire from time to time to enter into one or more contracts for Avenue to provide certain engineering and other consulting services on one or more projects. The provisions of this Agreement shall apply to all future requests for services (referred to herein as "work" or "services") by Client to Avenue. On each project, the Parties will execute a written "Work Order" which shall identify: the project on which services are requested; the scope of services to be performed; and the amount to be paid to Subcontractor in exchange for the work. The Work Order may also include other information including the schedule for the performance of the Services and such other terms and conditions.

STANDARD TERMS AND CONDITIONS

- Manner of Payment.** Monthly invoices will be submitted for progress payments, for time and materials tasks, and for reimbursable items. All invoices and statements are due and payable upon receipt and are delinquent forty-five (45) days after date of invoice. If payments are not made in full prior to delinquency, Client agrees to pay interest on the unpaid amount at a rate of 18% per year. All payments received shall first be credited to payment of interest and then to the principal balance. Avenue, at its option, may stop work on any account that is delinquent. In that case, Avenue will notify Client that work has ceased. Client also agrees to pay all costs, including attorney's fees and court costs, incurred by Avenue to collect on past due invoices.
- Client's Approval and Acceptance of Work.** The work performed and billed by Avenue shall be deemed approved and accepted by Client as and when invoiced unless Client objects within thirty (45) days of the invoice date by written notice specifically stating the details in which Client believes such work is incomplete or defective.
- Cooperation, Assistance and Access.** Client agrees to cooperate in every way reasonably requested by Avenue to expedite the completion of the work set forth in each Work Order. Client agrees to assist in expediting the work being performed under such Work Order where reasonably possible and to act as a direct liaison between Avenue and the approval agencies and utilities involved. This cooperation and assistance is a direct factor in the determination and establishment of the fees quoted by Avenue. Client shall provide Avenue access to the property involved and to make available any records, documents, deeds or other items requested by Avenue for the reasonable pursuit of the completion of the work. All information, data, reports, records and maps with respect to the Project which are available to Client and which Client deems reasonably necessary for the performance of work set forth in the Agreement, shall be furnished to Avenue without charge by Client.
- Client's Reimbursement for Costs / Fees.** Unless otherwise specified in the Work Order, Client shall pay or reimburse Avenue for fees and other costs that are reasonable and necessary to complete the project or render full performance of this Agreement, such as filing fees, city, state or county plan checking fees, inspection fees, construction permit fees, architectural landscaping fees, soil testing and soil engineering costs, aerial topography costs, and all other permits bonds, premiums, title company charges, blueprints and reproductions, shipping, costs of transportation, meals and lodging for work done away from Avenue's offices or the project site, and all similar charges and costs that are not included in the scope of the work description in this Agreement.
- Extra Services.** Any services agreed to be performed by Avenue at the request of Client in addition to those set forth herein or in any Work Order shall be paid for by Client as extra work in accordance with Avenue's prevailing hourly rates. Prior to performing any such work, Avenue shall provide Client with a bid and scope of work for such extra work. For clarity purposes, the following are considered by the Parties as "extra work" and are outside the scope of each Work Order: (i) cost or replacement of staking destroyed by an act of God or parties other than Avenue; (ii) additional office or field work caused by policy or procedural changes of governmental agencies that could not have been discovered or ascertained by Avenue through reasonable due diligence; and (iii) changes in the project and work necessitated by any of the causes described in paragraph 17 hereof.



- ////////////////////////////////////
6. **Term of Agreement.** Unless otherwise provided in the Work Order, each Work Order shall remain in effect until all work is completed and delivered by Avenue, accepted by Client, and payment has been received by Avenue.
 7. **Agency Approvals.** Unless otherwise agreed in the Work Order, costs and fees, in addition to charges for Avenue's time incurred to obtain agency approvals for the project is excluded from the work.
 8. **Personnel.** Avenue will provide, at its own expense, all personnel necessary to perform the services required by each Work Order and in no event shall such personnel be the employees of Client. All personnel shall be fully qualified under applicable federal, state and local law to undertake the work performed by them.
 9. **Specific Exclusions.** Unless specifically included a Work Order, the Client agrees that the following items are specifically excluded from each Work Order and further agrees that Avenue has made no representations or warranties concerning same, it being the intent of Client to have said services provided by others, if required:
 - a. Soil surveys, soil testing, general subsurface soil testing, landscaping.
 - b. On-site construction testing and inspection.
 - c. Opinions of costs.
 - d. Estimates of area.
 - e. Deed restrictions and covenants pertaining to the subdivision or condominium development of land.
 10. **Right-of-Way Acquisitions.** If the provisions of a Work Order require Avenue to perform right-of-way acquisition services, Avenue will perform said services in a manner in accordance with the Standard of Practice in the State of Utah. Avenue will make reasonable efforts and attempts to make acquisition offers to property owners. Avenue does not guarantee successful right-of-way acquisition transactions ("Transactions"). Avenue is not responsible for impacts to project and/or construction schedules, budgets, costs, delays, or stopping/cancelling of projects due to unsuccessful Transactions. If a design change or removal of the parcel from the project occurs after an offer is made, Avenue will invoice the parcel in full, as scheduled. Should a new offer be submitted for the same parcel, an additional acquisition fee shall apply at the full rate.
 11. **Changes to Work.** All changes required in writing by the client to Avenue's work product (plans, plats, contracts, agreements, offers, Avenue's deliverables) by governmental agencies or utility companies, after the work product has received final approval or offers have been made to property owners, shall be paid for by the Client as extra work at Avenue's then current hourly rates.
 12. **Services Provided by the Client and the Client's consultants/contractors.** Avenue shall coordinate its services with those services provided by the Client and the Client's consultants. Avenue shall be entitled to rely on, and shall not be responsible for, the accuracy, completeness, and timeliness of, services and information furnished by the Client and the Client's consultants/contractors. Avenue shall provide prompt written notice to the Client if Avenue becomes aware of any error, omission, or inconsistency in such services or information.
 13. **Initial Information.** The Client and Avenue may rely on the information provided by Client prior to the execution of each Work Order. Both Parties, however, recognize that the initial Client provided information may materially change and, in that event, the Client and Avenue shall appropriately adjust Avenue's services, schedule for Avenue's services, and Avenue's compensation through written modification to the Work Order. The Client shall adjust the Client's budget for the Cost of the work and the Client's anticipated design and construction milestones, as necessary, to accommodate material changes in the initial information.
 14. **Ownership of Documents.** The work papers, drawings, photographs and any other written or graphic material, hereinafter materials, prepared by Avenue ("Avenue's Materials") in conjunction with each Work Order are instruments of the Avenue's service for use solely with respect to the project for which that specific Work Order pertains and, unless otherwise provided, the Avenue shall be deemed the sole author of Avenue's Materials and shall retain all common law, statutory and other reserved rights, including the copyright. The Client shall be permitted to retain copies, including reproducible copies of Avenue's Materials for information and reference in connection with the Client's use on the Project. The Client or others shall not use the Avenue's Materials on other projects, or for changes to any Project without the express written consent of the Avenue. Submission or distribution of Avenue's Materials to meet official regulatory requirements or for similar purposes in connection with the Project is not to be construed as publication or violation of copyright.
 15. **Blueprints, Documents, and Copies.** All drawings, documents, or copies received by Client, by the governmental agencies and utility companies shall be paid for by Client. All plans, plats, or documents including those to be issued for bidding or used for offers to property owners, that are copied or reproduced by Avenue at the request of Client, will be paid for by the Client at the prevailing rate for the Avenue's office. Any special reproducible drawings or tracings such as transparencies, mylar or linen drawings required by municipalities, counties, state, utility companies or architects that are copied or reproduced by Avenue at the request of Client shall also be paid for by Client. For the purposes of this agreement, original signed copies of deliverable items required by this scope, as well as any plan sets specifically required by regulating authorities for plan approvals, will be considered to have the Client's implicit approval as far as reproductions are concerned.
 16. **Estimated Completion Date.** The estimated schedule contained in any Work Order is merely an estimation. It shall be the duty of Avenue to periodically contact Client with regard to the progress of the work while the furtherance of the work/project is within the control of Avenue. It will equally be the duty of Client to periodically contact Avenue with regards to the progress of the project while the furtherance of the project is within the control of Client. Avenue is not bound by the estimated completion date when Avenue has not caused any material delay, including but not limited to property owners' rejection of offers for right-of-way acquisition.

Initial: _____





17. **Governmental Interference.** Any delay or stoppage of work caused by governmental interference or action shall result in a commensurate extension for the time of completion of that work by Avenue.
18. **Early Termination.** Avenue or Client shall have the right to terminate or suspend the services provided for under each Work Order at any time by notifying the other Party of such intention in writing. As to Avenue, the Client's notice shall be effective as of the close of the business day of receipt. If termination is not caused by Avenue's breach, Client agrees that within ten (10) days of said notice to pay Avenue the amounts described in paragraphs 19 and 20. If Avenue terminates the agreement, Avenue shall complete all active Work Orders in accordance with the terms on each Work Order unless otherwise agreed by the Parties or termination results from Client's breach of this Agreement, nonpayment of undisputed invoices, or suspension of the Project for more than ninety (90) days.
19. **Cessation of Work.** If Avenue is not in breach, any work, which is stopped (i.e., Client gives notice to Avenue not to submit any work product related to the project for further review or approval of any governmental agency and such decision is not made at the request or advice of Avenue) by Client for more than ninety (90) days, the Parties shall be required to renegotiate fees for services to be rendered, unless Client's work cessation notice involves the cancellation of this Agreement, in which event such cessation involving cancellation.
20. **Fees Upon Suspension, Abandonment, Termination, Cancellation.** In the event any or all portion of the work prepared or partially prepared by Avenue is suspended, abandoned or terminated due to Client's request, Client shall pay Avenue for invoices submitted and work performed and delivered to Client (including, without limitation, any "extra work") based on Avenue's time and material costs incurred before suspension of work. Reimbursable expenses shall be paid if incurred (or in documented progress of being incurred) on or before Client's request for the suspension, abandonment or termination of the work.
21. **Automatic Expiration.** Avenue's offer to perform work, as contained in the Work Order submitted in conjunction with these terms and conditions, shall automatically expire if Client does not return an executed copy of this Agreement within thirty (30) days of the date Avenue's signature. This Agreement between Client and Avenue shall automatically expire and/or no longer be acceptable if Work is not commenced within forty-five (45) days of acceptance of a Work Order date.
22. **Services During Construction.** If the provisions of this Agreement require Avenue to monitor, review, report on, advise on, or consult regarding performance of construction work or other work provided by Contractors including but not limited to obligations for Avenue to provide any construction engineering management services such as monitoring compliance with Project Obligations, then the following provisions apply. Notwithstanding any provisions of this Agreement to the contrary: (a) Avenue shall not have liability or responsibility for the acts or omissions of Contractors or the failure by any Contractor to perform their work or obligations in conformance with the Project Obligations; (b) Avenue shall not have liability or responsibility for, or control over the construction means, methods, techniques, sequences or procedures used by Contractors; and (c) Avenue shall not have liability or responsibility for, or control over, safety programs or safety compliance of others. The term "Contractor" means any person other than Avenue and Avenue's employees, agents, and sub-consultants, including but not limited to contractors and suppliers hired by the Client, and each of their subcontractors and suppliers of every tier; the Client and its employees, agents, and other consultants; and others who provide or furnish, or who are obligated to provide or furnish construction labor, materials, equipment, or services, or other professional design services. The term "Project Obligations" means any plans, drawings, specifications, agreements, or other obligation(s) to perform work pursuant to contractual or industry standards.
23. **Site Conditions.** Unless expressly agreed otherwise, Avenue's services and compensation contemplate (i) the absence of Hazardous Materials on, in, or under the project site or nearby properties and (ii) site conditions like those represented in information provided by, through, or on behalf of Client and/or those reasonably anticipated for a site of this nature and locality. Should such Materials be discovered, or should actual conditions vary materially from those represented or anticipated, either Party shall have an absolute and unconditional right to terminate or suspend this agreement. Client waives and agrees to hold harmless, indemnify and defend Avenue, et al. from and against any and all Claims against Consultant, et al. actually or allegedly, directly, or indirectly arising out of or related to (i) the detection, generation, presence, escape, release, discharge, movement, seepage, stabilization, abatement, handling, removal, transportation, storage, or disposal of Hazardous Materials and/or (ii) any material change in represented or anticipated conditions; excepting those arising out of the indemnitee's sole negligence.
24. **Rights Upon Non-Payment or Breach by Client.** Provided Client is first in breach, in the event Client fails to pay Avenue as set forth in this Agreement or any Work order, or in the event of any other material breach by Client, Client agrees that, in addition to any other remedy available at law or in equity, Avenue shall have the right at Avenue's election to terminate this Agreement and receive compensation in accordance with paragraph 19 hereof, or, at Avenue's option, to suspend work on all Work Orders until the default is cured.
25. **Attorneys' Fees/Arbitration.** In the event that either Party brings an action or claim arising out of or in connection with this Agreement, the prevailing Party shall be entitled to reasonable and actual attorneys' fees incurred, as well as costs incurred, as well as expert witness fees. Such fees shall include, but shall not be limited to, reasonable attorneys' fees incurred by the enforcing Party in retaining an attorney to correspond with the other Party or its legal counsel regarding the enforcement of any matter related to this Agreement.
26. **Indemnification by Client.** Each Party ("Indemnitor") hereby agrees to indemnify and hold harmless the other Party ("Indemnitee"), and Indemnitees affiliates and subsidiaries and their respective employees, officers, directors, agents and shareholders from all claims, debts, liabilities, losses, damages, costs, demands, obligations, expenses, fines, sanctions, penalties, actions and causes of actions, claims awards, judgment for damages alleged claims or litigation arising out of, resulting from, or in connection with any breach of this Agreement, misconduct, error, omission, or other authorized act by Indemnitor its respective employees, agents, subcontractors or franchisees in connection with this Agreement.

Initial: _____





27. **Intentionally Left Blank**
28. **Delays by Avenue Not a Breach.** Any delay or default in the performance of any obligation of Avenue under any Work Order caused directly or indirectly by labor difficulties, accidents, acts of God, shortages or unavailability of labor, materials, power or transportation through normal commercial channels, failure of Client or Client's agents to furnish information or to approve or disapprove Avenue's work promptly, late, slow or faulty performance by Client, other contractors (other than contractors engaged by Avenue) or governmental agencies, the performance of whose work is precedent to or concurrent with the performance of Avenue's work, or any other cause beyond Avenue's reasonable control, shall not be deemed a breach of this Agreement or the Work Order. The occurrence of any such event shall suspend the work product delivery obligations (as to timeliness only) of Avenue as long as performance is delayed or prevented thereby, and the fees due hereunder may be subject to adjustment pursuant to paragraphs 19 and 20.
29. **Representations and Warranties.** Avenue makes no representations or warranties, either expressed or implied, as to his findings, recommendations, specifications, or professional advice provided hereunder except that the same will be promulgated and prepared in accordance with the local standards of the engineering profession.
30. **Damages.** No Party shall be liable to the other for any incidental or consequential damages for claims, disputes, or other matters in question, arising out of or relating to this Agreement or any Work Order, or for any breach of warranty or other breach of this Agreement or any Work Order.
31. **Intentionally Left Blank**
32. **Intentionally Left Blank**
33. **Assignment.** Neither Client nor Avenue shall assign his interest in this Agreement or any Work Order without the written consent of the other, but Avenue may subcontract (to a qualified subcontractor) any portion of the work to be performed hereunder with written consent from the Client or outlined in the work order. Avenue shall be responsible for the work product (including, without limitation, any defects thereto) of any such subcontractor.
34. **Insurance.** Avenue shall, at its sole cost and expense, obtain and maintain insurance coverage that satisfies all of the following requirements during the term of this Agreement and while performing any Services under this Agreement:
- a. **Professional Liability Insurance,** including Prior Acts Coverage, which covers professional liability for the Services provided herein, retroactive to the earlier of the date of commencement of the Services under this agreement with limits of liability not less than a combined single policy limit of \$1,000,000 per claim and \$2,000,000 in the aggregate. Such insurance shall be written on a claims-made basis and shall be maintained during the term of this Agreement and for a period of not less than three (3) years following completion of the last Services performed under this Agreement
 - b. **Commercial General Liability Insurance** with limits of \$1,000,000 per occurrence and \$2,000,000 in the aggregate covering bodily injury, personal injury, and property damage, including products and completed operations.
 - c. **Comprehensive Automobile Liability Insurance** including hired and non-owned vehicles, if any, with limits of \$1,000,000 per occurrence, combined single limit, for bodily injury and property damage, covering owned, hired, and non-owned vehicles.
 - d. **Workmen's Compensation Insurance** in the amount required by applicable law. Avenue shall also maintain Employer's Liability Insurance with limits of not less than \$1,000,000 per accident, \$1,000,000 disease policy limit, and \$1,000,000 disease each employee.
35. **Modification/Termination.** No waiver, alteration, modification or termination of this Agreement or any Work Order shall be valid unless made in a writing executed by both Parties. The term "Agreement" as used herein includes any existing or future written addendums, schedules, exhibits, amendments, modifications or supplements made in accordance herewith. One or more waivers of any term, condition or covenant by either of the Parties hereto shall not be construed as a waiver of a subsequent breach of the same or any other term, condition or covenant. This agreement may be terminated for convenience and without cause by either Party upon seven days' written notice.
36. **Governing Law.** This Agreement shall be governed by and constructed in accordance with the laws of the State of Utah. This Agreement shall inure to the benefit of and be binding upon the assigns of each of the Parties hereto.
37. **Entire Agreement.** This Agreement sets forth the entire understanding between the Parties as to the subject matter of this Agreement and merges all prior discussions, negotiations, letters of understanding or other promises, whether oral or in writing.
38. **Conflicting Documents.** This Agreement and the Work Orders are intended to be complementary. However, in the event of a conflict, the order of precedence shall be as follows: written change orders under any work order; the Work Order; written/signed amendments to this Agreement (the most recent having the higher precedence); and then this Agreement.

Initial: _____



AVENUE: Avenue Consultants, Inc.

CLIENT: Pleasant Grove City

By (Signature): Blake Unguren

By (Signature): _____

Printed Name: Blake Unguren

Printed Name: _____

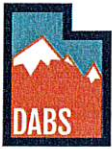
Its (Title) Executive Vice President

Its (Title) _____

Date: 03/17/2026

Date: _____

Initial: _____



Local Authority Consent for a Retail Alcohol License

License Type:

The local business licensing authority gives written consent to the Alcoholic Beverage Services Commission to consider the issuance of an on-premise retail alcohol license for a person to store, sell, offer for sale, furnish, or allow the consumption of an alcohol product on the premises of the applicant under the following authorities: Utah Code Sections 32B-1-202, 32B-5-201, 32B-5-203, 32B-5-205, and 32B-5-206.

Pleasant Grove

_____ hereby grants its consent for the issuance of a license to:

Business Name (DBA): MISTI MAKI SUSHI BAR

Entity Name (or owner's name if sole proprietor): MIST BARRA LLC

Physical Location Street Address: 2085 W 450 S Suite 2C

City: Pleasant Grove Zip Code: 84062

Authorized Licensing Authority Signature: _____

Printed Name: _____ Title: _____ Date: _____

This local consent document must be submitted to the DABS by the applicant as part of a complete application.

This is a suggested format. A local authority produced form is also acceptable.



Local Authority Consent for an Off-premise Beer Retailer State License

The local business licensing authority gives written consent to the Alcoholic Beverage Services Commission to consider the issuance of an off-premise beer retailer state license for a person to purchase, store, sell, or offer for sale 5% or less ABV beer for consumption off the premises under the following authorities: Utah Code Title 32B, Chapter 7.

hereby grants its consent for the issuance of a license to:

Business Name (DBA): _____

Entity Name (or owner's name if sole proprietor): _____

Physical Location Street Address: _____

City: _____ **Zip Code:** _____

Authorized Licensing Authority Signature: _____

Printed Name: _____ **Title:** _____ **Date:** _____

This local consent document must be submitted to the DABS by the applicant as part of a complete application.

This is a suggested format. A local authority produced form is also acceptable.



Local Authority Consent for a Retail Alcohol License

License Type: Restaurant - Full Service

The local business licensing authority gives written consent to the Alcoholic Beverage Services Commission to consider the issuance of an on-premise retail alcohol license for a person to store, sell, offer for sale, furnish, or allow the consumption of an alcohol product on the premises of the applicant under the following authorities:

Utah Code Sections 32B-1-202, 32B-5-201, 32B-5-203, 32B-5-205, and 32B-5-206.

_____ hereby grants its consent for the issuance of a license to:

Business Name (DBA): URBAN KITCHEN

Entity Name: URBAN KITCHEN

Physical Location Street Address: 425 S. NORTH COUNTY BLVD. #D

City: PLEASANT GROVE Zip Code: 84042

Authorized Licensing Authority Signature: _____

Printed Name: _____ Title: _____ Date: _____

This local consent document must be submitted to the DABS by the applicant as part of a complete application.

Pleasant Grove City
DRAFT City Council Special Meeting Minutes
Tuesday, January 27, 2026
6:00 p.m.

Mayor: Eric Jensen

Council Members: Diana Andersen
Steve Rogers
Cyd LeMone
Todd Williams

Staff Present: Scott Darrington, City Administrator
Christine Petersen, City Attorney
Sierra Pierson, Assistant to the City Administrator
Wendy Thorpe, City Recorder
Neal Winterton, Public Works Director
Megan Zollinger, Recreation Director
Drew Engemann, Fire Chief

Excused: Sheri Britsch, Library and Arts Director
Deon Giles, Parks Director
Daniel Cardenas, Community Development Director
David Packard, Human Resources Director
Keldon Brown, Police Chief

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

6:00 P.M. REGULAR CITY COUNCIL

1) CALL TO ORDER

Mayor Eric Jensen called the Special Meeting to order at 6:00 p.m. All City Council Members were present.

2) PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Williams.

3) OPENING REMARKS

The Opening Remarks were offered by Council Member Rogers.

4) APPROVAL OF MEETING AGENDA

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

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

5) **DISCUSSION AND ACTION ITEM**

A. **City Council Interview with Applicants and Consideration to Appoint a Qualified Individual to Fill the vacant Pleasant Grove City Council Seat, for the Term Ending December 31, 2027.**

Administrator Darrington reviewed the process and procedure for the meeting. Each candidate will speak for up to three minutes in the order shown on the Master Ballot list as designated by the State of Utah. The Mayor and City Council would have up to five minutes to ask questions of each candidate. After all candidates spoke and answered questions, the nomination process would begin.

In response to a question from Mayor Jensen, Administrator Darrington confirmed that videos were optional. Mayor Jensen then invited the first candidate to speak.

Brett Robertson reported that he and his wife have three children. His sons attend Grovecrest Elementary, and his daughter attends Pleasant Grove Junior High School. Mr. Robertson is an assistant principal at American Fork High School and was not in favor of the school district split. He has been in education for 21 years and in administration for 11. He enjoys working with children and in the community. Mr. Robertson grew up on a farm, so he knows what hard work means. He is a thinker and a go-getter, but also someone who seeks to work together. In his field, it is important to be able to work in large groups, and he enjoys working with different teams. He always looks for opportunities to serve. He serves on the Beautification Committee and Design Review Board. Gardening, agriculture, and horticulture are his passions. He has enjoyed being a part of the community for the last 21 years.

Council Member LeMone asked if Mr. Robertson had taken advantage of any other opportunities to serve that would be relevant to a position as a Council Member. Mr. Robertson stated that he has helped with Strawberry Days and other events. As a high school administrator, he has a lot of after-school commitments, and his volunteer efforts allow him to continue in his job while also giving back to the City. If he can do something that allows him to balance family and work, it allows him to give his all to each of his commitments.

Council Member Rogers stated that the City Council sometimes deals with divisive political issues and asked how Mr. Robertson would stay true to his position while maintaining a collaborative relationship with other Council members who may have opposing views. Mr. Robertson stated that it ultimately comes down to respect. Everybody can have their own convictions and opinions, and you need to understand their perspective. You have to think about what you say and how you are perceived. In his profession, he hears complaints from parents about issues he has no control over. You have to think about why a decision is being made and its ultimate goal, so he sets his personal opinions aside to look at the issue at hand. If there was conflict, he would be respectful and honor everyone else’s positions.

Council Member Rogers pointed out that the City Council requires a large time commitment. Mr. Robertson stated that he shares the workload with five other administrators at the school, and his job and after-school commitments would not interfere with Council duties.

Council Member Williams asked Mr. Robertson to list the biggest issues facing Pleasant Grove in the next two to five years. Mr. Robertson stated that growth is an issue. He is a runner, and on his runs he has noticed that there are not many places left for homes. There is a decrease in student enrollment in the City despite the growth. The City's use of the property near the freeway has had paid positive dividends. It is important to have a good tax base while maintaining a small-town feel.

David Nelson stated that he has lived in Pleasant Grove for five years. He and his wife have seven children. The move to Pleasant Grove was life-changing for his family, and he wants to ensure other people have the same opportunities. Pleasant Grove should continue to be a wonderful place to raise a family. Two of his children graduated from Pleasant Grove High School, and the others are all enrolled in City schools. He wants Pleasant Grove to remain a welcome community with a small-town feel. There has been growth, and now there is so much convenience, with restaurants and hospitals nearby. It is an ideal location, and he believes in supporting that. He loves the City events like Strawberry Days and music downtown. His ancestors are from Pleasant Grove, and he enjoys reading about its history. The City Council has done a fantastic job of tying those things together, and he wants to be a part of ensuring it exists for his children and grandchildren.

In response to a question from Council Member Andersen, Mr. Nelson stated that he is a front-end supervisor at Costco and has been at the company for 28 years.

Council Member Rogers asked how Mr. Nelson would handle being on the minority side of a divisive political decision. Mr. Nelson stated that it is important to listen. He does not know everything and may not agree with someone else's position, but it is important to hear them out and try to understand why they think the way they do. February is Kindness Month, and he believes that when you disagree with someone, you should do it with kindness. It is important for the City Council of a small city like Pleasant Grove to work together.

Council Member LeMone asked Mr. Nelson why he is the most qualified candidate for the City Council. Mr. Nelson stated that he has developed a love for the community. As a Costco supervisor, he has to wear many hats, and that can change every day. He has always found it beneficial to work together. You might not always take a leadership role, but the supporting roles are equally important. He is not always right, so it is important to listen and learn.

Council Member Williams asked what success for the City would look like in a year. Mr. Nelson stated that success means it is a safe, fun place to be. If the City is not well-run, people will leave. He believes it is currently being run well.

Justin Nielson stated that he was glad to see so many candidates. He grew up in Pleasant Grove and has watched it grow from a town of 12,000 people. He has seen a lot of people come and go and has learned a lot about the City from older residents. Pleasant Grove is both business-friendly and welcoming for new residents, hopefully new homeowners. He has worked on a lot of construction jobs in the area. He is raising two children in the City and is pleased with the schools. The City is doing the right thing and is attracting more and more people.

Council Member Rogers asked Mr. Nielson to speak about a time when he had a difference of opinion and how it was resolved. Mr. Nielson stated that he often experiences conflict in his position and you just have to brush it off. You cannot take it personally because you do not know what is going on in that person's life. You should listen to their position and try to explain yours. Once everyone understands the facts, you can usually reach a mutual agreement.

Mayor Jensen asked what Mr. Nielson had learned from serving on a Homeowners Association board. Mr. Nielson stated that they had an issue with trampolines in the neighborhood, which were not covered under the HOA's insurance. They reached a solution that allowed homeowners to keep their trampolines if they were located in a private right-of-way and covered under their homeowners' insurance policy. People were upset, but they calmed down after the board explained the situation.

Council Member Andersen asked how Mr. Nielson makes decisions. Mr. Nielson stated that if he does not know, he will research an issue until he feels competent enough to speak about it. He is a curious, hands-on person.

Council Member LeMone asked Mr. Nielson why he is the most qualified candidate for the City Council. Mr. Nielson stated that he may not be the most qualified candidate, but he knows about growth and construction. If he were able to serve on the Council, his knowledge in those areas could help other people understand them. Many members of the public do not understand what the City is doing or why, but are supportive once it is explained to them.

Council Member Williams asked what motivated Mr. Nielson to apply for the position. Mr. Nielson stated that he has lived in Pleasant Grove for 49 years and watched it grow. He has seen the great trails built in the foothills and the diversity the town has put forth to accommodate everybody.

Gayle Lynne Yocum stated that the meeting reminded her of a debate class assignment on extemporaneous speaking. Mark Bezzant was her debate coach at Pleasant Grove High School, and she was happy to use what he taught her. She was very excited when she saw the announcement about the open position because it would be a chance to give back some of her experience. She has been in city, county, and federal government for 30 years and knows the legislative process. She currently manages \$96 million in projects and has brought over \$350 million in public-private partnerships to Utah over the last 20 years. She is good with telecommunications, utility work, and rights-of-way. She believes one issue with the City is its infrastructure needs. She loves Pleasant Grove. It is an amazing place, and she wants to use her talents to help it. It looks like City Code will be updated soon, and she has experience writing codes and standards. She has given a lot back to the state and nation, and now she wants to give back to the City. She has served on a lot of boards, and she thinks it is time for Pleasant Grove to get some of her talent.

Council Member Williams asked how Ms. Yocum would respond to personal public criticism. Ms. Yocum stated that she is used to public criticism because it comes with projects. When she helped Crown Castle bring cell service to the canyon, there was a lot of pushback from people who did not want cell service there. However, it was important for public safety to provide 911 service. You listen to those comments because they are valuable and then try to present the best information you can. You have to weigh those comments against your responsibility to the public.

Council Member Andersen asked how Ms. Yocum makes decisions. Ms. Yocum stated that policy helps you make decisions. Public meetings are required, and then you have to make a decision.

Council Member Rogers asked why Ms. Yocum chose to apply for the vacant position rather than run in the last election. Ms. Yocum stated that she was busy with grants at that time. There were also very qualified City Council Members running that she wanted to support. She enjoyed attending the debates. When she saw the vacancy, the time felt right. She is no longer teaching and is now an empty nester.

Council Member LeMone asked what Ms. Yocum found to be most challenging and rewarding in her previous positions. Ms. Yocum stated that it is challenging to work with railroads. Right-of-way and water issues are also difficult because you have to understand everyone's rights and what must be preserved. It can be challenging to try to make it work for everybody.

Robert Miller stated that he has lived in Pleasant Grove for 20 years. His wife grew up in the City and they decided that it was where they wanted to raise their children. They left briefly while he attended chiropractic school and while he was in the Navy. His time in the Navy and medical profession have taught him how to deal with people. He loves volunteering at the rodeo, which he has been doing for the past 10 years. He applied for the vacant position because it is a way to give back to the City that has given so much to him and his family. If chosen, he looks forward to serving.

Council Member LeMone asked Mr. Miller why he is the most qualified candidate for the City Council. Mr. Miller stated that, as he looked at what it takes to be a City Council Member, it seemed very simple. You need to be a registered voter who lives in Pleasant Grove. He meets those qualifications. Outside of that, he has learned from working with people in the medical profession. He is probably not as qualified as other candidates, but he learns quickly, adapts, and loves to serve.

Council Member Williams asked about the process Mr. Miller has gone through to make a difficult decision. Mr. Miller stated that 15 years ago, he was almost 40 and had to decide whether to go to chiropractic school. He had four small children at the time. It was not an easy decision, but with the counsel of his wife, family, and other leaders, he realized it was the right decision to make.

Council Member Rogers asked what type of person or situation frustrates Mr. Miller the most and how he deals with those situations. Mr. Miller stated that he often faces noncompliance in his profession. He knows that he has laid out a plan that will be good for them, and it is frustrating when they do not follow it. At the same time, you cannot force anyone to go against their will. You just try to reason with them and help them understand the importance of what you can do for them. If you cannot agree, try to find a solution that you can both agree on.

Council Member Andersen stated that she has watched Mr. Miller work with rodeo riders for years and is grateful for his service. She asked what he would like to accomplish on the City Council. Mr. Miller stated that he does not want to make any big changes. The number-one priority is keeping Pleasant Grove a place where people want to raise their families and doing so in a fiscally responsible and inclusive way. He has learned that you cannot please everyone, so sometimes you just have to make a decision and go for it.

Sandeep Singh stated that he moved to Pleasant Grove from Australia in 2014. He chose Utah because he loves mountains and hiking. In 2012 when he and his wife first became engaged, traffic was not bad. They lived in Riverton for four years, then moved to Pleasant Grove in 2018. He has worked in the community since that time. He learned a love of service from his parents and grandparents. He did not want to commit to a full four years on the Council, so he believes the two-year term would be a great opportunity. When he commits to something, he commits. He has 25 years of retail customer service experience and has managed employees from 16 to 80 years old. He knows how to manage people and balance expenses. His business started in 2018, and he now has three locations due to the hard work of his team and support from the community. Now he believes it is his turn to give back.

Mayor Jensen asked what Mr. Singh had learned about how to approach and deal with people. Mr. Singh stated that he believes the customer is right, but not always. He listens to their complaint, reviews it with those involved, and then makes a decision. If it is a genuine complaint, he apologizes to the customer and does whatever he has to do. However, his employees always come first.

Council Member Andersen asked what Mr. Singh would like to accomplish in the City. Mr. Singh stated that he wants to raise his children and grandchildren, and he wants Pleasant Grove to maintain its small-town feel. He also wants to see more young people in government.

Council Member Williams asked about the first thing Mr. Singh would want to learn if appointed. Mr. Singh stated that he is from a different faith than many, and he would like to learn more about their culture.

Council Member LeMone asked Mr. Singh why he is the most qualified candidate for the City Council. Mr. Singh stated that it was up to the Council to decide.

Council Member Rogers asked about the last time Mr. Singh realized he was the problem in a conflict and how he grew from that. Mr. Singh stated that everyone has those days. When there is a problem, he analyzes the situation and lays out the plan step by step. If he is the problem, he will take the blame. If he makes a mistake, he will admit it.

Jeffrey Snider stated that he and his family moved to Pleasant Grove 16 years ago. Both of his children graduated from Pleasant Grove High School, and his third child is enrolled at Pleasant Grove Junior High School. He grew up in a small town in Southern California, and Pleasant Grove is the town he thought he grew up in. It is a wonderful place that he loves and never intends to leave. He was the second employee at DigiCert and worked there until shortly after it was sold to new owners. To the extent that a city can be compared to a business, he believes Pleasant Grove is in the growth cycle he saw at DigiCert. Being a member of the executive team there during that period had a lot of parallels to the City Council. Stephen Covey said, "Seek first to understand, and then to be understood." He is a big believer in shutting up and listening. It is very important to know what you are talking about before you start talking. He believes in gathering information, learning what he can, and putting his skills, talent, intelligence, and experience to use after he actually understands what is going on. He is a baseball podcaster and a Dodgers fan, so he gets a lot of hate. You learn by disagreeing with people and talking it out.

Council Member Rogers asked Mr. Snider to describe a time when he became frustrated and how he dealt with the situation. Mr. Snider stated that he is not easily frustrated. He is the dining director at an assisted living home, and at work, he heard someone in a meeting use the phrase “once again” 26 times. That was a sign to him that the person came to the meeting with something to say, not to learn or listen. He finds it frustrating when people are not interested in actually having a conversation. How you deal with that depends on the situation. Sometimes the answer is to realize that you will not make headway with that person. If there is a chance to have a conversation, he is always in favor of doing so.

Council Member Williams asked Mr. Snider to expound on his statement in the application that he is far more interested in public service than politics. Mr. Snider stated that when he thinks of politics, he thinks of adversarial situations. In national politics, so many things are determined by the capital letter after your name. Beyond that, people turn off their brains. People should think for themselves. He loves that the City Council is nonpartisan. They think for themselves, have meaningful conversations, and are not adversarial even when they disagree. He believes that is aided by the fact that there are no party pressures, so they are able to represent the City that they love.

Council Member LeMone asked why Mr. Snider believes DigiCert went downhill after it was sold, and to explain the parallel he referred to between the company and the City. Mr. Snider stated that the thing that made DigiCert great was that they remembered what made it great, which was their customers and employees. They took great care of both. As the company grew, it did a better job of taking care of them because it had more resources. When it was sold to a faceless corporation, they stopped caring so much. It is still a good job that pays well, but when he was there, it was a wonderful and special place to work. The parallel is that the people of Pleasant Grove are what make it great. The City Council does its best to act in residents’ interest and recognizes that everything it does is for their benefit.

Council Member Andersen asked what issues Mr. Snider is excited about attacking. Mr. Snider stated that he is excited about figuring out what to attack. There may come a time when he runs for reelection and has specific goals, but right now, he is excited about attacking the City’s most pressing need. He loves to work hard and give his all to do what needs to be done, but he does not yet know enough about what needs to be done to have a specific answer.

Peter Steele stated that he has lived in Pleasant Grove for 15 years. He is an archeologist and environmental consultant who helps cities and state agencies obtain approval and funding for projects. He served for eight years on the Planning Commission as both the Chair and Vice-Chair, and he is interested in serving on the City Council to help with the next 10 years of the City’s growth and development.

Council Member Andersen asked what Mr. Steele is excited about. Mr. Steele stated that connection within the City is important. It is getting harder to connect with people, and it is important to find ways to foster that connection and make Pleasant Grove a vibrant city. He would also like to make it a more pleasant place to live. He cares about sidewalks. He walks a lot, and it is not fun to walk down 300 East at night. He wants to find ways to solve problems. He likes to dig in, learn about things, and solve issues.

Mayor Jensen asked what Mr. Steele learned from the Planning Commission that he could take to the City Council. Mr. Steele stated that you should not trust developers when they promise you retail. The Commissions that he served on were very collaborative. They worked as a team for the good of Pleasant Grove and make the best decisions they could. The sole dissenter on a decision can still make that decision better even if they do not vote yes.

Council Member Rogers asked Mr. Steele to describe a time when he realized he was the problem and how he grew from it. Mr. Steele stated that he does not get upset easily, but his teenage son can push his buttons. It has been a learning process to learn how to stay calm, address his concerns, carefully listen to him, and treat him with respect. He has worked on being able to address things with respect even when he finds it upsetting.

Council Member LeMone asked Mr. Steele why he is the most qualified candidate for the City Council. Mr. Steele stated that he likes to plan and think things through. He researches, learns, and digs into the details and numbers. He spends a lot of his life finding money for cities and helping them obtain approvals to build things they need for their citizens, and he would like to use that expertise for Pleasant Grove. In response to a follow-up question, he indicated that he obtains money through grant writing and similar efforts. His biggest find as an archaeologist was an obsidian pendant that was found near Kanab. His favorite project was the Olmsted Hydroelectric Plant at the mouth of Provo Canyon.

Council Member Williams asked why Mr. Steele chose to submit an application now. Mr. Steele stated that his children are old enough that they do not need him around as much and may not want him around as much. He has more time out of the house. He is also at a place in his career where he has more time, and he has been looking for somewhere new to volunteer. He volunteers at the library but would like to do more service.

Joe Goff stated that he is a long-time resident of Pleasant Grove. His five children have all gone to school in the City, and his wife teaches at American Heritage School. He has coached for many years at the Recreation Center. He believes he is the best person for the position because he attends City Council meetings and has learned their vision and goals. His vision works hand-in-hand with theirs, and he knows he can be an asset to the City. He has owned businesses since 2000 and has dealt with all kinds of people, including employees and disgruntled homeowners. His number-one goal is safety. There have been issues with safety at intersections near schools, and he believes the crosswalks need blinking lights. His company was a contractor for Cook Family Park and installed the safety signs there.

Council Member Williams asked how Mr. Goff balances confidence in his views with humility and openness to listen to others. Mr. Goff stated that he has been a member of Business Network International (“BNI”) since 2012 and was a director there for almost five years. He learned how to deal with different kinds of people from different businesses there.

Council Member Andersen asked about Mr. Goff’s other priorities after safety and crosswalks. Mr. Goff stated that he would like to see better communication with residents. He has heard about issues over the past few years, like the fact that if a property does not have horses for six months, they lose their animal rights. He would like more walkable neighborhood parks.

Council Member Rogers asked when Mr. Goff realized he had a preconceived notion that was not true and how he learned from that experience. Mr. Goff stated that at BNI, people like to jump to bigger chapters with bigger groups. He believed someone wanted to leave chapters for this reason, but he later realized she had good reasons for the move and ended up being a good fit in his chapter.

Council Member LeMone asked Mr. Goff what his biggest challenge would be as a Council Member. Mr. Goff stated that his challenge would be patience. He often sees people posting aggressive comments on Instagram and Facebook directed at the City Council. He wishes those people would talk face-to-face because you can work things out if you look each other in the eye without being rude. He would like to do something similar to Mayor Jensen and have weekly open office hours.

Geoff Gregson stated that his family moved to Pleasant Grove 10 years ago and instantly knew it was where they were supposed to be. He has six children and no grandchildren. He has lived all over the country and met a lot of people, but some of the best people he knows live in Pleasant Grove. He spent many years in information technology and wireless communications, where he built and led teams that worked with large organizations. His job was to understand their issues, ask good questions, and solve their problems. He would like to bring that ability to listen, understand, and come up with good solutions to the City. He is passionate about emergency preparedness, ham radio, beekeeping, blacksmithing, fishing, and gardening. He has an MBA, has owned several businesses, and has worked with cities both personally and professionally. When communities work together and listen to each other, things move forward well. When government does whatever it wants, it creates frustration and division.

Council Member LeMone asked Mr. Gregson why he is the most qualified candidate for the City Council. Mr. Gregson stated that he has worked with cities a lot and has a lot of experience with both good and not-so-good city councils and mayors. He hopes to bring that experience to help make things better in Pleasant Grove.

Council Member Rogers asked Mr. Gregson to talk about a time when he was frustrated with his inability to get a project to go in the direction he wanted, or when his superior changed its direction. Mr. Gregson stated that you have to dig in, ask questions, and understand why your boss wants it to go that way, and if it would be best for the organization. If he makes a better case, hopefully it will go his way. If he believes they made a better case, he will change his mind. If his boss overrides him, he will just get it done.

Council Member Andersen asked Mr. Gregson to expound on his specific emergency management goals. Mr. Gregson stated that he would like there to be more community involvement. For example, the City could sponsor emergency preparedness fairs with the Community Emergency Response Team (“CERT”) organizations. Pleasant Grove is in an earthquake zone, and there needs to be a plan for the next one. He does not know if the City has a plan, as he could not find one on the website.

Council Member Williams asked how Mr. Gregson stays informed on City matters like the budget and long-term planning goals. Mr. Gregson stated that he had not stayed informed on those issues until recently. Only in the last few months has he started to think about how he can give back and use the skills he has developed over the years. He used to be involved in social media but realized that it was not for him. He looks at websites and speaks to people, but he would rather sit down face-to-face and discuss issues than read about them.

Kristina Fontana stated that she was excited about the opportunity to potentially represent her friends and neighbors in Pleasant Grove. She has worked with the City Council for over 10 years on the Pleasant Grove Arts Commission and is grateful to Council Member LeMone for pointing her in that direction. She has been a change manager in the high-tech industry for over 14 years, focusing on transformational change. She also worked as a project manager with Cisco and Trellix, understanding their needs and then creating and implementing strategies to help them succeed and hit their targets. The world is in upheaval. A friend of hers visited with Representative Mike Kennedy, and she told her that he was very apologetic, but nothing would change. She thought it was sad that that is how government is. She is excited for the opportunity to be a voice to actually listen and get things done. One of her superpowers is connecting with people and making them feel heard, and she hoped to get the opportunity to do that on the Council.

Mayor Jensen asked about Ms. Fontana's vision for the City. Ms. Fontana stated that she wants Pleasant Grove to be a place people think of when they want recreational facilities, arts, restaurants, and parks. She also wants it to be a safe place to live, and the City is doing a great job of that.

Council Member Andersen asked for Ms. Fontana's suggestions to improve communication between citizens and the City Council. Ms. Fontana stated that change succeeds or fails on transparency and awareness of what is happening. You have to actively use all communication channels, including social media, newsletters, open office hours, and one-on-one meetings. Not everyone will see a social media post or read a meeting agenda. Someone spoke about the City's road safety efforts at the last City Council meeting, but she did not know how residents would find out about it.

Council Member Rogers asked how Ms. Fontana would address an injustice she witnessed. Ms. Fontana stated that when she sees someone sitting by themselves or who has been ostracized, she seeks them out. It is important to make sure that everyone feels heard and validated and that they have a voice, even if it is through her.

Council Member LeMone asked Ms. Fontana why she is the most qualified candidate for the City Council. Ms. Fontana stated that because of her experience as a change manager, she looks at problems differently. She has also been a real estate investor for over 17 years, so she understands the laws and concerns about affordable housing. Because she now owns a consulting business, she has the time and flexibility to devote to the City Council. She is also a mom and has learned to manage her family.

Niels Fugal stated that he was impressed by the talent and desire to serve shown by his fellow applicants. He is grateful that the City Council is always fully attentive when citizens speak and always wants the best for them. People just want to be heard and understood, and that can diffuse a lot of pent-up energy about the issues they think need to be solved. He has been a commercial real estate broker for over 40 years. After graduating from Brigham Young University, he moved to California for a job. He has also lived in Texas. He has encountered many different opinions. He believes it is important in contracts and for a City to stay out of legal hot water, and no contract he has been party to has been involved in a lawsuit. He believes that is because he spells out all the details of each contract so all parties know exactly what is going on. He has not previously thought of running for office because the City Council has done such a great job.

Council Member Williams asked what kind of reputation Mr. Fugal would like to have as a Council member. Mr. Fugal stated that he would like to be seen as affable and someone who listens. If someone is being critical of him, he has learned to step outside himself and view the interaction from that perspective. That often gives him a new understanding. He wants to be part of the solution and create an environment where people can express themselves and be understood.

Council Member Rogers asked what Mr. Fugal would hope to accomplish during the two-year term. Mr. Fugal stated that he would like to focus on economic growth. The City is landlocked in terms of retail sales tax. Lindon has more raw ground that can be developed in that way. He would like to see more high-end retail to bring more money into the coffers. He would also like analyze the budget against revenues and find ways to create more revenue.

Council Member LeMone asked Mr. Fugal why he is the most qualified candidate for the City Council. Mr. Fugal responded that it is his depth and breadth of experience in dealing with people, connecting and solving problems so that it is as much of a win-win as possible.

Denise Trickler stated that she has lived in Pleasant Grove for 17 years and raised her four boys in the City. She has worked at Grovecrest Elementary School for six years and really enjoys working with children in the community. Her life has been about volunteering. She has volunteered in the school, community, and City. She served on the committee to rebuild Discovery Park, as a precinct delegate, and on the Historic Preservation Commission for the past seven years. She played a key role in creating the summer walking tours and always takes part in the Heritage Days Festival and Victorian Christmas celebration. She has also served on different school councils and has been a Planning Commissioner for two years. For the last 10 years, she has regularly attended City Council meetings to find out what is going on in the community. Her experience has taught her how the City operates and the importance of thoughtful, informed decision-making. She hopes to serve the community more as a City Council Member because she cares deeply about Pleasant Grove's future.

Council Member Andersen asked what Ms. Trickler would be excited about tackling. Ms. Trickler stated that school children's safety is a big concern. She would love to see sidewalks and crosswalks on the main roads where children walk to school. Children are the future, and they need to be protected.

Council Member Williams asked how Ms. Trickler would decide between two good options. Ms. Trickler stated that she would get feedback from other people. On the Planning Commission, there are always two good options. She listens to what her fellow Commissioners have to say. The Historic Preservation Commission wants to do so much, but there is little time or money to do it. You have to listen to the community and your colleagues.

Council Member Rogers asked how Ms. Trickler would deal with a bully. Ms. Trickler stated she is a peacemaker who finds it hard to deal with bullies. She usually steps back and lets them do their thing, then tries to find a workaround. She does not like confrontation. However, on the Planning Commission, she has been able to stand up, say no, and speak to what she thinks is best.

Council Member LeMone asked Ms. Trickler why she is the most qualified candidate for the City Council. Ms. Trickler stated that there are a lot of good people in the City, so she did not know if she

was the most qualified. She was impressed by how many people want to serve in the position. She believes that all the time she has put in with the City gives her a good chance.

Council Member Williams asked what residents want most from the City Council. Ms. Trickler stated that they want to be heard and feel like their opinions matter.

Eleesha Tucker expressed her appreciation for her fellow applicants' civic engagement. She is currently a program director and constitutional literacy fellow at the Center for Constitutional Studies at Utah Valley University. For most of her career, she has taught about the American Revolution and Constitution, helping people understand the founding principles and how the current generations can carry those principles forward and respond to modern challenges. She has worked with budgets and people in nonprofit leadership. She also worked for the Charles Koch Institute, teaching about market-based management and training young professionals in nonprofit leadership to think like business leaders. She is especially interested in the Council's responsibility for state-mandated middle-income housing. She recently purchased a home in Pleasant Grove. They love the City and hope their property value continues to grow. However, she is concerned about negotiations around the smart growth strategy, overflow with Lehi, and opportunities with Silicon Slopes. She has heard Governor Cox say that we want our children to live near us, not with us, and without smart growth strategies, children will be priced out of the area.

Mayor Jensen asked about a founding principle that could be used today. Ms. Tucker stated that she just taught a class about George Washington, who is the model of civic virtue for Americans. He modeled himself after Roman leader Cincinnatus. Cincinnatus laid aside his personal ambition; he took power in Rome at a time of crisis and could have retained that position as a dictator. Instead, he stepped down and retired. Throughout the Revolutionary War, George Washington always deferred to Congress. He could have been in a position to aggrandize himself, and at the end of the war, people wanted him to be king. Instead, he retired to show that Congress was more important than his position. He put the good of the community ahead of naked self-interest.

Council Member LeMone asked Ms. Tucker why she is the most qualified candidate for the City Council. Ms. Tucker stated that the current Council has served for a long time and done great work. She would bring the perspective of the community's growing constituency of newly established people. She is civically engaged, has leadership experience, and can bring that perspective without sacrificing the City's historic nature, quality, and character.

Council Member Rogers asked about the most unfair criticism Ms. Tucker feels she has received. Ms. Tucker stated that she has a nonprofit that teaches about citizenship and the right of conscience through the lens of the religion clause of the First Amendment. She specifically teaches public school teachers to navigate religion in a constitutional way. She has been accused of teaching critical race theory because some of the content discusses the Constitutional Convention and founding fathers' compromises around slavery. She has also been accused of teaching religion at the expense of LGBTQ+ rights. She believes it is important to stand by the framework, which is the Constitution, and navigate that diversity of opinion. We live in a pluralistic society; we will not all be the same, but we can live together under a constitutional framework.

Council Member Williams asked how Ms. Tucker would bring constitutional knowledge back into the City and homes. Ms. Tucker stated that the 250th anniversary of the Declaration of Independence

will occur this summer, and there is a lot of public programming around that event. She believes there will naturally be more of an awareness about it. It is important to help people be aware of the kind of media they consume and whether it is trying to make them angry because if it is, it is probably manipulating them. Everyone needs to have the perspective that they are all citizens and they all have a voice, and someone else's can be very different from your own. We can advocate for our perspectives, but the Constitution is designed to create the space to live out our consciences and find unity. The City Council and other governments help us to find where that unity will be, but the City and State levels do a better job of that.

Dustin Phillips stated that the City Council had a tough decision to make, and he did not think they could go wrong no matter their choice. He has lived in Pleasant Grove for 20 years and served the community on the Library Board, Board of Adjustment, and Planning Commission. In addition to his community commitment, he has experience in both the corporate and nonprofit worlds. For the last six years, he has been part of the executive team of a local community bank that recently built its headquarters on State Street. They are committed to the community, creating jobs, helping build the tax base, and bringing vibrancy to that area of State Street. As a corporate executive, you have to be able to make tough decisions. No decision is black and white, and sometimes people are hurt or offended. You have to deliver difficult decisions in ways that bring continuity and unity and provide creative solutions that better the organization. He believes decisions should be made based on the long-term greater good, but sometimes people give up that long-term view for short-term gains. Pleasant Grove is facing significant challenges in growth, building tax revenue, traffic, and safety. It is impossible to solve everything, but those needs must be balanced and creative ways must be found to make the City's resources go as far as they can and bring the community together in the process.

Council Member Andersen asked Mr. Phillips what he is excited about moving forward. Mr. Phillips stated that there are a lot of safety issues involved with growth, and a number of things can be done to make the City safer. Water resources, traffic, and congestion also need to be addressed. He believes it is a matter of continuing to help Pleasant Grove be the kind of community where people want to be. When he ran for City Council six years ago, he was called a socialist because he wanted to provide benefits to the community, especially its underserved and less privileged. For example, the library is a great community resource that requires government funding but fills a social need to provide internet access, books, tutoring, and other necessary services. Being able to look at the community's needs and find ways to make it a great place to be are two of his goals.

Council Member Rogers asked what conflict brings out in Mr. Phillips. Mr. Phillips stated that conflict can get loud, but a technique for diffusing it is to ensure that the loudest people are acknowledged and heard. He believes everyone has good intentions and pure motives, and sometimes just knowing that you have been heard can help tone things down. For him, it is a matter of stepping back and asking how he can hear and understand them better. When people recognize that you are seeking to understand them, they are much more open to finding a middle ground. You have to be willing to step back and think about what you may be doing to elevate the conflict and what you can do to help diffuse it instead.

Council Member Williams asked what position Mr. Phillips plays on a team. Mr. Phillips stated that positions evolved. He has significant experience serving in different capacities at the City and nonprofit groups, but he has never sat in Council Member Williams' chair. Being a listener and observer initially is very important so you can assess the situation and needs from a position of quiet.

That then evolves into giving a voice. He threw his hat in the ring because he believes he has valuable opinions that can complement those of the current Council members. Over time, he hopes to take more of a leadership role. When he started on the Planning Commission, Peter Steele was a fantastic mentor. He was incredibly knowledgeable and a great leader in that role. A few years later, Mr. Phillips became the Chair. He will bring his experience and background, but he will step back and learn rather than assume he knows everything.

Matthew Davis stated that he moved to Pleasant Grove from Minnesota after he left the military. He wanted to live in a place with good neighbors and that was safe to raise his children. He has coached youth football and wrestling for 12 years. He thought about getting into politics in the past, and his wife encouraged him to apply when the opportunity presented itself. He loves the community and plans to live here for the rest of his life, and he would like to have a say in how it grows. He was raised to serve. His father was a police officer and served in Vietnam, and his grandfather served in the Navy in World War II. He has not served outside the schools and would like to get involved and help other people in the community.

Council Member LeMone asked Mr. Davis why he is the most qualified candidate for the City Council. Mr. Davis stated that there were many qualified candidates, but his greatest ability is the ability to cut to the heart of an issue. In even the craziest of situations, he can identify the problem and overcome it. He was in many different scenarios in Special Operations that required quick thinking, and that will help him get to the heart of the issue so they can figure out the best solution together.

Council Member Rogers asked about a time when Mr. Davis held a minority opinion and how he advocated for his position. Mr. Davis stated that clear and concise communication is the key. If we cannot explain our position, we cannot expect anyone to understand us. We also have to listen to other people and hear what they have to say so we can understand where they are coming from. That is the only way to reach common ground. People often get caught up in debate instead of entering into dialogue and finding a solution together. When there is a disagreement within a group, the majority determines the outcome.

Council Member Andersen asked what Mr. Davis is excited about tackling. Mr. Davis stated that he does not have a specific agenda. He would like to get to know each Council Member and the issues the City is dealing with, then find the best solutions together. It is a team effort.

Council Member Williams asked what position Mr. Davis plays on a team. Mr. Davis stated that he plays whatever position is needed. He does not need to be the leader. He prefers to be the top contributor and give everything he has to each situation. He believes he brings good experience and perspective to the table.

Mayor Jensen thanked the candidates. It was an amazing process that showed what Pleasant Grove is all about.

Administrator Darrington explained the ballot process. Each City Council Member would have one vote by secret ballot. Mayor Jensen would not vote. The Council Member would write down their candidate of choice, and their votes would be collected by City Recorder, Wendy Thorpe. City Attorney, Christine Petersen, would witness as Recorder Thorpe counted the votes. Attorney Petersen

would then announce the results. If a single candidate had three or more votes, they would be the nominee. He then reviewed scenarios and processes for other outcomes.

Mayor Jensen thanked everyone who applied. They had 16 great candidates, and it was a hard decision. Council Member Williams encouraged the candidates to run in the future.

The ballots were collected and counted. Recorder Thorpe reported that the vote was 2-1-1.

The first three nominations were as follows:

- Dustin Phillips – two votes
- Peter Steele – one vote
- Matthew Davis – one vote

Administrator Darrington reported that all other candidates had been eliminated from future consideration. In a 2-1-1 vote, the City Council may choose to conduct a new round of questioning, which would be conducted in reverse order. After the round of questioning, the City Council would vote again amongst the three candidates. If one candidate received three or more votes, they would be selected for appointment. If two candidates received two votes, Mayor Jensen would make the tie-breaking vote. If the results did not change, the candidate with two votes would advance, and a coin flip would determine which of the other two candidates would be eliminated prior to a third vote. If the results of that vote were a tie, the Mayor would cast the tie-breaking vote.

In response to a question raised by Mayor Jensen, Administrator Darrington clarified that the rules are per State law and City ordinance.

The candidates were invited to speak again for five minutes each.

Matthew Davis

Council Member Rogers asked which group of residents would be unhappy with the positions and priorities he supports and why he is willing to take the blame. Mr. Davis stated that it would be the criminal element because he likes a safe environment.

Council Member LeMone asked how his military experience would translate to the City Council. Mr. Davis stated that communication is key in both. In the military, if you say the wrong thing, someone could die. Being able to get to the heart of the issue and communicate is his greatest asset, and he believes it will work well on the City Council.

Council Member Andersen asked about his availability. Mr. Davis stated that he is a disabled veteran, and his only current commitment was to the wrestling team. He was willing to commit as much time as necessary.

Council Member Williams asked about something he is actively working on to improve himself. Mr. Davis stated that he is working to give back to the community and be an example for his wrestlers, children, and grandchildren.

Dustin Phillips

Council Member Williams asked what helps him stay grounded. Mr. Phillips stated that recognizing his own faults and working to address them keeps him grounded. This year, he is working on his spirituality.

Council Member Rogers asked him to describe a specific problem he believes the City has under-addressed and what change, policy, or budget action he would propose to address it. Mr. Phillips stated that it is not the City's fault because efforts have been made to address it, but the roads were a major issue that was held up by lawsuits for a number of years. Efforts were made to generate funds to solve the problems, but litigation caused them to be unattended for quite a while.

Council Member LeMone asked how he would communicate with residents if elected. Mr. Phillips stated that Council Member LeMone does a good job of communicating on social media to keep residents informed. Mayor Jensen's open-door policy and activities with the Chamber of Commerce are also helpful. He is not active on social media, but he is very engaged with the business community and will connect in person to give business owners a voice.

Peter Steele

Council Member LeMone asked what sets him apart from the other remaining candidates. Mr. Steele stated that he and Mr. Phillips have similar backgrounds with the City, but he has a depth of knowledge about Pleasant Grove. He has spent the past 10 years thinking about what the City does well and what could be done better.

Council Member Andersen asked what he would like Pleasant Grove to be known for in 50 years. Mr. Steele stated that he wants Pleasant Grove to be the best place to live in Utah, the most walkable city with the best restaurants and art scene.

Council Member Williams asked about his leadership style. Mr. Steele stated that he has a collaborative leadership style. He wants the people to work for him to understand why he is asking them to do things because people need information to make good decisions and be properly motivated. He includes the people who work for him in discussions about what will happen so they can make decisions together.

Council Member Rogers asked what major priority he would like to accomplish in the next two years and what he is willing not to pursue in order to accomplish it. Mr. Steele stated that he would like to double the miles of sidewalk and trails in the City, and he would give up an indoor pool for that.

The second round of voting was conducted by secret ballot. The results were as follows:

- Dustin Phillips – three votes
- Peter Steele – one vote

Administrator Darrington reported that Dustin Phillips was the nominee and would be sworn in at the February 3, 2026, City Council Meeting.

Mayor Jensen thanked the candidates and City Council for participating in the Special Meeting.

Council Member LeMone stated that having been on the Council for 13 years, she knows the amount of time and effort it requires to serve. It takes a lot of courage to put your name out there, and she appreciates the candidates' willingness to do so. This was the most candidates she has ever seen, and she would love to see them run in a general election to give the people of Pleasant Grove the opportunity to vote on who their next Council Member or Mayor will be. She also hopes that they find other ways to serve in the community.

Council Member Rogers expressed his gratitude to the citizens of Pleasant Grove for stepping up. There have been times when the City did not even have an election because there were not enough candidates. They had 16 overly qualified candidates, any of whom he would have been happy to serve and work with. Pleasant Grove is a community that cares for each other and wants its residents to feel safe, accepted, and heard. He hopes that the candidates carry on with their conviction to the City and for resolving conflicts with them. He was inspired by their willingness to serve, qualifications, and support of each other. They represent the best of the community.

Council Member Andersen stated that it was a joy to read through the packet. She is sad that she has not been friends with all the candidates but hopes for the opportunity to do so. She was impressed with every one of them and is grateful to have been part of the process.

Council Member Williams stated that he was humbled by how many qualified candidates there were, from educators to veterans to doctors and scholars. It was a difficult decision, and he would like all 16 candidates to serve in some capacity. Serving is sometimes lonely, but it is quietly satisfying to improve the City you love. It is a pleasure to serve Pleasant Grove, and having so many people who want and are qualified to serve makes the City better. He thanked the candidates for being neighbors and friends.

Mayor Jensen asked the candidates to reach out to him at mayor@pgcityutah.gov so they can speak about how to make the community better together.

6) ADJOURNMENT

ACTION: At 8:34 p.m. Council Member Andersen moved to ADJOURN. Council Member Rogers seconded the motion. The motion carried unanimously with Council Members Andersen, Rogers, LeMone, and Williams voting "Aye."

The City Council Minutes of January 27, 2026, were approved by the City Council on February 17, 2026.

Wendy Thorpe, CMC

City Recorder

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

**PARTIAL PAYMENT ESTIMATE
NO. 1**

Name of Contractor:	<i>Geneva Rock Products</i>		
Name of Owner:	<i>Pleasant Grove City</i>		
Date of Completion:	Amount of Contract:	Dates of Estimate:	
Original: August 1, 2026	Original: \$1,006,044.50	From: February 16, 2026	
Revised: n/a	Revised: n/a	To: February 26, 2026	

Description of Job: *Battle Creek Trailhead Parking lot Improvements*

Amount	This Period	Total To Date
Amount Earned	\$25,250.00	\$25,250.00
Retainage Held	\$1,262.50	\$1,262.50
Retainage Being Released	\$0.00	\$0.00
Previous Payments	-	\$0.00
Amount Due	\$23,987.50	\$23,987.50

This project is on schedule

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

After the mayor has signed this pay request may be paid 49-40-508BJT

Recommended by: Pleasant Grove City Engineering

Date: 3/10/2026

Accepted by: Geneva Rock Products

Date: 3/10/2026



Approved by: Pleasant Grove City Mayor

Date: _____

Schedule of Values

PROJECT: Pleasant Grove City – Battle Creek Trailhead Parking lot Improvements

PAY PERIOD: 1

3/10/2026

ITEM NO.	NATURE OF WORK	CONTRACT ITEMS				QUANTITY		EARNINGS	
		Qty	Units	Unit Price	Bid Amt.	This Month	To Date	This Month	To Date
	BASE BID								
1	MOBILIZATION AND DEMOBILIZATION	1	LUMP SUM	\$41,000.00	\$41,000.00	0.25	0.25	\$10,250.00	\$10,250.00
2	TRAFFIC CONTROL	1	LUMP SUM	\$6,200.00	\$6,200.00	0.25	0.25	\$1,550.00	\$1,550.00
3	PUBLIC INFORMATION SERVICES	1	LUMP SUM	\$900.00	\$900.00	0.25	0.25	\$225.00	\$225.00
4	CONSTRUCTION SURVEY	1	LUMP SUM	\$14,500.00	\$14,500.00	0.25	0.25	\$3,625.00	\$3,625.00
5	TEMPORARY CONTROLS AND BMPS	1	LUMP SUM	\$6,000.00	\$6,000.00	0.25	0.25	\$1,500.00	\$1,500.00
6	CLEARING AND GRUBBING	1	LUMP SUM	\$9,000.00	\$9,000.00	0.90	0.90	\$8,100.00	\$8,100.00
7	SALVAGE AND RELOCATE BOLLARDS	10	EACH	\$900.00	\$9,000.00		0.00	\$0.00	\$0.00
8	SALVAGE AND RELOCATE STEEL ACCESS CONTROL GATE	1	EACH	\$2,700.00	\$2,700.00		0.00	\$0.00	\$0.00
9	EQUESTRIAN PARKING MARKERS - RECYCLED TIRES	24	EACH	\$135.00	\$3,240.00		0.00	\$0.00	\$0.00
10	24 INCH CONCRETE CURB AND GUTTER - INTEGRAL PIGMENT	625	FOOT	\$51.00	\$31,875.00		0.00	\$0.00	\$0.00
11	CONCRETE CURB TYPE B5 - INTEGRAL PIGMENT	350	FOOT	\$42.00	\$14,700.00		0.00	\$0.00	\$0.00
12	4'-0" CONCRETE WATERWAY - INTEGRAL PIGMENT	40	FOOT	\$135.00	\$5,400.00		0.00	\$0.00	\$0.00
13	CONCRETE WATERWAY - INTEGRAL PIGMENT	360	SQ. FT.	\$30.00	\$10,800.00		0.00	\$0.00	\$0.00
14	EXCAVATION - UNCLASSIFIED (PLAN QUANTITY)	8,308	CU. YD.	\$18.00	\$149,544.00		0.00	\$0.00	\$0.00
15	OWNER FURNISHED ROTOMILLINGS - 6 INCH THICK	650	CU. YD.	\$38.00	\$24,700.00		0.00	\$0.00	\$0.00
16	UNTREATED BASE COURSE (PLAN QUANTITY)	1,250	CU. YD.	\$47.00	\$58,750.00		0.00	\$0.00	\$0.00
17	HMA - 1/2" PG 64 -34	1,235	TON	\$87.00	\$107,445.00		0.00	\$0.00	\$0.00
17	14 INCH HDPE DR9 WATER LINE	480	FOOT	\$122.00	\$58,560.00		0.00	\$0.00	\$0.00
17	HDPE WALL ANCHOR AND THRUST RESTRAINT	2	EACH	\$5,900.00	\$11,800.00		0.00	\$0.00	\$0.00
17	12 INCH RESILIENT WEDGE GATE VALVE (Contingency Item)	1	EACH	\$5,900.00	\$5,900.00		0.00	\$0.00	\$0.00
17	ADJUST SANITARY SEWER CLEANOUT TO GRADE	3	EACH	\$1,200.00	\$3,600.00		0.00	\$0.00	\$0.00
17	15 INCH REINFORCED CONCRETE PIPE	180	FOOT	\$101.00	\$18,180.00		0.00	\$0.00	\$0.00
17	INLET BOX WITH PRETREATMENT SNOUT	3	EACH	\$6,300.00	\$18,900.00		0.00	\$0.00	\$0.00
17	MANHOLE WITH SUMP	3	EACH	\$11,000.00	\$33,000.00		0.00	\$0.00	\$0.00
17	LINEAR DRAIN	215	FOOT	\$37.00	\$7,955.00		0.00	\$0.00	\$0.00
17	LOOSE RIPRAP 12-INCH THICK D ₅₀ = 6"	80	CU. YD.	\$122.00	\$9,760.00		0.00	\$0.00	\$0.00
17	CONTRACTOR FURNISHED TOPSOIL, 4 INCH THICK	3,035	SQ. YD.	\$7.00	\$21,245.00		0.00	\$0.00	\$0.00
17	BROADCAST SEED AND WOOD FIBER MULCH (PLAN QUANTITY)	3,035	SQ. YD.	\$2.40	\$7,284.00		0.00	\$0.00	\$0.00
17	EROSION CONTROL BLANKET	3,035	SQ. YD.	\$2.90	\$8,801.50		0.00	\$0.00	\$0.00
17	12-INCH FIBER ROLL	1,500	FOOT	\$4.30	\$6,450.00		0.00	\$0.00	\$0.00
17	DRY STACK BOULDER WALL	2,000	SQ. FT.	\$30.00	\$60,000.00		0.00	\$0.00	\$0.00
17	LANDSCAPE BOULDER (24" - 36")	50	EACH	\$135.00	\$6,750.00		0.00	\$0.00	\$0.00
17	LAYDOWN BOLLARD	2	EACH	\$800.00	\$1,600.00		0.00	\$0.00	\$0.00
17	WOOD POST AND RAIL FENCE	1,075	FOOT	\$38.00	\$40,850.00		0.00	\$0.00	\$0.00
17	16 FOOT PANEL GATE WITH STEP OVER MAN GATE	1	EACH	\$4,800.00	\$4,800.00		0.00	\$0.00	\$0.00
17	PAVEMENT MARKING PAINT	2,550	FOOT	\$1.00	\$2,550.00		0.00	\$0.00	\$0.00
17	PAVEMENT MESSAGE PAINT	10	EACH	\$34.00	\$340.00		0.00	\$0.00	\$0.00
18	ADA PARKING SIGN	5	EACH	\$765.00	\$3,825.00		0.00	\$0.00	\$0.00
19	3 INCH PVC CONDUIT WITH (3) #6 AWG WIRES	20	FOOT	\$27.00	\$540.00		0.00	\$0.00	\$0.00
20	(2) 2 INCH PVC CONDUITS	1,300	FOOT	\$7.00	\$9,100.00		0.00	\$0.00	\$0.00
21	(3) #10 AWG WIRES	1,500	FOOT	\$6.00	\$9,000.00		0.00	\$0.00	\$0.00
22	PARKING LOT LIGHT AND FOUNDATION	14	EACH	\$5,500.00	\$77,000.00		0.00	\$0.00	\$0.00
23	ELECTRICAL JUNCTION BOX - TIER 22 (24"X13"X24")	14	EACH	\$750.00	\$10,500.00		0.00	\$0.00	\$0.00
24	LIGHTING ELECTRICAL CABINET WITH DISCONNECTS	1	EACH	\$9,000.00	\$9,000.00		0.00	\$0.00	\$0.00
25	RELOCATE ROCK/STONE MONUMENT FEATURE	1	LUMP SUM	\$3,000.00	\$3,000.00		0.00	\$0.00	\$0.00
26	EARLY COMPLETION BONUS	1	LUMP SUM	\$60,000.00	\$60,000.00		0.00	\$0.00	\$0.00
	Subtotal				\$1,006,044.50			\$25,250.00	\$25,250.00

TOTAL	\$25,250.00	\$25,250.00
AMOUNT RETAINED	\$1,262.50	\$1,262.50
RETAINAGE RELEASED		\$0.00
PREVIOUS RETAINAGE		\$0.00
PREVIOUS PAYMENTS		\$0.00
AMOUNT DUE	\$23,987.50	\$23,987.50



Invoice

Geneva Rock Products, Inc.
 PO BOX 428
 Orem, UT 84059

To: PLEASANT GROVE CITY
 70 S 100 E
 PLEASANT GROVE, UT 84062

Invoice #: 003PINV000001029

Date: 2/25/2026

Application #: 1

Customer #: C110158

Invoice Due Date: 2/25/2026

Payment Terms: unknown

Contract: 72037 - Battle Creek TH Parking Lot

Item	Description	Contract				Stored Materials	Previous Applications		This Period		To-Date		
		Quantity	U/M	Unit Price	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount	%
10	Mobilization	1.00	LS	\$41,000.00	\$41,000.00	0.00	0.00	\$0.00	0.25	\$10,250.00	0.25	\$10,250.00	25.0
100	24" Curb & Gutter - Integral Pigment	625.00	Lf	\$51.00	\$31,875.00	0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.0
110	Concrete Curb Type B5 - Integral Pigment	350.00	Lf	\$42.00	\$14,700.00	0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.0
120	4' Concrete Waterway - Integral Pigment	40.00	Lf	\$135.00	\$5,400.00	0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.0
130	Concrete Waterway - Integral Pigment	360.00	SF	\$30.00	\$10,800.00	0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.0
140	Excavation - Unclassified (Plan Quantity)	8,308.00	CY	\$18.00	\$149,544.00	0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.0
150	Owner Furnished Rotomillings 6" Thick	650.00	CY	\$38.00	\$24,700.00	0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.0
160	Untreated Base Course (Plan Quantity)	1,250.00	CY	\$47.00	\$58,750.00	0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.0
170	HMA - 1/2 inch (PG 64-34)	1,235.00	ton	\$87.00	\$107,445.00	0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.0
180	14" HDPE DR9 Waterline	480.00	Lf	\$122.00	\$58,560.00	0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.0
190	HDPE Wall Anchor and Thrust Restraint	2.00	ea	\$5,900.00	\$11,800.00	0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.0
20	Traffic control	1.00	LS	\$6,200.00	\$6,200.00	0.00	0.00	\$0.00	0.25	\$1,550.00	0.25	\$1,550.00	25.0
200	12" Wedge Gate Valves	1.00	ea	\$5,900.00	\$5,900.00	0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.0
210	Adjust Sanitary Sewer Cleanout to Grade	3.00	ea	\$1,200.00	\$3,600.00	0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.0
220	15" RCP	180.00	Lf	\$101.00	\$18,180.00	0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.0
230	Curb Inlet Box w/ Snout	3.00	ea	\$6,300.00	\$18,900.00	0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.0
240	Manhole with Sump	3.00	ea	\$11,000.00	\$33,000.00	0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.0
250	Linear Drain	215.00	Lf	\$37.00	\$7,955.00	0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.0
260	Loose Riprap 12" Thick D50=6"	80.00	CY	\$122.00	\$9,760.00	0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.0
270	Contractor Furnished Topsoil	3,035.00	SY	\$7.00	\$21,245.00	0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.0
280	Broadcast Seed & Mulch	3,035.00	SY	\$2.40	\$7,284.00	0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.0
290	Erosion Control Blanket	3,035.00	SY	\$2.90	\$8,801.50	0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.0
30	Public Information Services	1.00	LS	\$900.00	\$900.00	0.00	0.00	\$0.00	0.25	\$225.00	0.25	\$225.00	25.0



Invoice

Geneva Rock Products, Inc.
 PO BOX 428
 Orem, UT 84059

Item	Description	Contract			Stored Materials	Previous Applications		This Period		To-Date			
		Quantity	U/M	Unit Price		Amount	Quantity	Amount	Quantity	Amount	Quantity	Amount	%
300	Fiber Roll - 12 Inch	1,500.00	Lf	\$4.30	\$6,450.00	0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.0
310	Dry Stack Boulder Wall	2,000.00	SF	\$30.00	\$60,000.00	0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.0
320	Landscape Boulder (24"-36")	50.00	ea	\$135.00	\$6,750.00	0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.0
330	Laydown Bollard	2.00	ea	\$800.00	\$1,600.00	0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.0
340	Wood Post and Rail Fence	1,075.00	Lf	\$38.00	\$40,850.00	0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.0
350	16' Panel Gate w/ Step Over Man Gate	1.00	ea	\$4,800.00	\$4,800.00	0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.0
360	Pavement Marking Paint	2,550.00	Lf	\$1.00	\$2,550.00	0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.0
370	Pavement Message Paint	10.00	ea	\$34.00	\$340.00	0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.0
380	ADA Parking Sign	5.00	ea	\$765.00	\$3,825.00	0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.0
390	3" PVC Conduit w/(3) #6 AWG Wires	20.00	Lf	\$27.00	\$540.00	0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.0
40	Survey	1.00	LS	\$14,500.00	\$14,500.00	0.00	0.00	\$0.00	0.25	\$3,625.00	0.25	\$3,625.00	25.0
400	Two 2-inch Conduit	1,300.00	Lf	\$7.00	\$9,100.00	0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.0
410	(3) #10 AWG Wires	1,500.00	Lf	\$6.00	\$9,000.00	0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.0
420	Parking Lot Light & Foundation	14.00	ea	\$5,500.00	\$77,000.00	0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.0
430	Polymer Concrete Junction Box Tier 22	14.00	ea	\$750.00	\$10,500.00	0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.0
440	Lighting Electrical Cabinet with Disconnects	1.00	ea	\$9,000.00	\$9,000.00	0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.0
450	Relocate Rock/Stone Monumnet Feature	1.00	LS	\$3,000.00	\$3,000.00	0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.0
50	SWPPP Compliance	1.00	LS	\$6,000.00	\$6,000.00	0.00	0.00	\$0.00	0.25	\$1,500.00	0.25	\$1,500.00	25.0
60	Clear and Grub	1.00	LS	\$9,000.00	\$9,000.00	0.00	0.00	\$0.00	0.90	\$8,100.00	0.90	\$8,100.00	90.0
70	Salvage & Relocate Bollards	10.00	ea	\$900.00	\$9,000.00	0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.0
80	Salvage & Relocate Steel Gate	1.00	ea	\$2,700.00	\$2,700.00	0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.0
90	Equestrian Parking Markers - Recycled Tires	24.00	ea	\$135.00	\$3,240.00	0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.0
Totals:					\$946,044.50			\$0.00		\$25,250.00		\$25,250.00	



Invoice

Geneva Rock Products, Inc.
PO BOX 428
Orem, UT 84059

PLEASE PAY FROM THIS INVOICE

All accounts due 15th of the month following date of billing.
In the event payment is not made by due date, a FINANCE CHARGE
of 1.5% per month (ANNUAL PERCENTAGE RATE 18%) will be added.

Invoice Amount:	\$25,250.00
Less Retainage:	\$0.00
Amount Due:	<u>\$25,250.00</u>

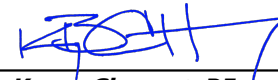
**PARTIAL PAYMENT ESTIMATE
NO. 20**

Name of Contractor: HydroVac Excavation		
Name of Owner: Pleasant Grove City		
Date of Completion:	Amount of Contract:	Dates of Estimate:
Original 29-Aug-25	Original: \$6,993,404.00	From: 1-Feb-26
Revised:	Revised: \$8,368,731.39	To: 28-Feb-26
Description of Job: Pressurized Irrigation Meters Installation		
Amount	This Period	Total To Date
Amount Earned	\$76,090.00	\$6,902,264.00
Retainage Being Held	\$0.00	\$341,308.70
Retainage Being Released	\$40,346.70	\$341,308.70
Total Retainage Paid		\$300,962.00
Previous Payments		\$6,484,865.30
Change Orders (19)	\$100,156.67	\$997,327.39
COs Paid to date		\$897,170.72
Amount Due	\$216,593.37	\$216,593.37

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

Recommended by Horrocks Engineers

Date: 3/19/2026



Kasey Chesnut, PE
Project Manager

Accepted by: **HydroVac Excavation**

Date: _____

Shyloh Muhlestein
Project Manager

Approved By: **Pleasant Grove City**

Date: _____

Eric Jensen
Mayor

Budget Code _____ Staff Initial _____

PROJECT: Pressurized Irrigation Meters Installation

PAY PERIOD: 20

Mar-26

ITEM NO.	NATURE OF WORK	CONTRACT ITEMS				QUANTITY		EARNINGS	
		Qty	Units	Unit Price	Bid Amt.	This Month	To Date	This Month	To Date
	Bid Schedule A								
1	Mobilization	1.00	LS	\$160,000.00	\$160,000.00	0	1		\$160,000.00
2	Category 1-5	6946.00	EA	\$650.00	\$4,514,900.00	78	6958	\$50,700.00	\$4,522,700.00
3	Category 6	50.00	EA	\$2,700.00	\$135,000.00	0	0		\$0.00
4	Category 7	160.00	EA	\$2,700.00	\$432,000.00	0	0		\$0.00
5	Installation of 1.5-inch meter	139.00	EA	\$300.00	\$41,700.00	11	129	\$3,300.00	\$38,700.00
6	Installation of 2-inch meter	95.00	EA	\$1,200.00	\$114,000.00	2	104	\$2,400.00	\$124,800.00
7	Surface Restoration - Lawn, sod	6408.00	EA	\$90.00	\$576,720.00	83	6748	\$7,470.00	\$607,320.00
8	Surface Restoration - paved areas	44.00	EA	\$90.00	\$3,960.00	0	0		\$0.00
9	Surface Restoration - unimproved areas, landscape	704.00	EA	\$90.00	\$63,360.00	0	0		\$0.00
10	Add 1" locking ball valve	600.00	EA	\$260.00	\$156,000.00	47	1688	\$12,220.00	\$438,880.00
11	Concrete Driveway Removal and Replacement	8000.00	SF	\$20.00	\$160,000.00	0	778.7		\$15,574.00
12	Contingent Sum Pay	1.00	LS	\$635,764.00	\$635,764.00	0	0.001		\$690.00
13	Black Poly (change order)	140.00	EA	\$2,700.00	\$378,000.00	0	368		\$993,600.00
	Subtotal				\$6,993,404.00			\$76,090.00	\$6,902,264.00

Change Orders

No.	Description								
1	1304 - T&M - outside categories bid	paid Feb 2024			\$16,784.00	0	1	\$0.00	\$16,784.00
2	1306 - Meter Jumpers	paid Feb 2024			\$5,000.00	0	1	\$0.00	\$5,000.00
3	1312 - T&M - outside categories bid	paid Feb 2024			\$10,123.00	0	1	\$0.00	\$10,123.00
4	1314 - T&M - outside categories bid	paid Mar 2024			\$10,380.00	0	1	\$0.00	\$10,380.00
5	partial 1313 - Item #102 labor per man/per hour per Jason P	paid Mar 2024			\$350.00	0	1	\$0.00	\$350.00
6	1322 - T&M - outside categories bid	paid Apr 2024			\$27,371.50	0	1	\$0.00	\$27,371.50
7	1329 - T&M - outside categories bid	paid May 2024			\$22,128.50	0	1	\$0.00	\$22,128.50
8	1330 - T&M - outside categories bid	paid Jun 2024			\$4,040.00	0	1	\$0.00	\$4,040.00
9	1338 - T&M - outside categories bid	paid July 2024			\$12,430.00	0	1	\$0.00	\$12,430.00
10	1343 - T&M - outside categories bid	Paid Aug 2024			\$17,360.00	0	1	\$0.00	\$17,360.00
11	1379 - T&M - Black poly larger sizes	Paid Oct 2024			\$126,160.50	0	1	\$0.00	\$126,160.50
12	1389, 1399 T&M - outside categories bid	Paid Dec 2024			\$3,895.00	0	1	\$0.00	\$3,895.00
13	1425, 1436, 1444 - T&M outside categories bid	paid Mar 2025			\$14,355.00	0	1	\$0.00	\$14,355.00
14	1459,1469 - T&M outside categories bid / black poly larger	paid June 2025			\$188,838.00	0	1	\$0.00	\$188,838.00
15	1466, 1480 Large Meters	paid Aug 2025			\$76,240.78	0	1	\$0.00	\$76,240.78
16	1494 - T&M - outside categories bid, various addresses	paid Sep 2025			\$137,316.00	0	1	\$0.00	\$137,316.00
17	1513 - T&M - outside categories bid, various addresses	paid Oct 2025			\$118,319.89	0	1	\$0.00	\$118,319.89
18	1540 - T&M - various addresses incl. Discovery Park	paid Feb 2026			\$106,078.55	0	1	\$0.00	\$106,078.55
19	1519, 1574 - T&M - outside categories bid, various addresses				\$100,156.67	1	1	\$100,156.67	\$100,156.67
	Total Change Orders to Date				\$997,327.39				

Total

\$8,368,731.39

	TOTAL	\$76,090.00	\$6,902,264.00
AMOUNT RETAINED			\$341,308.70
RETAINAGE RELEASED			\$341,308.70
Change Orders	\$100,156.67		\$997,327.39
COs Paid to date			\$897,170.72
PREVIOUS RETAINAGE PAID			\$300,962.00
PREVIOUS PAYMENTS			\$6,484,865.30
AMOUNT DUE	\$176,246.67		\$216,593.37



Invoice

Date	Invoice #
9/30/2025	1519

1193 N. 2300 W.
Lehi, Ut. 84043

Bill To
Pleasant Grove City
323 W. 700 S.
Pleasant Grove, UT 84062

P.O. No.	Terms	Date of Service
	Net 30	

Description	Qty	Rate	Amount
North Utah County Blvd			
Reduced 2" culinary line to 1" culinary meter set up	9	1,750.00	15,750.00
*Includes traffic control for North County Blvd. & Sunday Work			
Meter #1 9-16-25			
Meter #2 9-14-25			
Meter #3 9-14-25			
Meter #49-14-25			
Meter #4.5 (Pump House) 9-16-25			
Meter #5 9-14-25			
Meter #6 (No Connection)			
Meter #7 9-17-25			
Meter #8 9-14-25			
Meter #9 (No Connection)			
Meter #10 (No Connection)			
Meter #11 9-14-25			
Surface Restoration	9	90.00	810.00
Meter #12 (2" Meter) 9-18-25			
Cat. 1-5	1	650.00	650.00
2" Charge (Increase over 1" charge)	1	1,200.00	1,200.00
Surface Restoration	1	90.00	90.00
Meter #13 Center St. /State St. (1" Meter) 9-18-25			
Cat. 1-5	1	650.00	650.00
Surface Restoration	1	90.00	90.00
1975 E State St. (1" Meter) 9-18-25			
Cat. 1-5	1	650.00	650.00
Surface Restoration	1	90.00	90.00

Total
Payments/Credits
Balance Due



Invoice

Date	Invoice #
9/30/2025	1519

1193 N. 2300 W. Lehi, Ut. 84043
Bill To
Pleasant Grove City 323 W. 700 S. Pleasant Grove, UT 84062

P.O. No.	Terms	Date of Service
	Net 30	

Description	Qty	Rate	Amount
Flag Lot			
1100 N 701 W (3/4" Meter)			
1100 N 705 W (3/4" Meter)			
Mobilization	1	500.00	500.00
Add 1-inch locking ball valve (normal angle)	2	260.00	520.00
T-charge	1	1,200.00	1,200.00
Cat. 1-5	2	650.00	1,300.00
9-15			
Backfill Truck per hour	8	130.00	1,040.00
Vac Truck per hour	11	300.00	3,300.00
Labor per hour (11x3 men)	33	50.00	1,650.00
Foreman per hour	11	150.00	1,650.00
Backfill Material per yard	12	90.00	1,080.00
9-16-25			
Backfill Truck per hour	3	130.00	390.00
Vac Truck per hour	4	300.00	1,200.00
Labor per hour (7x3 men)	21	50.00	1,050.00
Foreman per hour	7	150.00	1,050.00
Backfill Material per yard	12	90.00	1,080.00
Asphalt	1	750.00	750.00
Material	1	954.77	954.77
Surface Restoration	1	90.00	90.00
1001 N 1100 E (3/4" Meter)			
Mobilization	1	500.00	500.00
Cat. 1-5	1	650.00	650.00
Backfill Truck per hour	2	130.00	260.00
Vac Truck per hour	3	300.00	900.00
Labor per hour (4x3 men)	12	50.00	600.00

Total
Payments/Credits
Balance Due



Invoice

Date	Invoice #
9/30/2025	1519

1193 N. 2300 W. Lehi, Ut. 84043
Bill To
Pleasant Grove City 323 W. 700 S. Pleasant Grove, UT 84062

P.O. No.	Terms	Date of Service
	Net 30	

Description	Qty	Rate	Amount
Foreman per hour	4	150.00	600.00
Backfill Material per yard	8	90.00	720.00
Surface Restoration	1	90.00	90.00
600 W 745 N (Church) 2" Meter			
Mobilization	1	500.00	500.00
Cat. 1-5	1	650.00	650.00
2" Charge (Increase over 1" charge)	1	1,200.00	1,200.00
9-11-25			
Backfill Truck per hour	2	130.00	260.00
Vac Truck per hour	5	300.00	1,500.00
Labor per hour (7x3 men)	21	50.00	1,050.00
Foreman per hour	7	150.00	1,050.00
Backfill Material per yard	4	90.00	360.00
9-12-25			
Backfill Truck per hour	3	130.00	390.00
Labor per hour (3x3 men)	9	50.00	450.00
Foreman per hour	1.5	150.00	225.00
Backfill Material per yard	4	90.00	360.00
Surface Restoration	1	90.00	90.00
Flag Lots			
2507 N. Canyon Road (1" Meter)			
2515 N. Canyon Road (1" Meter)			
2519 N. Canyon Road (1" Meter)			
Mobilization	1	500.00	500.00
Cat. 1-5	3	650.00	1,950.00
9-8-25			
Backfill Truck per hour	6	130.00	780.00
Vac Truck per hour	8	300.00	2,400.00

Total
Payments/Credits
Balance Due



Invoice

Date	Invoice #
9/30/2025	1519

1193 N. 2300 W.
Lehi, Ut. 84043

Bill To
Pleasant Grove City
323 W. 700 S.
Pleasant Grove, UT 84062

P.O. No.	Terms	Date of Service
	Net 30	

Description	Qty	Rate	Amount
Labor per hour (9x 3 men)	27	50.00	1,350.00
Foreman per hour	9	150.00	1,350.00
Backfill Material per yard 9-9-25	8	90.00	720.00
Backfill Truck per hour	9	130.00	1,170.00
Vac Truck per hour	8	300.00	2,400.00
Labor per hour (10x 3 men)	30	50.00	1,500.00
Foreman per hour	10	150.00	1,500.00
Backfill Material per yard 9-10-25	12	90.00	1,080.00
Backfill Truck per hour	10	130.00	1,300.00
Vac Truck per hour	6	300.00	1,800.00
Labor per hour (10x 3 men)	30	50.00	1,500.00
Foreman per hour	10	150.00	1,500.00
Backfill Material per yard	12	90.00	1,080.00
Asphalt	2	750.00	1,500.00
Surface Restoration	1	90.00	90.00
1065 E 200 S (1.5" Meter)			
Cat. 1-5	1	650.00	650.00
1.5" Charge (Increase over 1" charge)	1	300.00	300.00
1.5" Ball Valve Charge	1	750.00	750.00
Materials	1	267.70	267.70
Surface Restoration	1	90.00	90.00
1009 E 200 S (1.5" Meter)			
Cat. 1-5	1	650.00	650.00
1.5" Charge (Increase over 1" charge)	1	300.00	300.00
Surface Restoration	1	90.00	90.00

Total
Payments/Credits
Balance Due



Invoice

Date	Invoice #
9/30/2025	1519

1193 N. 2300 W.
Lehi, Ut. 84043

Bill To
Pleasant Grove City
323 W. 700 S.
Pleasant Grove, UT 84062

P.O. No.	Terms	Date of Service
	Net 30	

Description	Qty	Rate	Amount
1001 E 200 S (1" Meter)			
Cat. 1-5	1	650.00	650.00
Add 1-inch locking ball valve (normal angle)	1	260.00	260.00
Materials	1	187.60	187.60
Surface Restoration	1	90.00	90.00
1050 E 200 S (3/4" Meter)			
Cat. 1-5	1	650.00	650.00
Add 1-inch locking ball valve (normal angle)	1	260.00	260.00
Backfill Truck per hour	2	130.00	260.00
Labor per hour	2	50.00	100.00
Foreman per hour	1	150.00	150.00
Backfill Material per yard	1	90.00	90.00
Surface Restoration	1	90.00	90.00
1040 E 200 S (1" Meter)			
Surface Restoration	1	90.00	90.00
Add 1-inch locking ball valve (normal angle)	1	260.00	260.00
Cat. 1-5	1	650.00	650.00
1030 E 200 S (3/4" Meter)			
Surface Restoration	1	90.00	90.00
Add 1-inch locking ball valve (normal angle)	1	260.00	260.00
Cat. 1-5	1	650.00	650.00
1004 E 200 S (3/4" Meter)			
Surface Restoration	1	90.00	90.00
Add 1-inch locking ball valve (normal angle)	1	260.00	260.00
Cat. 1-5	1	650.00	650.00

Total
Payments/Credits
Balance Due



Invoice

Date	Invoice #
9/30/2025	1519

1193 N. 2300 W. Lehi, Ut. 84043
Bill To
Pleasant Grove City 323 W. 700 S. Pleasant Grove, UT 84062

P.O. No.	Terms	Date of Service
	Net 30	

Description	Qty	Rate	Amount
992 E 200 S (3/4" Meter)			
Surface Restoration	1	90.00	90.00
Add 1-inch locking ball valve (normal angle)	1	260.00	260.00
Cat. 1-5	1	650.00	650.00
980 E 200 S (3/4" Meter)			
Surface Restoration	1	90.00	90.00
Add 1-inch locking ball valve (normal angle)	1	260.00	260.00
Cat. 1-5	1	650.00	650.00
972 E 200 W (3/4" Meter)			
Surface Restoration	1	90.00	90.00
Add 1-inch locking ball valve (normal angle)	1	260.00	260.00
Cat. 1-5	1	650.00	650.00
930 S. Locus Ave. (3/4" Meter)			
Surface Restoration	1	90.00	90.00
Cat. 1-5	1	650.00	650.00
1000 S. 787 E. (3/4" Meter)			
Surface Restoration	1	90.00	90.00
Cat. 1-5	1	650.00	650.00
100 S. 843 E. (3/4" Meter)			
Materials	1	21.60	21.60
Surface Restoration	1	90.00	90.00
Labor per hour (2x 2men)	4	50.00	200.00
Vac Truck per hour	1	300.00	300.00
Foreman per hour	2	150.00	300.00
Cat. 1-5	1	650.00	650.00

Total
Payments/Credits
Balance Due



Invoice

Date	Invoice #
9/30/2025	1519

1193 N. 2300 W. Lehi, Ut. 84043
Bill To
Pleasant Grove City 323 W. 700 S. Pleasant Grove, UT 84062

P.O. No.	Terms	Date of Service
	Net 30	

Description	Qty	Rate	Amount
T-charge	1	1,200.00	1,200.00
1000 S 817 E (3/4" Meter)			
Surface Restoration	1	90.00	90.00
Cat. 1-5	1	650.00	650.00
30 S 700 E (3/4" Meter)			
Surface Restoration	1	90.00	90.00
Backfill Truck per hour	1	130.00	130.00
Backfill Material per yard	2	90.00	180.00
Labor per hour (2x 2men)	4	50.00	200.00
Foreman per hour	2	150.00	300.00
Vac Truck per hour	2	300.00	600.00
Cat. 1-5	1	650.00	650.00
2418 N Verona Cir. (1" Meter)			
Surface Restoration	1	90.00	90.00
Cat. 1-5	1	650.00	650.00
1592 W 1800 N (1.5" Meter)			
Surface Restoration	1	90.00	90.00
1.5" Charge (Increase over 1" charge)	1	300.00	300.00
Cat. 1-5	1	650.00	650.00
2335 N 1150 W (1" Meter)			
Surface Restoration	1	90.00	90.00
Cat. 1-5	1	650.00	650.00

For all billing questions please contact our office manager Haylie at (801)520-5973 or e-mail her at hydrovacutah@gmail.com
 Make all checks payable to Hydro Vac Excavation LLC
 Thank you for your business!

Total	\$98,196.67
Payments/Credits	\$0.00
Balance Due	\$98,196.67



Invoice

Date	Invoice #
2/28/2026	1574

1193 N. 2300 W.
Lehi, Ut. 84043

Bill To
Pleasant Grove City
323 W. 700 S.
Pleasant Grove, UT 84062

P.O. No.	Terms	Date of Service
	Net 30	

Description	Qty	Rate	Amount
303 S Murdock (1.5")			
Cat. 1-5	1	650.00	650.00
1.5" Charge (Increase over 1" charge)	1	300.00	300.00
1.5" Ball Valve Charge	1	750.00	750.00
Surface Restoration	1	90.00	90.00
903 E 200 S (3/4" Meter)			
Cat. 1-5	1	650.00	650.00
New Valve	1	260.00	260.00
Surface Restoration	1	90.00	90.00
774 E 100 S (3/4" Meter)			
Cat. 1-5	1	650.00	650.00
New Valve	1	260.00	260.00
Surface Restoration	1	90.00	90.00
769 E 200 S (3/4" Meter)			
Cat. 1-5	1	650.00	650.00
New Valve	1	260.00	260.00
Surface Restoration	1	90.00	90.00
759 E 200 S (1" Meter) reduced from 1.5"			
Cat. 1-5	1	650.00	650.00
New Valve	1	260.00	260.00
Surface Restoration	1	90.00	90.00
770 E 200 S (1.5" Meter) Seminary			
Cat. 1-5	1	650.00	650.00
1.5" Charge (Increase over 1" charge)	1	300.00	300.00

Total
Payments/Credits
Balance Due



Invoice

Date	Invoice #
2/28/2026	1574

1193 N. 2300 W.
Lehi, Ut. 84043

Bill To
Pleasant Grove City
323 W. 700 S.
Pleasant Grove, UT 84062

P.O. No.	Terms	Date of Service
	Net 30	

Description	Qty	Rate	Amount
1.5" Ball Valve Charge	1	750.00	750.00
Surface Restoration	1	90.00	90.00
812 E 200 S (1.5" Meter)			
Cat. 1-5	1	650.00	650.00
1.5" Charge (Increase over 1" charge)	1	300.00	300.00
1.5" Ball Valve Charge	1	750.00	750.00
Surface Restoration	1	90.00	90.00
880 E 200 S (3/4" Meter)			
Cat. 1-5	1	650.00	650.00
New Valve	1	260.00	260.00
Surface Restoration	1	90.00	90.00
100 N 100 E (1.5" Meter)			
Cat. 1-5	1	650.00	650.00
1.5" Charge (Increase over 1" charge)	1	300.00	300.00
1.5" Ball Valve Charge	1	750.00	750.00
New Valve	1	260.00	260.00
Surface Restoration	1	90.00	90.00
65 N 100 E (3/4" Meter)			
Cat. 1-5	1	650.00	650.00
New Valve	1	260.00	260.00
Surface Restoration	1	90.00	90.00
1505 W 1100 N (3/4" Meter)			
Cat. 1-5	1	650.00	650.00
New Valve	1	260.00	260.00
Surface Restoration	1	90.00	90.00

Total
Payments/Credits
Balance Due



Invoice

Date	Invoice #
2/28/2026	1574

1193 N. 2300 W. Lehi, Ut. 84043
Bill To
Pleasant Grove City 323 W. 700 S. Pleasant Grove, UT 84062

P.O. No.	Terms	Date of Service
	Net 30	

Description	Qty	Rate	Amount
1475 W 1100 N (1" Meter)			
Cat. 1-5	1	650.00	650.00
New Valve	1	260.00	260.00
Surface Restoration	1	90.00	90.00
1524 W 1060 N (3/4" Meter)			
Cat. 1-5	1	650.00	650.00
New Valve	1	260.00	260.00
Surface Restoration	1	90.00	90.00
1586 W 1060 N (3/4" Meter)			
Cat. 1-5	1	650.00	650.00
New Valve	1	260.00	260.00
Surface Restoration	1	90.00	90.00
1564 W 1060 N (3/4" Meter)			
Cat. 1-5	1	650.00	650.00
New Valve	1	260.00	260.00
Surface Restoration	1	90.00	90.00
1565 W 1060 N (3/4" Meter)			
Cat. 1-5	1	650.00	650.00
New Valve	1	260.00	260.00
Surface Restoration	1	90.00	90.00
1051 W 1060 N (3/4" Meter)			
Cat. 1-5	1	650.00	650.00
New Valve	1	260.00	260.00
Surface Restoration	1	90.00	90.00

Total
Payments/Credits
Balance Due



Invoice

Date	Invoice #
2/28/2026	1574

1193 N. 2300 W. Lehi, Ut. 84043
Bill To
Pleasant Grove City 323 W. 700 S. Pleasant Grove, UT 84062

P.O. No.	Terms	Date of Service
	Net 30	

Description	Qty	Rate	Amount
1501 W 1010 N (3/4" Meter)			
Cat. 1-5	1	650.00	650.00
New Valve	1	260.00	260.00
Surface Restoration	1	90.00	90.00
1515 W 1010 N (3/4" Meter)			
Cat. 1-5	1	650.00	650.00
New Valve	1	260.00	260.00
Surface Restoration	1	90.00	90.00
1443 W 1010 N (3/4" Meter)			
Cat. 1-5	1	650.00	650.00
New Valve	1	260.00	260.00
Surface Restoration	1	90.00	90.00
974 W 1420 W (3/4" Meter)			
Cat. 1-5	1	650.00	650.00
New Valve	1	260.00	260.00
Surface Restoration	1	90.00	90.00
1042 N 1470 W (3/4" Meter)			
Cat. 1-5	1	650.00	650.00
Surface Restoration	1	90.00	90.00
290 E STATE ST (1" Meter)			
Cat. 1-5	1	650.00	650.00
New Valve	1	260.00	260.00
Surface Restoration	1	90.00	90.00

Total
Payments/Credits
Balance Due



Invoice

Date	Invoice #
2/28/2026	1574

1193 N. 2300 W.
Lehi, Ut. 84043

Bill To
Pleasant Grove City
323 W. 700 S.
Pleasant Grove, UT 84062

P.O. No.	Terms	Date of Service
	Net 30	

Description	Qty	Rate	Amount
100 N MAIN (1.5" Meter)			
Cat. 1-5	1	650.00	650.00
1.5" Charge (Increase over 1" charge)	1	300.00	300.00
1.5" Ball Valve Charge	1	750.00	750.00
Surface Restoration	1	90.00	90.00
430 N 745 E (3/4" Meter)			
Cat. 1-5	1	650.00	650.00
Surface Restoration	1	90.00	90.00
1782 N 320 E (3/4" Meter)			
Cat. 1-5	1	650.00	650.00
New Valve	1	260.00	260.00
Surface Restoration	1	90.00	90.00
1881 N 275 E (3/4" Meter)			
Cat. 1-5	1	650.00	650.00
New Valve	1	260.00	260.00
Surface Restoration	1	90.00	90.00
1849 N 275 E (3/4" Meter)			
Cat. 1-5	1	650.00	650.00
New Valve	1	260.00	260.00
Surface Restoration	1	90.00	90.00
1882 N 275 E (3/4" Meter)			
Cat. 1-5	1	650.00	650.00
New Valve	1	260.00	260.00
Surface Restoration	1	90.00	90.00

Total
Payments/Credits
Balance Due



Invoice

Date	Invoice #
2/28/2026	1574

1193 N. 2300 W.
Lehi, Ut. 84043

Bill To
Pleasant Grove City
323 W. 700 S.
Pleasant Grove, UT 84062

P.O. No.	Terms	Date of Service
	Net 30	

Description	Qty	Rate	Amount
1848 N 275 E (3/4" Meter)			
Cat. 1-5	1	650.00	650.00
New Valve	1	260.00	260.00
Surface Restoration	1	90.00	90.00
1817 N 275 E (3/4" Meter)			
Cat. 1-5	1	650.00	650.00
New Valve	1	260.00	260.00
Surface Restoration	1	90.00	90.00
1818 N 275 E (3/4" Meter)			
Cat. 1-5	1	650.00	650.00
New Valve	1	260.00	260.00
Surface Restoration	1	90.00	90.00
1898 N 230 E (3/4" Meter)			
Cat. 1-5	1	650.00	650.00
Surface Restoration	1	90.00	90.00
1897 N 230 E (3/4" Meter)			
Cat. 1-5	1	650.00	650.00
New Valve	1	260.00	260.00
Surface Restoration	1	90.00	90.00
1855 N 230 E (3/4" Meter)			
Cat. 1-5	1	650.00	650.00
New Valve	1	260.00	260.00
Surface Restoration	1	90.00	90.00
1823 N 230 E (3/4" Meter)			

Total
Payments/Credits
Balance Due



Invoice

Date	Invoice #
2/28/2026	1574

1193 N. 2300 W. Lehi, Ut. 84043
Bill To
Pleasant Grove City 323 W. 700 S. Pleasant Grove, UT 84062

P.O. No.	Terms	Date of Service
	Net 30	

Description	Qty	Rate	Amount
Cat. 1-5	1	650.00	650.00
Surface Restoration	1	90.00	90.00
1856 N 230 E (3/4" Meter)			
Cat. 1-5	1	650.00	650.00
New Valve	1	260.00	260.00
Surface Restoration	1	90.00	90.00
1824 N 230 E (3/4" Meter)			
Cat. 1-5	1	650.00	650.00
Surface Restoration	1	90.00	90.00
371 W 400 N (3/4" Meter)			
Cat. 1-5	1	650.00	650.00
New Valve	1	260.00	260.00
Surface Restoration	1	90.00	90.00
359 W 400 N (3/4" Meter)			
Cat. 1-5	1	650.00	650.00
Surface Restoration	1	90.00	90.00
347 W 400 N (3/4" Meter)			
Cat. 1-5	1	650.00	650.00
Surface Restoration	1	90.00	90.00
812 E CENTER ST (3/4" Meter)			
Cat. 1-5	1	650.00	650.00
Surface Restoration	1	90.00	90.00
401 W 400 N (3/4" Meter)			

Total
Payments/Credits
Balance Due



Invoice

Date	Invoice #
2/28/2026	1574

1193 N. 2300 W. Lehi, Ut. 84043
Bill To
Pleasant Grove City 323 W. 700 S. Pleasant Grove, UT 84062

P.O. No.	Terms	Date of Service
	Net 30	

Description	Qty	Rate	Amount
Cat. 1-5	1	650.00	650.00
New Valve	1	260.00	260.00
Surface Restoration	1	90.00	90.00
393 W 400 N (3/4" Meter)			
Cat. 1-5	1	650.00	650.00
New Valve	1	260.00	260.00
Surface Restoration	1	90.00	90.00
440 W 400 N (1.5" Meter)			
Cat. 1-5	1	650.00	650.00
1.5" Charge (Increase over 1" charge)	1	300.00	300.00
Surface Restoration	1	90.00	90.00
1025 N 600 W (3/4" Meter)			
Cat. 1-5	1	650.00	650.00
Surface Restoration	1	90.00	90.00
755 E 100 S (1.5" Meter)			
Cat. 1-5	1	650.00	650.00
1.5" Charge (Increase over 1" charge)	1	300.00	300.00
Surface Restoration	1	90.00	90.00
Monson Tank Yard (1.5" Meter)			
Cat. 1-5	1	650.00	650.00
1.5" Charge (Increase over 1" charge)	1	300.00	300.00
Surface Restoration	1	90.00	90.00
380 N 700 E (3/4" Meter)			
Cat. 1-5	1	650.00	650.00

Total
Payments/Credits
Balance Due



Invoice

Date	Invoice #
2/28/2026	1574

1193 N. 2300 W.
Lehi, Ut. 84043

Bill To
Pleasant Grove City
323 W. 700 S.
Pleasant Grove, UT 84062

P.O. No.	Terms	Date of Service
	Net 30	

Description	Qty	Rate	Amount
Surface Restoration	1	90.00	90.00
850 E 200 S (3/4" Meter) Cat. 1-5	1	650.00	650.00
New Valve	1	260.00	260.00
Surface Restoration	1	90.00	90.00
588 S 350 E 2/25/26			
Mobilization	1	500.00	500.00
Installed new service from water main to property	1	8,350.00	8,350.00
Surface Restoration	1	90.00	90.00
1050 E 151 N City Basin			
Mobilization	1	500.00	500.00
Installed new service from water main to property	1	8,350.00	8,350.00
Landscaping Restoration	1	90.00	90.00
Sample Station			
Installed new service from water main to property	1	8,350.00	8,350.00
Landscaping Restoration	1	90.00	90.00

For all billing questions please contact our office manager Haylie at (801)520-5973 or e-mail her at hydrovacutah@gmail.com
Make all checks payable to Hydro Vac Excavation LLC
Thank you for your business!

Total	\$78,050.00
Payments/Credits	\$0.00
Balance Due	\$78,050.00

Report Criteria:

Invoices with totals above \$0 included.
 Only unpaid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
GENERAL FUND							
10-13100 ACCTS REC.- CITY EMPLOYEES							
3080	FRATERNAL ORDER OF	02202026	PD/DUES	02/20/2026	506.00	.00	
7505	SKAGGS COMPANIES, IN	450A3317691	PD/UNIFORM EXPENSE	02/23/2026	46.84	.00	
7505	SKAGGS COMPANIES, IN	450A3333261	PD/PERSONAL SUPPLIES	02/26/2026	121.00	.00	
7505	SKAGGS COMPANIES, IN	450A3334271	PD/PERSONAL SUPPLIES	02/27/2026	389.25	.00	
10-21230 STATE INSURANCE PAYABLE							
8954	UTAH LOCAL GOVT. INS.	M1624797	WORKERS COMP	03/03/2026	11,289.48	.00	
10-21245 VISION INSURANCE PAYABLE							
8070	SUPERIOR VISION SERVI	951441	VISION INSURANCE	03/01/2026	1,602.25	.00	
10-21250 LIFE INSURANCE PAYABLE							
8265	THE LINCOLN NATIONAL	03012026	INSURANCE PREMIUM	03/01/2026	7,152.27	.00	
10-24300 COURT CHARGES CLEARING-35%							
9003	UTAH STATE TREASURE	02282026	COURT/STATE FUNDS	02/28/2026	1,533.21	.00	
10-24302 COURT SECURITY SURCHARGE-STATE							
9003	UTAH STATE TREASURE	02282026	COURT/STATE FUNDS	02/28/2026	4,002.08	.00	
10-24305 COURT CHARGES CLEARING-85%							
9003	UTAH STATE TREASURE	02282026	COURT/STATE FUNDS	02/28/2026	2,246.41	.00	
10-24306 COURT CLEARING 100%							
9003	UTAH STATE TREASURE	02282026	COURT/STATE FUNDS	02/28/2026	15.00	.00	
Total :					28,903.79	.00	
GENERAL GOVERNMENT							
10-41-760 TECHNOLOGY							
7070	ROCK MOUNTAIN TECHN	11128	GEN GOV/2 SURFACE PRO LAPTO	03/01/2026	3,980.00	.00	
Total GENERAL GOVERNMENT:					3,980.00	.00	
NON-DEPARTMENTAL							
10-43-310 LEGAL SERVICES							
2745	ESPLIN WEIGHT, PLLC	24499	LEGAL SERVICES	03/03/2026	294.50	.00	
4376	JOHN H. JACOBS P.C.	02282026	LEGAL SERVICES	02/28/2026	5,692.16	.00	
7983	STEVENS & GAILEY	13516	LEGAL SERVICES	03/03/2026	150.00	.00	
10-43-330 PROFESSIONAL SERVICES							
2949	FLINDERS, LISA	0326	CONTRACTED SERVICES	03/02/2026	4,346.00	.00	
10-43-515 INSURANCE CLAIMS							
8954	UTAH LOCAL GOVT. INS.	03032026	CREDIT FOR NOTARY BOND B. JOH	03/03/2026	40.00-	.00	
8954	UTAH LOCAL GOVT. INS.	MC1569414	AUTO PHYSICAL DAMAGE	03/03/2026	402.99-	.00	
8954	UTAH LOCAL GOVT. INS.	MC1569415	AUTO LIABILITY	03/03/2026	292.12-	.00	
10-43-760 TECHNOLOGY							
7070	ROCK MOUNTAIN TECHN	11128	CUSTOM SERVICE AGREEMENT	03/01/2026	8,405.45	.00	
7070	ROCK MOUNTAIN TECHN	11128	ADDITIONAL LICENSES	03/01/2026	11.55	.00	
9040	UTOPIA FIBER	CIV202603-03	INTERNET SERVICE	03/01/2026	965.00	.00	
10-43-770 Public Safety Trust Fund							
3792	HEALTHIER YOU COUNS	03012026	FIRST RESPONDERS COUNSELING	03/01/2026	624.80	.00	
Total NON-DEPARTMENTAL:					19,754.35	.00	
LEGAL SERVICES							
10-44-760 TECHNOLOGY							
6845	RELX INC.	3096311797	LEGAL/SUBSCRIPTION ONLINE INF	02/28/2026	288.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total LEGAL SERVICES:					288.00	.00	
ADMINISTRATIVE SERVICES							
10-46-210 MEETINGS & MEMBERSHIPS							
1502	CENTRAL UTAH RECORD	03012026	ADM/MEMBERSHIP DUES	03/01/2026	75.00	.00	
10-46-220 PRINTING AND PUBLICATION							
5721	NOTATEK	103397	CROSSWALK AWARENESS SIGNS	02/23/2026	595.29	.00	
6343	PLEASANT GROVE PRIN	11269	ADM/W2 FOLD STUFF ENVELOPES	02/23/2026	222.14	.00	
6343	PLEASANT GROVE PRIN	11270	PHOTO PRINTS	02/23/2026	20.00	.00	
10-46-240 OFFICE EXPENSE							
5729	ODP BUSINESS SOLUTIO	459081072001	ADM/OFFICE SUPPLIES	02/20/2026	26.14	.00	
5729	ODP BUSINESS SOLUTIO	459370483001	ADM/OFFICE SUPPLIES	02/19/2026	12.69	.00	
5729	ODP BUSINESS SOLUTIO	459370560001	ADM/OFFICE SUPPLIES	02/19/2026	162.68	.00	
5729	ODP BUSINESS SOLUTIO	459956068001	ADM/OFFICE SUPPLIES	02/23/2026	18.33	.00	
6645	QUADIENT FINANCE USA	03022026	POSTAGE	03/02/2026	2,000.00	.00	
10-46-250 VEHICLE EXPENSE							
3166	FUELMAN	NP70110705	MULTI DEPT/VEHICLE FUEL EXPEN	03/02/2026	24.38	.00	
10-46-285 CELLULAR SERVICES							
9131	VERIZON WIRELESS	6134944422	MULTI DEPT/CELL PHONE EXPENS	02/01/2026	40.01	.00	
10-46-610 MISCELLANEOUS EXPENSE							
5033	MACEYS	314599	LUNCH WITH PARKS DEPARTMENT	02/24/2026	10.99	.00	
10-46-930 COMMUNITIES THAT CARE GRANT							
725	BAIRD, CANDICE V.	0303206-1	CTC/TEACHING SERVICES	03/03/2026	550.00	.00	
3783	HATHAWAY, RACHEL	03032026-3	CTC/CLASS TEACHER	03/03/2026	180.00	.00	
5033	MACEYS	314597	CTC/FOOD	02/23/2026	199.02	.00	
7275	SCREENPLAY SERVICES	02252026	CTC/SHIRT PRINTING	02/25/2026	672.76	.00	
9533	WILSON, TIFFANY TOP	03032026-2	CTC/TEACHING SERVICES	03/03/2026	550.00	.00	
Total ADMINISTRATIVE SERVICES:					5,359.43	.00	
FACILITIES							
10-47-250 VEHICLE							
3166	FUELMAN	NP70110705	MULTI DEPT/VEHICLE FUEL EXPEN	03/02/2026	107.18	.00	
10-47-480 DEPARTMENTAL SUPPLIES							
239	ALLRED'S ACE HARDWA	02282026	MULT DEPT/DEPARTMENT SUPPLI	02/28/2026	24.17	.00	
10-47-530 CITY HALL - BLDG MAINTENANCE							
239	ALLRED'S ACE HARDWA	02282026	MULT DEPT/DEPARTMENT SUPPLI	02/28/2026	32.62	.00	
8678	UNIFIRST CORPORATIO	0232026	MULTI DEPT/ RUG CLEANING	02/23/2026	112.72	.00	
10-47-560 PARKS - BUILDING MAINTENANCE							
239	ALLRED'S ACE HARDWA	02282026	MULT DEPT/DEPARTMENT SUPPLI	02/28/2026	6.71	.00	
10-47-610 POLICE - POWER							
7062	ROCKY MOUNTAIN POW	02172026	PD/ELECTRICITY EXPENSE	02/17/2026	3,370.46	.00	
10-47-620 POLICE - BLDG MAINT							
239	ALLRED'S ACE HARDWA	02282026	MULT DEPT/DEPARTMENT SUPPLI	02/28/2026	16.31	.00	
10-47-660 FIRE/AMBULANCE - BLDG MAINT							
6441	POWER SYSTEMS WEST	S12630000168	FIRE/GENERATOR MAINTENANCE	01/30/2026	2,313.75	.00	
8678	UNIFIRST CORPORATIO	0232026	MULTI DEPT/ RUG CLEANING	02/23/2026	599.83	.00	
10-47-670 FIRE/AMBULANCE - BLDG IMPROVE							
8678	UNIFIRST CORPORATIO	0232026	MULTI DEPT/ RUG CLEANING	02/23/2026	171.00	.00	
10-47-700 CEMETERY BLDG - BLDG MAINT							
8678	UNIFIRST CORPORATIO	0232026	MULTI DEPT/ RUG CLEANING	02/23/2026	94.72	.00	
10-47-730 LIBRARY/SENIOR - BLDG MAINT							
4322	JASPER BENSON RESTO	201	MOLD TESTING	02/09/2026	500.00	.00	
4322	JASPER BENSON RESTO	215	MOLD REMEDIATION	02/19/2026	3,201.24	.00	
4322	JASPER BENSON RESTO	215-2	MOLD REMEDIATION	02/19/2026	3,201.24	.00	
8678	UNIFIRST CORPORATIO	0232026	MULTI DEPT/ RUG CLEANING	02/23/2026	82.24	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
10-47-830 SR CENTER - BLDG MAINT							
19	603ALARMS	1921	SC/BUILDING MONITORING	03/01/2026	38.00	.00	
239	ALLRED'S ACE HARDWA	02282026	MULT DEPT/DEPARTMENT SUPPLI	02/28/2026	36.43	.00	
8678	UNIFIRST CORPORATIO	0232026	MULTI DEPT/ RUG CLEANING	02/23/2026	72.60	.00	
Total FACILITIES:					13,981.22	.00	
ENGINEERING							
10-51-250 VEHICLE EXPENSE							
3166	FUELMAN	NP70110705	MULTI DEPT/VEHICLE FUEL EXPEN	03/02/2026	200.76	.00	
10-51-745 SIGNALS & FLASHERS							
8817	UTAH DEPT OF TRANSP	2654000275	CAMERA UPGRADE AT 1300 W 220	02/18/2026	3,245.46	.00	
Total ENGINEERING:					3,446.22	.00	
COMMUNITY DEVELOPMENT							
10-52-240 OFFICE EXPENSE							
5729	ODP BUSINESS SOLUTIO	460518607001	COM DEV/OFFICE SUPPLIES	02/20/2026	7.14	.00	
10-52-250 VEHICLE EXPENSE							
3166	FUELMAN	NP70110705	MULTI DEPT/VEHICLE FUEL EXPEN	03/02/2026	188.45	.00	
10-52-285 CELLULAR SERVICES							
9131	VERIZON WIRELESS	6134944422	MULTI DEPT/CELL PHONE EXPENS	02/01/2026	198.76	.00	
9131	VERIZON WIRELESS	6134944422	MULTI DEPT/CELL PHONE EXPENS	02/01/2026	80.02	.00	
10-52-332 PROFESSIONAL SERVICES							
4645	LANDMARK DESIGN INC	202510-05	COM DEV/WATER USE AND PRESE	11/05/2025	795.00	.00	
4645	LANDMARK DESIGN INC	202510-06	COM DEV/WATER USE AND PRESE	01/14/2026	850.00	.00	
10-52-480 DEPARTMENTAL SUPPLIES							
5729	ODP BUSINESS SOLUTIO	460520142001	COM DEV/OFFICE SUPPLIES	02/20/2026	40.67	.00	
Total COMMUNITY DEVELOPMENT:					2,160.04	.00	
POLICE DEPARTMENT							
10-54-240 OFFICE EXPENSE							
1339	FENTON, CORY M	001	PD/PISTOL BOX	02/23/2026	1,250.00	.00	
10-54-250 VEHICLE EXPENSE							
3166	FUELMAN	NP70110705	MULTI DEPT/VEHICLE FUEL EXPEN	03/02/2026	5,605.15	.00	
3166	FUELMAN	NP70110705	MULTI DEPT/VEHICLE FUEL EXPEN	03/02/2026	192.95-	.00	
3468	GREASE MONKEY #790	327337	PD/VEHICLE MAINTENANCE	02/19/2026	98.09	.00	
3468	GREASE MONKEY #790	327408	PD/VEHICLE MAINTENANCE	02/20/2026	98.09	.00	
3468	GREASE MONKEY #790	327495	PD/VEHICLE MAINTENANCE	02/23/2026	98.09	.00	
3468	GREASE MONKEY #790	327561	PD/VEHICLE MAINTENANCE	02/25/2026	117.89	.00	
3468	GREASE MONKEY #790	327603	PD/VEHICLE MAINTENANCE	02/26/2026	147.57	.00	
3468	GREASE MONKEY #790	327637	PD/VEHICLE MAINTENANCE	02/26/2026	26.99	.00	
5833	O'REILLY AUTOMOTIVE I	3623-222508	PD/VEHICLE MAINTENANCE	02/22/2026	12.98	.00	
10-54-285 CELLULAR SERVICES							
8100	T-MOBILE USA, INC.	02212026	PD/CELL PHONE EXPENSE	02/21/2026	2,079.36	.00	
9131	VERIZON WIRELESS	6134944422	MULTI DEPT/CELL PHONE EXEPNS	02/01/2026	766.85	.00	
10-54-480 DEPARTMENTAL SUPPLIES							
3012	FORENSIC NURSING SE	2570	PD/SPECIMEN COLLECTION	03/03/2026	110.25	.00	
4655	LANGUAGE LINE SERVIC	11868035	PD/INTERPRETATION	02/28/2026	9.86	.00	
8361	THOMSON REUTERS - W	853284417	PD/SOFTWARE SUBSCRIPTION	03/01/2026	295.91	.00	
10-54-655 CADET PROGRAM							
7505	SKAGGS COMPANIES, IN	450A3261313	PD/CADET UNIFORMS	02/23/2026	685.76	.00	
7505	SKAGGS COMPANIES, IN	450A3261314	PD/CADET UNIFORMS	02/26/2026	225.77	.00	
10-54-760 TECHNOLOGY							
4772	LEXIPOL, LLC	INVPM1126665	PD/ANNUAL LEFTA SHIELD SUITE U	03/01/2026	6,526.80	.00	
8117	TARGET SOLUTIONS LEA	136862	PD/PREMIER MEMBERSHIP & MAIN	03/01/2026	4,882.42	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total POLICE DEPARTMENT:					22,844.88	.00	
FIRE DEPARTMENT							
10-55-250 VEHICLE EXPENSE							
239	ALLRED'S ACE HARDWA	02282026	MULT DEPT/DEPARTMENT SUPPLI	02/28/2026	13.42	.00	
3166	FUELMAN	NP70110705	MULTI DEPT/VEHICLE FUEL EXPEN	03/02/2026	2,472.34	.00	
7122	R.P.M AUTO PARTS	548813	FIRE/VEHICLE EXPENSE	02/23/2026	28.99	.00	
7449	SIDDONS MARTIN EMER	321-00000567	FIRE/VEHICLE EXPENSE	02/26/2026	552.24	.00	
10-55-480 DEPARTMENTAL SUPPLIES							
239	ALLRED'S ACE HARDWA	02282026	MULT DEPT/DEPARTMENT SUPPLI	02/28/2026	39.06	.00	
1060	BOUNDTREE MEDICAL, L	86109473	FIRE/DEPARTMENTAL SUPPLIES	02/23/2026	1,116.83	.00	
1060	BOUNDTREE MEDICAL, L	86113051	FIRE/DEPARTMENTAL SUPPLIES	02/25/2026	1,189.75	.00	
1060	BOUNDTREE MEDICAL, L	86117868	FIRE/DEPARTMENTAL SUPPLIES	03/02/2026	1,332.66	.00	
10-55-490 SCHOOLING AND TRAINING							
9029	UTAH VALLEY UNIVERSI	AC1973	FIRE/CERTIFICATION FEES	02/18/2026	75.00	.00	
10-55-740 EQUIPMENT							
239	ALLRED'S ACE HARDWA	02282026	MULT DEPT/DEPARTMENT SUPPLI	02/28/2026	17.25	.00	
10-55-741 WILDLAND							
4614	L.N. CURTIS & SONS	1040891	FIRE/EQUIPMENT EXPENSE	02/20/2026	253.44	.00	
Total FIRE DEPARTMENT:					7,090.98	.00	
ANIMAL CONTROL							
10-57-250 VEHICLE EXPENSE							
3166	FUELMAN	NP70110705	MULTI DEPT/VEHICLE FUEL EXPEN	03/02/2026	65.25	.00	
10-57-300 UNIFORM EXPENSE							
9420	WESTPRO, INC.	71496	ACO/UNIFORMS	01/20/2026	1,028.00	.00	
9420	WESTPRO, INC.	71561	ACO/UNIFORMS	02/16/2026	48.00	.00	
9420	WESTPRO, INC.	71616	ACO/UNIFORMS	02/25/2026	69.00	.00	
Total ANIMAL CONTROL:					1,210.25	.00	
STREETS							
10-60-250 VEHICLE EXPENSE							
3166	FUELMAN	NP70110705	MULTI DEPT/VEHICLE FUEL EXPEN	03/02/2026	1,297.41	.00	
6278	PLEASANT GROVE BIG O	044250-10985	STREETS/NEW TIRES	02/24/2026	415.29	.00	
10-60-300 PPE SAFETY & UNIFORM							
1368	C-A-L RANCH STORES	16351/8	STR/CLOTHING	02/25/2026	146.25	.00	
1368	C-A-L RANCH STORES	16352/8	STR/CLOTHING	02/25/2026	38.97	.00	
1368	C-A-L RANCH STORES	16353/8	STR/CLOTHING	02/25/2026	41.24	.00	
10-60-330 ENGINEERING SERVICES							
680	AVENUE CONSULTANTS,	13869	700 S SIGNAL WARRANT STUDY	02/03/2026	4,956.25	.00	
10-60-480 DEPARTMENTAL SUPPLIES							
239	ALLRED'S ACE HARDWA	02282026	MULT DEPT/DEPARTMENT SUPPLI	02/28/2026	116.95	.00	
974	BISCO	1711769-1	STR/DEPARTMENTAL SUPPLIES	02/24/2026	337.17	.00	
4019	HUMPHRIES, INC.	1142793	MULTI DEPT/CYLINDER RENTAL	02/28/2026	42.56	.00	
Total STREETS:					7,392.09	.00	
LIBRARY							
10-65-240 OFFICE EXPENSE							
2122	CULLIGAN BOTTLED WA	465X29035609	LIB/BOTTLED WATER	12/09/2025	44.85	.00	
2395	DEMCO, INC.	7748864	LIB/OFFICE SUPPLIES	01/09/2026	632.62	.00	
5729	ODP BUSINESS SOLUTIO	456234410001	LIB/OFFICE SUPPLIES	02/13/2026	31.05	.00	
10-65-285 CELLULAR SERVICES							
9131	VERIZON WIRELESS	6134944422	MULTI DEPT/CELL PHONE EXPENS	02/01/2026	39.68	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
10-65-485 AUDIO/VISUAL MATERIALS							
4437	KANOPY INC.	494908	LIB/PLAY TICKET	02/28/2026	253.00	.00	
5885	OVER DRIVE, INC.	CD015062604	LIB/AUDIO MATERIALS	02/13/2026	1,000.00	.00	
6270	PLAYAWAY PRODUCTS L	526039	LIB/AUDIO MATERIALS	02/23/2026	352.44	.00	
6270	PLAYAWAY PRODUCTS L	526620	LIB/AUDIO MATERIALS	02/27/2026	119.93	.00	
10-65-618 MARKETING/OUTREACH							
3571	GURR'S COPYTEC	N75827	LIB/POSTERS	02/26/2026	7.40	.00	
Total LIBRARY:					2,480.97	.00	
PARKS							
10-70-200 MOWER EXPENSE							
675	AUTO ZONE STORES, IN	06231823885	PARKS/VEHICLE EXPENSE	02/17/2026	17.15	.00	
675	AUTO ZONE STORES, IN	06231829094	PARKS/MOWER EXPENSE	02/26/2026	59.27	.00	
2178	CUTLERS, INC.	1411057	PARKS/MOWER MAINTENANCE	02/17/2026	203.89	.00	
10-70-250 VEHICLE EXPENSE							
17	4 SEASONS AUTO REPAI	63074	PARKS/VEHICLE EXPENSE	02/23/2026	523.37	.00	
675	AUTO ZONE STORES, IN	06231820948	PARKS/VEHICLE EXPENSE	02/12/2026	74.96	.00	
675	AUTO ZONE STORES, IN	06231821354	PARKS/VEHICLE EXPENSE	02/13/2026	22.00	.00	
3166	FUELMAN	NP70110705	MULTI DEPT/VEHICLE FUEL EXPEN	03/02/2026	1,175.10	.00	
10-70-285 CELLULAR SERVICES							
9131	VERIZON WIRELESS	6134944422	MULTI DEPT/CELL PHONE EXPENS	02/01/2026	595.20	.00	
10-70-320 SPRINKLER & LANDSCAPE							
239	ALLRED'S ACE HARDWA	02282026	MULT DEPT/DEPARTMENT SUPPLI	02/28/2026	57.50	.00	
8375	THRIVE NURSERY	5841	PARKS/TOPSOIL	02/26/2026	64.00	.00	
10-70-480 DEPARTMENTAL SUPPLIES							
239	ALLRED'S ACE HARDWA	02282026	MULT DEPT/DEPARTMENT SUPPLI	02/28/2026	617.22	.00	
4019	HUMPHRIES, INC.	1142794	MULTI DEPT/CYLINDER RENTAL	02/28/2026	42.56	.00	
10-70-670 SAFETY EQUIP. & SUPPLIES							
239	ALLRED'S ACE HARDWA	02282026	MULT DEPT/DEPARTMENT SUPPLI	02/28/2026	12.47	.00	
Total PARKS:					3,464.69	.00	
RECREATION							
10-71-240 OFFICE EXPENSE							
5033	MACEYS	407470	REC/ASSORTED SUPPLIES	02/09/2026	22.95	.00	
5729	ODP BUSINESS SOLUTIO	453541916001	REC/OFFICE SUPPLIES	02/11/2026	150.54	.00	
5729	ODP BUSINESS SOLUTIO	453692704001	REC/OFFICE SUPPLIES	02/11/2026	3.35	.00	
5729	ODP BUSINESS SOLUTIO	460087386001	REC/OFFICE SUPPLIES	02/25/2026	357.56	.00	
10-71-420 CONTRACTED SERVICES							
8156	TCI SECURITY OF UTAH	41919	REC/ALARM MONITORING	02/20/2026	75.00	.00	
10-71-480 DEPARTMENTAL SUPPLIES							
4019	HUMPHRIES, INC.	002163239	REC/CYLINDER RENTAL	02/28/2026	10.64	.00	
Total RECREATION:					620.04	.00	
LEISURE SERVIVES							
10-72-250 VEHICLE							
3166	FUELMAN	NP70110705	MULTI DEPT/VEHICLE FUEL EXPEN	03/02/2026	121.10	.00	
10-72-285 CELLULAR SERVICES							
9131	VERIZON WIRELESS	6134944422	MULTI DEPT/CELL PHONE EXPENS	02/01/2026	39.68	.00	
10-72-420 CONTRACTED SERVICES							
6540	PRO TECH PEST MANAG	27662	REC/PEST CONTROL	02/16/2026	115.00	.00	
10-72-480 DEPARTMENTAL SUPPLIES							
239	ALLRED'S ACE HARDWA	02282026	MULT DEPT/DEPARTMENT SUPPLI	02/28/2026	77.72	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total LEISURE SERVICES:					353.50	.00	
CUSTODIAL SERVICES							
10-74-250 VEHICLE							
3166	FUELMAN	NP70110705	MULTI DEPT/VEHICLE FUEL EXPEN	03/02/2026	44.83	.00	
10-74-285 CELLULAR SERVICES							
9131	VERIZON WIRELESS	6134944422	MULTI DEPT/CELL PHONE EXPENS	02/01/2026	39.68	.00	
10-74-480 DEPARTMENTAL SUPPLIES							
239	ALLRED'S ACE HARDWA	02282026	MULT DEPT/DEPARTMENT SUPPLI	02/28/2026	38.35	.00	
1113	BRADY INDUSTRIES OF	11226940	BUILDING MAINTENANCE	02/02/2026	190.20	.00	
1113	BRADY INDUSTRIES OF	11235216	BUILDING MAINTENANCE	02/03/2026	19.89	.00	
1113	BRADY INDUSTRIES OF	11235217	BUILDING MAINTENANCE	02/03/2026	3,149.78	.00	
10-74-481 CHEMICALS							
1113	BRADY INDUSTRIES OF	11226940	BUILDING MAINTENANCE	02/02/2026	324.53	.00	
10-74-740 EQUIPMENT							
1113	BRADY INDUSTRIES OF	11300263	BUILDING MAINTENANCE	02/17/2026	233.48	.00	
Total CUSTODIAL SERVICES:					4,040.74	.00	
Total GENERAL FUND:					127,371.19	.00	
CLASS C ROAD FUND EXPENDITURES							
20-40-480 DEPARTMENTAL SUPPLIES							
239	ALLRED'S ACE HARDWA	02282026	MULT DEPT/DEPARTMENT SUPPLI	02/28/2026	86.31	.00	
4212	INTERMOUNTAIN TRAFFI	60432	CLASS C ROADS/DEPARTMENTAL	01/29/2026	691.57	.00	
4212	INTERMOUNTAIN TRAFFI	60537	CLASS C ROADS/DEPARTMENTAL	02/11/2026	8,989.66	.00	
4212	INTERMOUNTAIN TRAFFI	60571	CLASS C ROADS/DEPARTMENTAL	02/12/2026	6,904.00	.00	
4264	INTERWEST SAFETY SU	100378	CLASS C ROADS/DEPARTMENTAL	02/18/2026	2,332.50	.00	
7169	SAFETY SUPPLY & SIGN	197091	CLASS C ROADS/DEPARTMENTAL	02/18/2026	1,567.60	.00	
8426	TLC ROCK PRODUCTS, I	12278	CLASS C ROADS/ROAD BASE	02/16/2026	11,511.80	.00	
20-40-826 TREE TRIMMING							
8569	TUCKER LAWN CARE IN	92603	CLASS C ROADS/TREE REMOVAL	02/16/2026	750.00	.00	
Total EXPENDITURES:					32,833.44	.00	
Total CLASS C ROAD FUND:					32,833.44	.00	
CEMETERY							
22-70-250 VEHICLE							
3166	FUELMAN	NP70110705	MULTI DEPT/VEHICLE FUEL EXPEN	03/02/2026	286.50	.00	
22-70-480 DEPARTMENTAL SUPPLIES							
239	ALLRED'S ACE HARDWA	02282026	MULT DEPT/DEPARTMENT SUPPLI	02/28/2026	149.06	.00	
Total :					435.56	.00	
Total CEMETERY:					435.56	.00	
STORM DRAIN UTILITY FUND GENERAL GOVERNMENT							
48-41-250 VEHICLE EXPENSE							
239	ALLRED'S ACE HARDWA	02282026	MULT DEPT/DEPARTMENT SUPPLI	02/28/2026	74.86	.00	
3166	FUELMAN	NP70110705	MULTI DEPT/VEHICLE FUEL EXPEN	03/02/2026	931.46	.00	
48-41-610 MISCELLANEOUS EXPENSE							
993	BLUE STAKES OF UTAH 8	UT202600146	EXCAVATION MARKING SERVICES	02/28/2026	75.06	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total GENERAL GOVERNMENT:					1,081.38	.00	
STORM DRAIN PROJECTS							
48-70-930 I-15 TO UTAH LAKE OUTFALL							
3970	HORROCKS, LLC.	313000001186	PROCTOR LANE OUTFALL	02/12/2026	701.32	.00	
Total STORM DRAIN PROJECTS:					701.32	.00	
Total STORM DRAIN UTILITY FUND:					1,782.70	.00	
CAPITAL PROJECTS FUND							
EXPENDITURES							
49-40-204 POLICE 2026							
682	AXON ENTERPRISE, INC.	INUS427773	PD/BASIC LICENSE	03/01/2026	34,891.43	.00	
49-40-508 ADMIN2026							
6760	RB & G ENGINEERING, I	260003	BATTLE CREEK TRAIL HEAD PARKI	03/04/2026	14,147.50	.00	
49-40-610 MISCELLANEOUS EXPENSE							
2967	FLOCK SAFETY INC.	INV-88019	VIDEO CAMERA PROFESSIONAL S	02/26/2026	7,500.00	.00	
Total EXPENDITURES:					56,538.93	.00	
49-60-703 RECREATION 2026							
2042	CREATIVE SIGNS & GRA	48294	ELECTRIC SIGN INSTALLATION	02/09/2026	9,980.87	.00	
2844	FELT RIGHT LLC	D28183	REC/GYM MURAL	02/23/2026	34,984.88	.00	
9445	WHATCOTT CONSTRUCT	2126	REC/CONSTRUCTED NEW STORA	02/24/2026	5,887.00	.00	
Total :					50,852.75	.00	
BONDS - GENERAL							
49-80-560 BOND AGENT FEES-FoxHollowGC							
8741	US BANK	8088451	UTAH SALES TAX REVENUE BOND	02/25/2026	1,650.00	.00	
Total BONDS - GENERAL:					1,650.00	.00	
MISC PROJECTS							
49-90-911 LIBRARY 2026							
9798	ZAUGG BROTHERS MILL	2079-2	LIBRARY IMPROVEMENTS	02/12/2026	11,445.00	.00	
49-90-998 ALL TERRAIN ACCESS INITIATIVE							
8929	UTAH IDEA BUILDER LAB	RUYAOMJ7-00	REC/SPECIAL PROGRAM EXPENSE	12/22/2025	13,905.00	.00	
Total MISC PROJECTS:					25,350.00	.00	
Total CAPITAL PROJECTS FUND:					134,391.68	.00	
WATER FUND							
EXPENDITURES							
51-40-240 OFFICE EXPENSE							
990	BLUEFIN OFFICE GROUP	470357-00	WATER/LATERAL FILE	02/26/2026	1,436.00	.00	
51-40-250 VEHICLE EXPENSE							
3166	FUELMAN	NP70110705	MULTI DEPT/VEHICLE FUEL EXPEN	03/02/2026	925.11	.00	
5435	MOTO UNITED	21636916	WATER/POLARIS UTV MAINTENAN	03/03/2026	95.40	.00	
5435	MOTO UNITED	21636916	WATER/POLARIS UTV MAINTENAN	03/03/2026	284.85	.00	
5435	MOTO UNITED	21636916	WATER/POLARIS UTV MAINTENAN	03/03/2026	954.00	.00	
51-40-440 LEASE PAYMENTS							
9451	LB 413071	RS0000350096	WATER/EQUIPMENT RENTAL	02/25/2026	10,000.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
51-40-480 DEPARTMENTAL SUPPLIES							
239	ALLRED'S ACE HARDWA	02282026	MULT DEPT/DEPARTMENT SUPPLI	02/28/2026	112.37	.00	
974	BISCO	1713075	WATER/DEPARTMENTAL SUPPLIES	02/19/2026	454.32	.00	
5482	MOUNTAINLAND SUPPLY	S107643653.0	WATER/DEPARTMENTAL SUPPLIES	02/18/2026	396.00-	.00	
5482	MOUNTAINLAND SUPPLY	S107643684.0	WATER/DEPARTMENTAL SUPPLIES	02/18/2026	1,333.85	.00	
51-40-481 CHEMICALS							
8233	THATCHER COMPANY	202610010226	WATER/CHLORINE	02/23/2026	8,075.25	.00	
8233	THATCHER COMPANY	202610090012	WATER/CREDIT	02/20/2026	2,450.00-	.00	
51-40-550 BOND AGENT FEES							
8741	US BANK	8087089	WATER REVENUE BOND 2022	02/25/2026	1,750.00	.00	
51-40-600 REPAIR & MAINTENANCE							
239	ALLRED'S ACE HARDWA	02282026	MULT DEPT/DEPARTMENT SUPPLI	02/28/2026	82.40	.00	
993	BLUE STAKES OF UTAH 8	UT202600146	EXCAVATION MARKING SERVICES	02/28/2026	75.07	.00	
5482	MOUNTAINLAND SUPPLY	S107643683.0	WATER/DEPARTMENTAL SUPPLIES	02/18/2026	3,558.27	.00	
5482	MOUNTAINLAND SUPPLY	S107644377.0	WATER/DEPARTMENTAL SUPPLIES	02/18/2026	518.24	.00	
5482	MOUNTAINLAND SUPPLY	S107659905.0	WATER/DEPARTMENTAL SUPPLIES	02/26/2026	3,221.47	.00	
5482	MOUNTAINLAND SUPPLY	S107659905.0	WATER/DEPARTMENTAL SUPPLIES	02/26/2026	1,456.97	.00	
5482	MOUNTAINLAND SUPPLY	S107659905.0	WATER/DEPARTMENTAL SUPPLIES	02/26/2026	4,229.45	.00	
5482	MOUNTAINLAND SUPPLY	S107659905.3	WATER/DEPARTMENTAL SUPPLIES	02/26/2026	199.28	.00	
5482	MOUNTAINLAND SUPPLY	S107659905.3	WATER/DEPARTMENTAL SUPPLIES	02/26/2026	2,125.88	.00	
7750	SPEED-E-CRETE READY	16058	WATER/CONCRETE	03/18/2025	347.00	.00	
51-40-760 TECHNOLOGY							
9040	UTOPIA FIBER	CIV202603-03	INTERNET SERVICE	03/01/2026	400.00	.00	
Total EXPENDITURES:					38,789.18	.00	
WATER CAPITAL PROJECTS							
51-70-974 SCADA							
7510	SKM ENGINEERING, LLC	32404	MULIT DEPT ENGINEERING	02/26/2026	48.75	.00	
51-70-975 PETERSON WELL REHAB							
7510	SKM ENGINEERING, LLC	32404	MULIT DEPT ENGINEERING	02/26/2026	2,584.00	.00	
51-70-983 UTILITY RATE STUDY							
1062	BOWEN, COLLINS & ASS	40085	ENGINEERING EXPENSE	11/30/2025	1,467.50	.00	
1062	BOWEN, COLLINS & ASS	40350	UTILITY RATE STUDY	12/29/2025	2,741.00	.00	
1062	BOWEN, COLLINS & ASS	40670	UTILITY RATE STUDY	01/26/2026	2,034.00	.00	
1062	BOWEN, COLLINS & ASS	40905	UTILITY RATE STUDY	02/23/2026	1,637.00	.00	
51-70-987 800 NORTH AND 680 NORTH							
6760	RB & G ENGINEERING, I	260004	800 N IMPROVEMENTS	03/04/2026	15,842.50	.00	
Total WATER CAPITAL PROJECTS:					26,354.75	.00	
Total WATER FUND:					65,143.93	.00	
SEWER FUND EXPENDITURES							
52-40-250 VEHICLE EXPENSE							
3166	FUELMAN	NP70110705	MULTI DEPT/VEHICLE FUEL EXPEN	03/02/2026	925.11	.00	
52-40-480 DEPARTMENTAL SUPPLIES							
239	ALLRED'S ACE HARDWA	02282026	MULT DEPT/DEPARTMENT SUPPLI	02/28/2026	249.27	.00	
52-40-600 REPAIR & MAINTENANCE							
239	ALLRED'S ACE HARDWA	02282026	MULT DEPT/DEPARTMENT SUPPLI	02/28/2026	137.01	.00	
993	BLUE STAKES OF UTAH 8	UT202600146	EXCAVATION MARKING SERVICES	02/28/2026	75.07	.00	
Total EXPENDITURES:					1,386.46	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
52-70-946 UTILITY RATE STUDY							
1062	BOWEN, COLLINS & ASS	40085	ENGINEERING EXPENSE	11/30/2025	1,467.50	.00	
1062	BOWEN, COLLINS & ASS	40350	UTILITY RATE STUDY	12/29/2025	2,742.00	.00	
1062	BOWEN, COLLINS & ASS	40670	UTILITY RATE STUDY	01/26/2026	2,035.25	.00	
1062	BOWEN, COLLINS & ASS	40905	UTILITY RATE STUDY	02/23/2026	1,638.00	.00	
Total :					7,882.75	.00	
Total SEWER FUND:					9,269.21	.00	
SECONDARY WATER EXPENDITURES							
54-40-250 VEHICLE							
3166	FUELMAN	NP70110705	MULTI DEPT/VEHICLE FUEL EXPEN	03/02/2026	925.10	.00	
54-40-270 POWER EXPENSE							
7062	ROCKY MOUNTAIN POW	02202026	WALKER BOOSTER PUMP	02/20/2026	187.45	.00	
54-40-440 LEASE PAYMENTS							
9451	LB 413071	RS0000350096	SEC WATER/EQUIPMENT RENTAL	02/25/2026	7,500.00	.00	
54-40-480 DEPARTMENTAL SUPPLIES							
239	ALLRED'S ACE HARDWA	02282026	MULT DEPT/DEPARTMENT SUPPLI	02/28/2026	571.16	.00	
54-40-540 WATER SHARE ASSESSMENTS							
8937	UTAH LAKE DISTRIBUTIN	3963-2	SEC WATER/ASSESSMENTS	01/15/2026	650.00	.00	
54-40-600 REPAIR & MAINTENANCE							
239	ALLRED'S ACE HARDWA	02282026	MULT DEPT/DEPARTMENT SUPPLI	02/28/2026	107.16	.00	
993	BLUE STAKES OF UTAH 8	UT202600146	EXCAVATION MARKING SERVICES	02/28/2026	75.07	.00	
Total EXPENDITURES:					10,015.94	.00	
CAPITAL PROJECTS							
54-70-937 Mill Ditch Canal Piping							
7510	SKM ENGINEERING, LLC	32404	MULIT DEPT ENGINEERING	02/26/2026	3,607.28	.00	
54-70-945 SECONDARY METERING							
239	ALLRED'S ACE HARDWA	02282026	MULT DEPT/DEPARTMENT SUPPLI	02/28/2026	181.41	.00	
3970	HORROCKS, LLC.	313000001186	PRESSURIZED IRRIGATION	02/12/2026	418.63	.00	
5482	MOUNTAINLAND SUPPLY	S107657540.0	SEC WATER/METERING	02/25/2026	980.43	.00	
5482	MOUNTAINLAND SUPPLY	S107657674.0	SEC WATER/METERING	02/25/2026	1,209.57	.00	
54-70-975 UTILITY RATE STUDY							
1062	BOWEN, COLLINS & ASS	40085	ENGINEERING EXPENSE	11/30/2025	1,467.50	.00	
1062	BOWEN, COLLINS & ASS	40350	UTILITY RATE STUDY	12/29/2025	2,741.00	.00	
1062	BOWEN, COLLINS & ASS	40670	UTILITY RATE STUDY	01/26/2026	2,034.00	.00	
1062	BOWEN, COLLINS & ASS	40905	UTILITY RATE STUDY	02/23/2026	1,637.00	.00	
Total CAPITAL PROJECTS:					14,276.82	.00	
Total SECONDARY WATER:					24,292.76	.00	
SANITATION FUND EXPENDITURES							
62-40-432 TIPPING FEES							
5715	NORTH POINTE SOLID W	116520-022820	RESIDENTIAL GARBAGE DISPOSAL	02/28/2026	25,886.52	.00	
Total EXPENDITURES:					25,886.52	.00	
Total SANITATION FUND:					25,886.52	.00	
SWIMMING POOL							

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
SWIMMING POOL							
71-73-420 CONTRACTED SERVICES							
8156	TCI SECURITY OF UTAH	41919	POOL/SECURITY MONITORING	02/20/2026	45.00	.00	
Total SWIMMING POOL:					45.00	.00	
Total SWIMMING POOL:					45.00	.00	
COMMUNITY CENTER							
72-34-310 RECREATION FEE REVENUES							
2029	COX, CAROLYN	02282026	REC/CONTRACTED SERVICES	02/28/2026	385.00	.00	
2862	FIETKAU, CHANDLER	02282026	REC/CONTRACTED SERVICES	02/28/2026	329.00	.00	
5632	NEWBRY, JULIA ANN	02282026	REC/CONTRACTED SERVICES	02/28/2026	315.00	.00	
7258	SATTLER, JOSEPH	02282026	REC/CONTRACTED SERVICES	02/28/2026	35.00	.00	
Total :					1,064.00	.00	
72-71-062 COMMUNITY CTR - BLDG MAINT							
1870	CODALE ELECTRIC SUP	S009757290.0	REC/BUILDING MAINTENANCE	02/04/2026	28.85	.00	
8678	UNIFIRST CORPORATIO	0232026	MULTI DEPT/ RUG CLEANING	02/23/2026	314.44	.00	
72-71-410 PROGRAM SUPPLIES & EQUIPMENT							
5412	MORRIS, JOHN D.	03042026	REC/CONTRACTED SERVICES	03/04/2026	323.75	.00	
72-71-412 YOUTH SPORTS							
8219	TEXTILE TEAM OUTLET	9512	REC/UNIFORMS	02/23/2026	1,845.52	.00	
72-71-417 ADAPTIVE							
7034	ROCK THE MIC ENTERTA	20260125-03	REC/BEAT BUS SERVICES	02/02/2026	150.00	.00	
72-71-740 Equipment							
4558	KIRKHAM UPHOLSTERY	3380	REC/EQUIPMENT REPAIR	02/11/2026	80.00	.00	
Total :					2,742.56	.00	
Total COMMUNITY CENTER:					3,806.56	.00	
CULTURAL ARTS							
PROGRAM EXPENDITURES							
73-71-552 PG PLAYERS							
239	ALLRED'S ACE HARDWA	02282026	MULT DEPT/DEPARTMENT SUPPLI	02/28/2026	114.20	.00	
73-71-620 ORCHESTRA							
9165	VOGHT, MARCUS	03132026	PG ORCHESTRA/GUEST CONDUCT	03/05/2026	800.00	.00	
Total PROGRAM EXPENDITURES:					914.20	.00	
Total CULTURAL ARTS:					914.20	.00	
RECREATION							
CARE TAX							
76-76-903 PARKS PROJECTS							
3165	FT CONCRETE, LLC	2272026-1	MANILA BASEBALL FIELDS CONCR	02/27/2026	10,235.00	.00	
Total CARE TAX:					10,235.00	.00	
Total RECREATION:					10,235.00	.00	
Grand Totals:					436,407.75	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
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Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

City Finance Director: _____

Report Criteria:

Invoices with totals above \$0 included.

Only unpaid invoices included.

Report Criteria:

Invoices with totals above \$0 included.
 Only unpaid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
GENERAL FUND							
10-13100 ACCTS REC.- CITY EMPLOYEES							
3080	FRATERNAL ORDER OF	03062026	PD/DUES	03/06/2026	529.00	.00	
7505	SKAGGS COMPANIES, IN	450A3334272	PD/PERSONAL SUPPLIES	03/03/2026	157.10	.00	
7505	SKAGGS COMPANIES, IN	450A3334273	PD/PERSONAL SUPPLIES	03/13/2026	174.00	.00	
7505	SKAGGS COMPANIES, IN	450A3340171	PD/PERSONAL SUPPLIES	03/03/2026	48.60	.00	
7505	SKAGGS COMPANIES, IN	450A3344381	PD/PERSONAL SUPPLIES	03/05/2026	11.94	.00	
10-15820 SDA EXPENSE ACCOUNT							
7062	ROCKY MOUNTAIN POW	03102028	MULTI DEPT/ELECTRICITY EXPENS	03/10/2026	1,321.40	.00	
10-24260 VOLUNTARY INSURANCE PAYABLE							
309	AM. FAMILY LIFE ASSUR	249690	SUSPENSE PREMIUM	03/11/2026	205.90	.00	
9288	WASHINGTON NATIONAL	P2626379	INSURANCE PREMIUM	03/01/2026	309.90	.00	
10-34-280 AMBULANCE FEES							
3350	GOLD CROSS SERVICES	4691	AMBULANCE BILLING SERVICES	02/28/2026	3,259.04	.00	
Total :					6,016.88	.00	
JUDICIAL							
10-42-240 OFFICE EXPENSE							
2122	CULLIGAN BOTTLED WA	465X29417500	JUDICIAL/DRINKING WATER	02/28/2026	34.60	.00	
10-42-280 TELEPHONE EXPENSE							
1480	CENTRACOM INTERACTI	03012026	JUDICIAL/PHONE EXPENSE	03/01/2026	117.31	.00	
Total JUDICIAL:					151.91	.00	
NON-DEPARTMENTAL							
10-43-220 PRINTING AND PUBLICATION							
3151	FREEDOM MAILING SER	52465	NEWSLETTERS	03/06/2026	77.51	.00	
8730	UPPER CASE PRINTING,	4169	NEWLETTER PRINTING	03/10/2026	1,199.22	.00	
10-43-310 LEGAL SERVICES							
2745	ESPLIN WEIGHT, PLLC	24592	LEGAL SERVICES	03/16/2026	149.50	.00	
10-43-385 SPECIAL EVENTS							
5042	MAGLEBY'S CATERING	E15549	RETAINER DEPOSIT FOR 4-13-2026	03/17/2026	500.00	.00	
10-43-610 MISCELLANEOUS EXPENSE							
3151	FREEDOM MAILING SER	52465	EXTRA INSERTS	03/06/2026	68.90	.00	
8730	UPPER CASE PRINTING,	4169	MENU PRINTING EXPENSE	03/10/2026	286.77	.00	
10-43-760 TECHNOLOGY							
1480	CENTRACOM INTERACTI	03012026	INTERNET SERVICE	03/01/2026	755.00	.00	
8856	UTAH COUNTY AUDITOR	65482	EVERBRIDGE SOFTWARE	03/13/2026	6,781.15	.00	
10-43-770 Public Safety Trust Fund							
2890	FIRST WATCH WELLNES	1000-02-26	COUNSELING SERVICES	03/09/2026	178.00	.00	
Total NON-DEPARTMENTAL:					9,996.05	.00	
ADMINISTRATIVE SERVICES							
10-46-240 OFFICE EXPENSE							
1760	CINTAS CORP	5322784308	ADM/FIRST AID SUPPLIES	03/10/2026	70.24	.00	
5729	ODP BUSINESS SOLUTIO	459558191001	ADM/OFFICE SUPPLIES	03/06/2026	95.12	.00	
5729	ODP BUSINESS SOLUTIO	461940583001	ADM/OFFICE SUPPLIES	03/16/2026	72.16	.00	
10-46-280 TELEPHONE EXPENSE							
1480	CENTRACOM INTERACTI	03012026	CITY HALL/PHONE EXPENSE	03/01/2026	418.68	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
10-46-610 MISCELLANEOUS EXPENSE							
5033	MACEYS	407546	ADM/MEETING EXPENSE	03/17/2026	14.57	.00	
5033	MACEYS	407547	ADM/MEETING EXPENSE	03/17/2026	26.65	.00	
10-46-930 COMMUNITIES THAT CARE GRANT							
7275	SCREENPLAY SERVICES	1328-2	CTC/SHIRT PRINTING	02/25/2026	672.76	.00	
Total ADMINISTRATIVE SERVICES:					1,370.18	.00	
FACILITIES							
10-47-480 DEPARTMENTAL SUPPLIES							
970	BJ PLUMBING SUPPLY	001091071	BUILDING MAINTENANCE	03/09/2026	8.00	.00	
1113	BRADY INDUSTRIES OF	11358112	BUILDING MAINTENANCE	02/27/2026	138.44	.00	
1113	BRADY INDUSTRIES OF	11391816	BUILDING MAINTENANCE	03/06/2026	3,051.36	.00	
10-47-510 CITY HALL - HEATING EXPENSE							
2716	ENBRIDGE GAS UT WY I	03122026	MULTI DEPT/HEATING EXPENSE	03/12/2026	130.87	.00	
10-47-520 CITY HALL - POWER EXPENSE							
7062	ROCKY MOUNTAIN POW	03102028	MULTI DEPT/ELECTRICITY EXPENS	03/10/2026	1,946.25	.00	
10-47-550 PARKS - LIGHTS							
7062	ROCKY MOUNTAIN POW	03102028	MULTI DEPT/ELECTRICITY EXPENS	03/10/2026	627.09	.00	
10-47-560 PARKS - BUILDING MAINTENANCE							
1028	BORDER STATES INDUS	932058399	BUILDING MAINTENANCE	03/05/2026	188.70	.00	
1870	CODALE ELECTRIC SUP	S009827520.0	BUILDING MAINTENANCE	03/10/2026	195.00	.00	
10-47-580 OLD BELL SCHOOL - HEATING							
2716	ENBRIDGE GAS UT WY I	03122026	MULTI DEPT/HEATING EXPENSE	03/12/2026	194.23	.00	
10-47-600 POLICE - HEATING							
2716	ENBRIDGE GAS UT WY I	03122026	MULTI DEPT/HEATING EXPENSE	03/12/2026	124.65	.00	
10-47-640 FIRE/AMBULANCE - HEATING							
2716	ENBRIDGE GAS UT WY I	03122026	MULTI DEPT/HEATING EXPENSE	03/12/2026	983.17	.00	
10-47-650 FIRE/AMBULANCE - POWER							
7062	ROCKY MOUNTAIN POW	03102028	MULTI DEPT/ELECTRICITY EXPENS	03/10/2026	1,906.35	.00	
10-47-660 FIRE/AMBULANCE - BLDG MAINT							
1113	BRADY INDUSTRIES OF	11348160	BUILDING MAINTENANCE	02/26/2026	110.59	.00	
10-47-680 CEMETERY BLDG - HEATING							
2716	ENBRIDGE GAS UT WY I	03122026	MULTI DEPT/HEATING EXPENSE	03/12/2026	369.19	.00	
10-47-690 CEMETERY BLDG - POWER							
7062	ROCKY MOUNTAIN POW	03102028	MULTI DEPT/ELECTRICITY EXPENS	03/10/2026	28.79	.00	
10-47-710 LIBRARY/SENIOR - HEATING							
2716	ENBRIDGE GAS UT WY I	03122026	MULTI DEPT/HEATING EXPENSE	03/12/2026	396.81	.00	
10-47-720 LIBRARY/SENIOR - POWER							
7062	ROCKY MOUNTAIN POW	03102028	MULTI DEPT/ELECTRICITY EXPENS	03/10/2026	730.62	.00	
10-47-730 LIBRARY/SENIOR - BLDG MAINT							
4322	JASPER BENSON RESTO	220	LIB/RECONSTRUCTION	03/05/2026	3,887.49	.00	
10-47-750 PUMP HOUSE - HEATING							
2716	ENBRIDGE GAS UT WY I	03122026	MULTI DEPT/HEATING EXPENSE	03/12/2026	150.23	.00	
2716	ENBRIDGE GAS UT WY I	03122026	MULTI DEPT/HEATING EXPENSE	03/12/2026	41.05	.00	
10-47-760 PUBLIC WORKS - HEATING							
2716	ENBRIDGE GAS UT WY I	03122026	MULTI DEPT/HEATING EXPENSE	03/12/2026	1,591.35	.00	
2716	ENBRIDGE GAS UT WY I	03122026	MULTI DEPT/HEATING EXPENSE	03/12/2026	20.71	.00	
10-47-770 PUBLIC WORKS - POWER							
7062	ROCKY MOUNTAIN POW	03102028	MULTI DEPT/ELECTRICITY EXPENS	03/10/2026	1,001.88	.00	
10-47-790 RENTAL PROPERTY EXPENSES							
2716	ENBRIDGE GAS UT WY I	03122026	MULTI DEPT/HEATING EXPENSE	03/12/2026	107.97	.00	
7062	ROCKY MOUNTAIN POW	03102028	MULTI DEPT/ELECTRICITY EXPENS	03/10/2026	194.72	.00	
10-47-800 GENERAL MAINTENANCE EXPENSES							
1870	CODALE ELECTRIC SUP	S009817443.0	BUILDING MAINTENANCE	03/04/2025	369.53	.00	
10-47-810 SR CENTER - HEATING							
2716	ENBRIDGE GAS UT WY I	03122026	MULTI DEPT/HEATING EXPENSE	03/12/2026	140.71	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
10-47-820 SR CENTER - POWER							
7062	ROCKY MOUNTAIN POW	03102028	MULTI DEPT/ELECTRICITY EXPENS	03/10/2026	335.96	.00	
10-47-845 LIONS CENTER HEATING							
2716	ENBRIDGE GAS UT WY I	03122026	MULTI DEPT/HEATING EXPENSE	03/12/2026	255.86	.00	
10-47-910 ARTS - POWER							
7062	ROCKY MOUNTAIN POW	03102028	MULTI DEPT/ELECTRICITY EXPENS	03/10/2026	168.17	.00	
10-47-920 HISTORIC LIBRARY-HEATING							
2716	ENBRIDGE GAS UT WY I	03122026	MULTI DEPT/HEATING EXPENSE	03/12/2026	123.46	.00	
10-47-930 HISTORIC LIBRARY - POWER							
7062	ROCKY MOUNTAIN POW	03102028	MULTI DEPT/ELECTRICITY EXPENS	03/10/2026	31.30	.00	
Total FACILITIES:					19,550.50	.00	
ENGINEERING							
10-51-285 CELLULAR SERVICES							
9131	VERIZON WIRELESS	6136845143	MULTI DEPT/CELL PHONE EXEPNS	02/23/2026	78.32	.00	
10-51-332 PROFESSIONAL SERVICES							
3970	HORROCKS, LLC.	313000001067	GENERAL ENGINEERING	03/13/2026	13,565.84	.00	
3970	HORROCKS, LLC.	313000002670	GENERAL ENGINEERING	03/05/2026	12,922.31	.00	
6760	RB & G ENGINEERING, I	268006	AUTUMN THYME SUBDIVISION	03/03/2026	3,564.00	.00	
10-51-745 SIGNALS & FLASHERS							
7062	ROCKY MOUNTAIN POW	03102028	MULTI DEPT/ELECTRICITY EXPENS	03/10/2026	144.24	.00	
Total ENGINEERING:					30,274.71	.00	
COMMUNITY DEVELOPMENT							
10-52-230 TRAVEL & TRAINING							
5093	MAXIMUN IMPACT COUN	2	COM DEV/TRAINING	03/11/2026	360.00	.00	
10-52-250 VEHICLE EXPENSE							
3468	GREASE MONKEY #790	327807	COM DEV/VEHICLE EXPENSE	03/02/2026	98.09	.00	
10-52-280 TELEPHONE EXPENSE							
1480	CENTRACOM INTERACTI	03012026	COM DEV/PHONE EXPENSE	03/01/2026	223.76	.00	
Total COMMUNITY DEVELOPMENT:					681.85	.00	
POLICE DEPARTMENT							
10-54-240 OFFICE EXPENSE							
2122	CULLIGAN BOTTLED WA	465X29396605	PD/BOTTLED WATER	02/28/2026	27.95	.00	
5033	MACEYS	407544	PD/SODA	03/03/2026	51.93	.00	
10-54-250 VEHICLE EXPENSE							
3468	GREASE MONKEY #790	328153	PD/VEHICLE MAINTENANCE	03/10/2026	120.58	.00	
3468	GREASE MONKEY #790	328188	PD/VEHICLE MAINTENANCE	03/10/2026	125.08	.00	
3468	GREASE MONKEY #790	328241	PD/VEHICLE MAINTENANCE	03/12/2026	147.57	.00	
3468	GREASE MONKEY #790	328429	PD/VEHICLE MAINTENANCE	03/16/2026	98.09	.00	
10-54-280 TELEPHONE EXPENSE							
1480	CENTRACOM INTERACTI	03012026	PD/PHONE EXPENSE	03/01/2026	752.98	.00	
1518	CENTURY LINK	02282026	PD/ALARM PHONE LINE	02/28/2026	99.34	.00	
1518	CENTURY LINK	02282026	PD/ALARM PHONE LINE	02/28/2026	99.34	.00	
10-54-440 K9 SUPPLIES							
8394	TIMPANOGOS ANIMAL H	913879071	PD/CANINE EXAM	03/09/2026	295.44	.00	
10-54-480 DEPARTMENTAL SUPPLIES							
75	ABCO GLASS	9405	PD/LIONS CENTER REPLACE INSU	03/05/2026	380.02	.00	
1518	CENTURY LINK	02282026	PD/ELEVATOR PHONE LINE	02/28/2026	82.19	.00	
10-54-740 EQUIPMENT							
7505	SKAGGS COMPANIES, IN	450A3343031	PD/UNIFORM EXPENSE	03/04/2026	333.65	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total POLICE DEPARTMENT:					2,614.16	.00	
FIRE DEPARTMENT							
10-55-280 TELEPHONE EXPENSE							
1480	CENTRACOM INTERACTI	03012026	FIRE/PHONE EXPENSE	03/01/2026	207.25	.00	
9131	VERIZON WIRELESS	6137474597	FIRE/CRADLE POINT SERVICE	03/01/2026	120.14	.00	
10-55-480 DEPARTMENTAL SUPPLIES							
1060	BOUNDTREE MEDICAL, L	86128863	FIRE/DEPARTMENTAL SUPPLIES	03/10/2026	1,013.13	.00	
1060	BOUNDTREE MEDICAL, L	86130486	FIRE/DEPARTMENTAL SUPPLIES	03/11/2026	518.51	.00	
1060	BOUNDTREE MEDICAL, L	86135076	FIRE/DEPARTMENTAL SUPPLIES	03/16/2026	563.48	.00	
1060	BOUNDTREE MEDICAL, L	86135077	FIRE/DEPARTMENTAL SUPPLIES	03/16/2026	20.40	.00	
2123	CULLIGAN WATER COND	465X29388800	FIRE/WATER CONDITIONING	02/28/2026	153.50	.00	
3841	HENRY SCHEIN INC.	25811044CR	FIRE/CREDIT FOR PAYMENT OF CR	02/10/2025	579.90	.00	
3841	HENRY SCHEIN INC.	49704163	FIRE/DEPARTMENTAL SUPPLIE	11/17/2025	104.86	.00	
3841	HENRY SCHEIN INC.	52042622	FIRE/DEPARTMENTAL SUPPLIE	01/13/2026	43.50	.00	
3841	HENRY SCHEIN INC.	54269147	FIRE/DEPARTMENTAL SUPPLIE	03/10/2026	299.69	.00	
3841	HENRY SCHEIN INC.	54410165	FIRE/DEPARTMENTAL SUPPLIE	03/11/2026	153.78	.00	
9831	ZOLL MEDICAL CORPOR	4450147	FIRE/EQUIPMENT	03/12/2026	204.18	.00	
9831	ZOLL MEDICAL CORPOR	4450148	FIRE/EQUIPMENT	03/12/2026	214.20	.00	
10-55-740 EQUIPMENT							
675	AUTO ZONE STORES, IN	06231842235	FIRE/VEHICLE MAINTENANCE	03/18/2026	122.71	.00	
10-55-741 WILDLAND							
4674	LARRY H MILLER SUPER	750997	FIRE/VEHICLE REPAIR	03/17/2026	1,463.38	.00	
Total FIRE DEPARTMENT:					4,622.81	.00	
STREETS							
10-60-250 VEHICLE EXPENSE							
974	BISCO	1713438	STR/DEPARTMENTAL SUPPLIES	03/11/2026	2,553.25	.00	
10-60-275 STREET LIGHT POWER							
7062	ROCKY MOUNTAIN POW	03032026	STR/STREET LIGHTS	03/03/2026	157.36	.00	
7062	ROCKY MOUNTAIN POW	03102028	MULTI DEPT/ELECTRICITY EXPENS	03/10/2026	3,097.77	.00	
10-60-277 Street Light Installation Dev							
972	BLACK & McDONALD	76-1910295	STREETS/LIGHT INSTALLATION	02/26/2026	22,224.25	.00	
972	BLACK & McDONALD	76-1913243	STREETS/LIGHT INSTALLATION	02/28/2026	11,865.89	.00	
10-60-278 STREET LIGHT MAINTENANCE							
972	BLACK & McDONALD	76-1910865	STREET LIGHT MAINTENANCE	02/26/2026	6,215.15	.00	
10-60-280 TELEPHONE EXPENSE							
1480	CENTRACOM INTERACTI	03022026	PUBLIC WORKS/PHONE EXPENSE	03/01/2026	89.00	.00	
10-60-285 CELLULAR SERVICES							
9131	VERIZON WIRELESS	6136845143	MULTI DEPT/CELL PHONE EXEPNS	02/23/2026	274.12	.00	
10-60-480 DEPARTMENTAL SUPPLIES							
1760	CINTAS CORP	5322784306	PUBLIC WORKS/FIRST AID SUPPLI	03/10/2026	23.94	.00	
1760	CINTAS CORP	9357591896	PUBLIC WORKS/EYEWASH SERVIC	01/31/2026	49.18	.00	
4019	HUMPHRIES, INC.	2166673	STR/OXYGEN & ACETYLENE	03/12/2026	122.64	.00	
Total STREETS:					46,672.55	.00	
LIBRARY							
10-65-240 OFFICE EXPENSE							
308	AMAZON CAPITAL SERVI	16VT-LRQF-JJ	LIB/OFFICE SUPPLIES	03/01/2026	31.57	.00	
308	AMAZON CAPITAL SERVI	1QT1-XFP9-Q	LIB/BOOKS	03/01/2026	406.92	.00	
2122	CULLIGAN BOTTLED WA	465X29459205	LIB/BOTTLED WATER	02/28/2026	51.75	.00	
5729	ODP BUSINESS SOLUTIO	459295655001	LIB/OFFICE SUPPLIES	02/27/2026	40.67	.00	
8158	TECH LOGIC CORPORAT	21004483	LIB/LICENSE RENEWAL	03/03/2026	255.94	.00	
8158	TECH LOGIC CORPORAT	21004561	LIB/THERMAL PAPER	03/10/2026	168.64	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
10-65-280 TELEPHONE EXPENSE							
1480	CENTRACOM INTERACTI	03012026	LIB/PHONE EXPENSE	03/01/2026	267.99	.00	
1518	CENTURY LINK	02282026	LIB/ELEVATOR LINE	02/28/2026	105.44	.00	
10-65-480 BOOKS							
308	AMAZON CAPITAL SERVI	13T3-NYNZ-N	LIB/BOOKS	03/01/2026	885.28	.00	
308	AMAZON CAPITAL SERVI	16JJ-DJNR-KD	LIB/BOOKS	03/01/2026	15.99	.00	
308	AMAZON CAPITAL SERVI	196V-MF47-TT	LIB/BOOKS	03/01/2026	67.26	.00	
308	AMAZON CAPITAL SERVI	1DYM-49LX-R	LIB/BOOKS	03/01/2026	40.99-	.00	
308	AMAZON CAPITAL SERVI	1DYM-49LX-W	LIB/BOOKS	03/01/2026	14.59	.00	
308	AMAZON CAPITAL SERVI	1FKL-FFJY-VB	LIB/BOOKS	03/01/2026	13.99-	.00	
308	AMAZON CAPITAL SERVI	1FR4-3XWN-N	LIB/BOOKS	03/01/2026	23.99	.00	
308	AMAZON CAPITAL SERVI	1J3R-1Y74-W	LIB/BOOKS	03/01/2026	44.43	.00	
308	AMAZON CAPITAL SERVI	1LQR-1YKQ-X	LIB/BOOKS	03/01/2026	12.95	.00	
308	AMAZON CAPITAL SERVI	1NRD-C7DM-Q	LIB/BOOKS	03/01/2026	21.99	.00	
308	AMAZON CAPITAL SERVI	1NRD-C7DM-	LIB/BOOKS	03/01/2026	98.42	.00	
308	AMAZON CAPITAL SERVI	1XHX-MFYP-1	LIB/BOOKS	03/01/2026	10.32	.00	
308	AMAZON CAPITAL SERVI	1YRV-C6PL-R	LIB/BOOKS	03/01/2026	61.56	.00	
4159	INGRAM LIBRARY SERVI	84778936	LIB/BOOKS	02/25/2026	404.47	.00	
4159	INGRAM LIBRARY SERVI	94432201	LIB/BOOKS	02/11/2026	600.50	.00	
4159	INGRAM LIBRARY SERVI	94535029	LIB/BOOKS	02/16/2026	204.58	.00	
4159	INGRAM LIBRARY SERVI	94626357	LIB/BOOKS	02/19/2026	30.43	.00	
4159	INGRAM LIBRARY SERVI	94630303	LIB/BOOKS	02/19/2026	279.26	.00	
4159	INGRAM LIBRARY SERVI	94712396	LIB/BOOKS	02/23/2026	656.91	.00	
4801	LIBRARIA	274854	LIB/BOOKS	02/20/2026	273.97	.00	
4801	LIBRARIA	275147	LIB/BOOKS	02/25/2026	30.60	.00	
10-65-485 AUDIO/VISUAL MATERIALS							
308	AMAZON CAPITAL SERVI	13D1-MP37-R	LIB/AUDIO BOOKS	03/01/2026	78.09	.00	
308	AMAZON CAPITAL SERVI	196V-MF47-NT	LIB/AUDIO SUPPLIES	03/01/2026	364.84	.00	
308	AMAZON CAPITAL SERVI	1KDG-TXGX-P	LIB/AUDIO BOOKS	03/01/2026	86.13	.00	
308	AMAZON CAPITAL SERVI	1VYX-31MR-J	LIB/AUDIO BOOKS	03/01/2026	9.49	.00	
6270	PLAYAWAY PRODUCTS L	528133	LIB/AUDIO MATERIALS	03/16/2026	280.44	.00	
6270	PLAYAWAY PRODUCTS L	528205	LIB/AUDIO MATERIALS	03/16/2026	166.24	.00	
10-65-640 PROCESSING							
308	AMAZON CAPITAL SERVI	1LQR-1YQR-1	LIB/ASSORTED SUPPLIES	03/01/2026	97.61	.00	
2395	DEMCO, INC.	7776223	LIB/DEPARTMENTAL SUPPLIES	03/10/2026	49.80	.00	
Total LIBRARY:					6,144.08	.00	
SR. CITIZEN CTR & AUDITORIUM							
10-67-240 OFFICE EXPENSE							
1760	CINTAS CORP	5322784310	SC/FIRST AID SUPPLIES	03/10/2026	93.04	.00	
10-67-280 TELEPHONE EXPENSE							
1480	CENTRACOM INTERACTI	03012026	SC/PHONE EXPENSE	03/01/2026	74.79	.00	
Total SR. CITIZEN CTR & AUDITORIUM:					167.83	.00	
PARKS							
10-70-250 VEHICLE EXPENSE							
3468	GREASE MONKEY #790	327282	PARKS/VEHICLE MAINTENANCE	02/17/2026	98.09	.00	
10-70-280 TELEPHONE							
1480	CENTRACOM INTERACTI	03012026	CEM/PHONE EXPENSE	03/01/2026	53.54	.00	
10-70-320 SPRINKLER & LANDSCAPE							
81	ACE INTERMOUNTAIN R	47671	PARKS/WASTE REMOVAL	02/28/2026	67.85	.00	
8375	THRIVE NURSERY	58391	PARKS/COBBLE ROCK	03/04/2026	160.00	.00	
10-70-330 PLAYGROUND SUPPLIES							
6450	PREVENTIVE PEST CON	579266	PARK/PEST CONTROL-MAHOGANY	02/19/2026	90.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
10-70-480 DEPARTMENTAL SUPPLIES							
3470	GREAT BASIN TURF PRO	480349	PARKS/DEPARTMENTAL SUPPLIES	02/19/2026	111.84	.00	
10-70-482 TREE MAINTENANCE							
4282	IVANS CRAN INC.	C19722	PARKS/RODEO GROUND TREE RE	03/03/2026	6,880.00	.00	
7259	SavATREE LLC	001615440	PARKS/TREE REMOVAL	03/10/2026	18,240.00	.00	
7259	SavATREE LLC	001615457	PARKS/TREE REMOVAL	03/10/2026	1,500.00	.00	
10-70-670 SAFETY EQUIP. & SUPPLIES							
1368	C-A-L RANCH STORES	16391/8	PARKS/CLOTHING	03/12/2026	149.99	.00	
1760	CINTAS CORP	5298467005	PARKS/FIRST AID SUPPLIES	10/20/2025	191.44	.00	
Total PARKS:					27,542.75	.00	
RECREATION							
10-71-270 POWER EXPENSE							
7062	ROCKY MOUNTAIN POW	03102028	MULTI DEPT/ELECTRICITY EXPENS	03/10/2026	655.94	.00	
10-71-280 TELEPHONE EXPENSE							
1480	CENTRACOM INTERACTI	03012026	REC/PHONE EXPENSE	03/01/2026	299.79	.00	
1518	CENTURY LINK	02282026	REC/MONITORING & ALARM LINES	02/28/2026	328.76	.00	
10-71-410 PROGRAM SUPPLIES & EQUIPMENT							
490	ANKORED INC.	3070	REC/76 USERS	01/31/2026	2,128.00	.00	
4740	LES MILLS UNITED STAT	SIV0621740	REC/ESSENTIAL LIVE PROGRAMS	03/02/2026	1,028.00	.00	
10-71-420 CONTRACTED SERVICES							
19	603 ALARMS	1922	BUILDING MONITORING	03/01/2026	33.00	.00	
19	603 ALARMS	1923	BUILDING MONITORING	03/01/2026	38.00	.00	
Total RECREATION:					4,511.49	.00	
CUSTODIAL SERVICES							
10-74-420 CONTRACTED SERVICES							
4316	JANI-KING OF SALT LAKE	SLC03260205	CLEANING SERVICES	03/01/2026	2,821.50	.00	
Total CUSTODIAL SERVICES:					2,821.50	.00	
Total GENERAL FUND:					163,139.25	.00	
STORM DRAIN IMPACT FEE							
STORM DRAIN PROJECTS							
15-70-410 ST DR IMPACT FEE STUDY							
3970	HORROCKS, LLC.	313000002669	UTILITY MASTER PLANS	03/05/2026	9,966.24	.00	
Total STORM DRAIN PROJECTS:					9,966.24	.00	
Total STORM DRAIN IMPACT FEE:					9,966.24	.00	
CLASS C ROAD FUND							
EXPENDITURES							
20-40-480 DEPARTMENTAL SUPPLIES							
1420	CART AWAY CONCRETE,	39545	CLASS C ROADS/CONCRETE	03/12/2026	343.00	.00	
4542	KILGORE COMPANIES LL	1610780	CLASS C ROADS/STREET PATCHIN	02/26/2026	342.39	.00	
5870	OUT BACK GRAPHICS LL	24884	CLASS C ROADS/ASSORTED SIGN	03/04/2026	763.00	.00	
7169	SAFETY SUPPLY & SIGN	197323	CLASS C ROADS/DEPARTMENTAL	03/11/2026	6,549.84	.00	
20-40-816 SIDEWALK CURB & GUTTER							
1420	CART AWAY CONCRETE,	39505	CLASS C ROADS/CONCRETE	02/24/2026	415.00	.00	
20-40-821 SALT							
7358	SEARLE TRUCKING, LLC	022826-2	STREET/ROAD SALT	02/28/2026	4,172.22	.00	
20-40-826 TREE TRIMMING							
6965	RIVENDELL TREE EXPER	13631-I	CLASS C ROADS/TREE TRIMMING	03/04/2026	18,650.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total EXPENDITURES:					31,235.45	.00	
Total CLASS C ROAD FUND:					31,235.45	.00	
CEMETERY							
22-70-250 VEHICLE							
3468	GREASE MONKEY #790	328164	CEM/VEHICLE EXPENSE	03/10/2026	63.89	.00	
Total :					63.89	.00	
Total CEMETERY:					63.89	.00	
GEN PURPOSE BOND RETIRE FUND							
BONDS - GENERAL							
32-80-570 Payment to Bond Escrow Agent							
8741	US BANK	8087353	UT GEN OBLIGATION BONDS 2017/	02/25/2026	500.00	.00	
Total BONDS - GENERAL:					500.00	.00	
Total GEN PURPOSE BOND RETIRE FUND:					500.00	.00	
LOCAL BLDG AUTH OF P.G. FUND							
EXPENDITURES							
42-40-490 THE RUTH (HCT) PROJECT							
3613	HALE CENTER FOUNDAT	031826	HALE CENTER/THEATER EQUIPME	03/18/2026	287,797.92	.00	
Total EXPENDITURES:					287,797.92	.00	
Total LOCAL BLDG AUTH OF P.G. FUND:					287,797.92	.00	
STORM DRAIN UTILITY FUND							
GENERAL GOVERNMENT							
48-41-250 VEHICLE EXPENSE							
5833	O'REILLY AUTOMOTIVE I	3623-224815	STRM DRN/DEPARTMENTAL SUPPL	03/11/2026	11.97	.00	
48-41-280 TELEPHONE EXPENSE							
1480	CENTRACOM INTERACTI	03022026	PUBLIC WORKS/PHONE EXPENSE	03/01/2026	37.89	.00	
48-41-285 CELLULAR SERVICES							
9131	VERIZON WIRELESS	6136845143	MULTI DEPT/CELL PHONE EXEPNS	02/23/2026	352.44	.00	
48-41-330 ENGINEERING SERVICES							
3970	HORROCKS, LLC.	313000002671	MULTI DEPT ENGINEERING	03/05/2026	471.44	.00	
48-41-370 DUMP FEE							
81	ACE INTERMOUNTAIN R	47671	STRM DRN/WASTE REMOVAL	02/28/2026	107.55	.00	
48-41-480 DEPARTMENTAL SUPPLIES							
3974	HOSE & RUBBER SUPPL	02171852	STORM DRAIN/DEPARTMENTAL SU	03/02/2026	255.61	.00	
48-41-600 REPAIR & MAINTENANCE							
4727	LEGACY EQUIPMENT CO	00123414	STRM DRN/DEPARTMENTAL SUPPL	03/09/2026	8,170.23	.00	
48-41-610 MISCELLANEOUS EXPENSE							
3151	FREEDOM MAILING SER	52465	UTILITY BILL MAILING	03/06/2026	661.90	.00	
3571	GURR'S COPYTEC	N76004	DUMP PASSES 2026	03/12/2025	7.35	.00	
7062	ROCKY MOUNTAIN POW	03102028	MULTI DEPT/ELECTRICITY EXPENS	03/10/2026	32.58	.00	
Total GENERAL GOVERNMENT:					10,108.96	.00	
Total STORM DRAIN UTILITY FUND:					10,108.96	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
CAPITAL PROJECTS FUND							
49-60-920 COOK FAMILY PARK							
3970	HORROCKS, LLC.	313000002664	PIPE PLANT STREET AND SITE	03/05/2026	2,337.30	.00	
7062	ROCKY MOUNTAIN POW	03102028	MULTI DEPT/ELECTRICITY EXPENS	03/10/2026	3,078.31-	.00	
Total :					741.01-	.00	
Total CAPITAL PROJECTS FUND:					741.01-	.00	
WATER FUND							
EXPENDITURES							
51-40-240 OFFICE EXPENSE							
3151	FREEDOM MAILING SER	52465	UTILITY BILL MAILING	03/06/2026	1,323.78	.00	
3571	GURR'S COPYTEC	N76004	DUMP PASSES 2026	03/12/2025	14.70	.00	
51-40-250 VEHICLE EXPENSE							
675	AUTO ZONE STORES, IN	06231823733	WATER/VEHICLE MAINTENANCE	02/17/2026	288.66	.00	
675	AUTO ZONE STORES, IN	06231825091	WATER/VEHICLE MAINTENANCE	02/19/2026	5.69	.00	
51-40-280 TELEPHONE EXPENSE							
1480	CENTRACOM INTERACTI	03022026	PUBLIC WORKS/PHONE EXPENSE	03/01/2026	37.89	.00	
51-40-285 CELLULAR SERVICES							
9131	VERIZON WIRELESS	6136845143	MULTI DEPT/CELL PHONE EXEPNS	02/23/2026	234.96	.00	
9131	VERIZON WIRELESS	6137441756	WATER/CELL PHONE EXPENSE	03/01/2026	92.14	.00	
51-40-300 PPE SAFETY & UNIFORM							
1760	CINTAS CORP	5322784306	PUBLIC WORKS/FIRST AID SUPPLI	03/10/2026	23.94	.00	
1760	CINTAS CORP	9357591896	PUBLIC WORKS/EYEWASH SERVIC	01/31/2026	49.18	.00	
51-40-330 ENGINEERING							
3970	HORROCKS, LLC.	313000002671	MULTI DEPT ENGINEERING	03/05/2026	492.16	.00	
3970	HORROCKS, LLC.	313000002671	MULTI DEPT ENGINEERING	03/05/2026	3,445.12	.00	
51-40-340 TESTING & ANALYSIS							
1590	CHEMTECH-FORD, LLC	25J2391	WATER/ANALYSIS	01/28/2026	455.00	.00	
6938	RICHARDS LABORATORI	118218	WATER TESTING	03/10/2026	832.00	.00	
51-40-470 METER PURCHASES - NEW							
4040	HYDRO SPECIALTIES CO	30584	WATER/BADGER METERS	02/20/2026	38,734.08	.00	
51-40-480 DEPARTMENTAL SUPPLIES							
2178	CUTLERS, INC.	744311	WATER/CUT OFF SAW	03/10/2026	153.29	.00	
5482	MOUNTAINLAND SUPPLY	S107684955.0	WATER/DEPARTMENTAL SUPPLIES	03/09/2026	535.03	.00	
51-40-550 BOND AGENT FEES							
8741	US BANK	8086040	WATER REVENUE BONDS 2019/AD	02/25/2026	1,750.00	.00	
8741	US BANK	8086921	WATER REVENUE BONDS 2020/AD	02/25/2026	1,750.00	.00	
8741	US BANK	8088143	WATER REVENUE REFUNDING BO	02/25/2026	1,750.00	.00	
51-40-600 REPAIR & MAINTENANCE							
970	BJ PLUMBING SUPPLY	001091287	WATER/DEPARTMENTAL SUPPLIES	03/12/2026	23.18	.00	
970	BJ PLUMBING SUPPLY	001091336	WATER/DEPARTMENTAL SUPPLIES	03/12/2026	23.18	.00	
1420	CART AWAY CONCRETE,	39520	WATER/CONCRETE	03/02/2026	265.00	.00	
2192	D AND L SUPPLY CO., IN	0000192106	WATER/DEPARTMENTAL SUPPLIES	03/10/2026	2,210.00	.00	
5482	MOUNTAINLAND SUPPLY	S107670367.0	WATER/DEPARTMENTAL SUPPLIES	03/03/2026	4,229.45-	.00	
5482	MOUNTAINLAND SUPPLY	S107676444.0	WATER/DEPARTMENTAL SUPPLIES	03/05/2026	3,774.62	.00	
5482	MOUNTAINLAND SUPPLY	S107684131.0	WATER/DEPARTMENTAL SUPPLIES	03/09/2026	1,239.99	.00	
7726	SOUTH VALLEY WATER L	1745	WATER/LEAK DETECTION	03/02/2026	250.00	.00	
51-40-740 EQUIPMENT							
5482	MOUNTAINLAND SUPPLY	S107668987.0	WATER/DEPARTMENTAL SUPPLIES	03/02/2026	3,299.00	.00	
Total EXPENDITURES:					58,823.14	.00	

WATER CAPITAL PROJECTS

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
51-70-960 GATEWAY WELL							
3970	HORROCKS, LLC.	313000002814	PG BLVD WELL PROJECT	03/09/2026	1,617.32	.00	
51-70-975 PETERSON WELL REHAB							
688	B AND D PUMP & ELECT	503	WATER/WELL MAINTENANCE	02/05/2026	285.00	.00	
3627	HANSEN, ALLEN & LUCE,	57100	WATER/CHLORINATION FACILITY	03/09/2026	4,213.75	.00	
Total WATER CAPITAL PROJECTS:					6,116.07	.00	
Total WATER FUND:					64,939.21	.00	
SEWER FUND							
52-21320 ACCTS PAYABLE-TIMP SERV DIST.							
8422	TIMP. SPECIAL SERVICE	02282026	WASTEWATER TREATMENT	02/28/2026	53,932.83	.00	
Total :					53,932.83	.00	
EXPENDITURES							
52-40-240 OFFICE EXPENSE							
3151	FREEDOM MAILING SER	52465	UTILITY BILL MAILING	03/06/2026	1,323.78	.00	
3571	GURR'S COPYTEC	N76004	DUMP PASSES 2026	03/12/2025	14.70	.00	
52-40-280 TELEPHONE EXPENSE							
1480	CENTRACOM INTERACTI	03022026	PUBLIC WORKS/PHONE EXPENSE	03/01/2026	37.89	.00	
52-40-285 CELLULAR SERVICES							
9131	VERIZON WIRELESS	6136845143	MULTI DEPT/CELL PHONE EXEPNS	02/23/2026	234.96	.00	
52-40-300 PPE SAFETY & UNIFORM							
1760	CINTAS CORP	5322784306	PUBLIC WORKS/FIRST AID SUPPLI	03/10/2026	23.94	.00	
1760	CINTAS CORP	9357591896	PUBLIC WORKS/EYEWASH SERVIC	01/31/2026	49.17	.00	
3424	GRAINGER, W.W. INC.	9835198236	SEWER/DEPARTMENTAL SUPPLIES	03/09/2026	1,649.92	.00	
3424	GRAINGER, W.W. INC.	9837186510	SEWER/DEPARTMENTAL SUPPLIES	03/11/2026	488.84	.00	
52-40-330 ENGINEERING SERVICES							
3970	HORROCKS, LLC.	313000002671	MULTI DEPT ENGINEERING	03/05/2026	492.16	.00	
52-40-350 CHARGES FOR TREATMENT							
8422	TIMP. SPECIAL SERVICE	02272026	WASTEWATER TREATMENT	02/28/2026	389,526.52	.00	
52-40-480 DEPARTMENTAL SUPPLIES							
3950	HONEY BUCKET	0555413519	SEWER/RESTROOM RENTAL	03/03/2026	700.01	.00	
52-40-600 REPAIR & MAINTENANCE							
2192	D AND L SUPPLY CO., IN	0000192358	SEWER/DEPARTMENTAL SUPPLIES	03/16/2026	588.00	.00	
2192	D AND L SUPPLY CO., IN	0000192359	SEWER/DEPARTMENTAL SUPPLIES	03/16/2026	199.00	.00	
5482	MOUNTAINLAND SUPPLY	S107700267.0	SEWER/DEPARTMENTAL SUPPLIES	03/16/2026	259.30	.00	
Total EXPENDITURES:					395,588.19	.00	
52-90-956 BUILDING UPGRADE							
9805	ZIONS BUILDERS, INC	131	PUBLIC WORKS BATHROOMS	03/09/2026	64,335.00	.00	
Total :					64,335.00	.00	
Total SEWER FUND:					513,856.02	.00	
SECONDARY WATER EXPENDITURES							
54-40-270 POWER EXPENSE							
7062	ROCKY MOUNTAIN POW	03102028	MULTI DEPT/ELECTRICITY EXPENS	03/10/2026	887.58	.00	
54-40-280 TELEPHONE EXPENSE							
1480	CENTRACOM INTERACTI	03022026	PUBLIC WORKS/PHONE EXPENSE	03/01/2026	37.89	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
54-40-300 PPE SAFETY & UNIFORM							
1760	CINTAS CORP	5322784306	PUBLIC WORKS/FIRST AID SUPPLI	03/10/2026	23.93	.00	
1760	CINTAS CORP	9357591896	PUBLIC WORKS/EYEWASH SERVIC	01/31/2026	49.17	.00	
54-40-330 ENGINEERING							
3970	HORROCKS, LLC.	313000002671	MULTI DEPT ENGINEERING	03/05/2026	1,722.56	.00	
54-40-480 DEPARTMENTAL SUPPLIES							
298	ALPINE TECHNICAL SER	33856	SEC WATER/CUSTOMIZED SERVIC	01/28/2026	4,048.13	.00	
5482	MOUNTAINLAND SUPPLY	S107644248.0	SEC WATER/DEPARTMENTAL SUPP	03/09/2026	279.96	.00	
54-40-600 REPAIR & MAINTENANCE							
5482	MOUNTAINLAND SUPPLY	S107544096.0	SEC WATER/DEPARTMENTAL SUPP	03/12/2026	44,753.92	.00	
5482	MOUNTAINLAND SUPPLY	S107685485.0	SEC WATER/DEPARTMENTAL SUPP	03/10/2026	481.58	.00	
54-40-603 SECONDARY WATER PHASE 2							
7062	ROCKY MOUNTAIN POW	03102028	MULTI DEPT/ELECTRICITY EXPENS	03/10/2026	910.84	.00	
Total EXPENDITURES:					53,195.56	.00	
CAPITAL PROJECTS							
54-70-937 Mill Ditch Canal Piping							
3970	HORROCKS, LLC.	313000002662	MILL DITCH PIPING PROJECT	03/05/2026	3,239.18	.00	
54-70-945 SECONDARY METERING							
3970	HORROCKS, LLC.	313000002666	PRESSURIZED IRRIGATION	03/05/2026	883.77	.00	
54-70-972 WELL SITES							
688	B AND D PUMP & ELECT	5036	WATER/WELL MAINTENANCE	02/23/2026	800.00	.00	
Total CAPITAL PROJECTS:					4,922.95	.00	
Total SECONDARY WATER:					58,118.51	.00	
UNEMPLOY & DISAB RESERVE FUND EXPENDITURES							
55-40-180 UNEMPLOYMENT RESERVE EXPENSE							
8920	UTAH DEPT OF WORKFO	02282026	UNEMPLOYMENT INSURANCE	02/28/2026	31.88	.00	
Total EXPENDITURES:					31.88	.00	
Total UNEMPLOY & DISAB RESERVE FUND:					31.88	.00	
EMPLOYEE BENEFITS EXPENDITURES							
57-40-507 DRUG TESTING							
4225	INTERMOUNTAIN WORK	600026310	MULTI DEPT/ PHYSICAL EXAM AND	03/12/2026	720.00	.00	
Total EXPENDITURES:					720.00	.00	
Total EMPLOYEE BENEFITS:					720.00	.00	
MANILA WATER OPERATION EXPENDITURES							
61-40-270 POWER EXPENSE							
7062	ROCKY MOUNTAIN POW	03102028	MULTI DEPT/ELECTRICITY EXPENS	03/10/2026	21,492.80	.00	
Total EXPENDITURES:					21,492.80	.00	
Total MANILA WATER OPERATION:					21,492.80	.00	
SWIMMING POOL							

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
SWIMMING POOL							
71-73-280 TELEPHONE EXPENSE							
1480	CENTRACOM INTERACTI	03012026	POOL/PHONE EXPENSE	03/01/2026	74.79	.00	
71-73-380 HEATING							
2716	ENBRIDGE GAS UT WY I	03122026	MULTI DEPT/HEATING EXPENSE	03/12/2026	814.57	.00	
71-73-382 POWER							
7062	ROCKY MOUNTAIN POW	03102028	MULTI DEPT/ELECTRICITY EXPENS	03/10/2026	311.53	.00	
Total SWIMMING POOL:					1,200.89	.00	
Total SWIMMING POOL:					1,200.89	.00	
COMMUNITY CENTER							
72-71-060 COMMUNITY CTR - HEATING							
2716	ENBRIDGE GAS UT WY I	03122026	MULTI DEPT/HEATING EXPENSE	03/12/2026	2,647.20	.00	
72-71-061 COMMUNITY CTR - POWER							
7062	ROCKY MOUNTAIN POW	03102028	MULTI DEPT/ELECTRICITY EXPENS	03/10/2026	3,852.44	.00	
7062	ROCKY MOUNTAIN POW	03102028	MULTI DEPT/ELECTRICITY EXPENS	03/10/2026	64.44	.00	
72-71-062 COMMUNITY CTR - BLDG MAINT							
239	ALLRED'S ACE HARDWA	335727	MULT DEPT/DEPARTMENT SUPPLI	02/18/2026	25.89	.00	
239	ALLRED'S ACE HARDWA	335868	MULT DEPT/DEPARTMENT SUPPLI	02/26/2026	15.26	.00	
1870	CODALE ELECTRIC SUP	S009817443.0	BUILDING MAINTENANCE	03/04/2025	23.31	.00	
3564	GUNTHERS COMFORT AI	114707	REC/BLOWER MOTOR REPLACEM	02/11/2026	1,820.48	.00	
72-71-270 POWER EXPENSE							
7062	ROCKY MOUNTAIN POW	03102028	MULTI DEPT/ELECTRICITY EXPENS	03/10/2026	2,677.44	.00	
72-71-411 ADULT SPORTS							
8219	TEXTILE TEAM OUTLET	9511	REC/UNIFORMS	02/13/2026	646.24	.00	
72-71-412 YOUTH SPORTS							
8219	TEXTILE TEAM OUTLET	9533	REC/UNIFORMS	02/24/2026	1,280.00	.00	
Total :					13,052.70	.00	
Total COMMUNITY CENTER:					13,052.70	.00	
RECREATION							
CARE TAX							
76-76-703 SPECIAL PROJECTS							
8085	SYMBOL ARTS	456528	MEDALLIONS	03/04/2026	15,305.00	.00	
76-76-704 LIBRARY							
93	ACOSTA CAZARES, RAC	001	LIB/HALLOWEEN DANCE CLASS	10/25/2025	200.00	.00	
308	AMAZON CAPITAL SERVI	16JJ-DJNR-LG	LIB/ASSORTED SUPPLIES	03/01/2026	71.80	.00	
Total CARE TAX:					15,576.80	.00	
Total RECREATION:					15,576.80	.00	
Grand Totals:					1,191,059.51	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
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Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

City Finance Director: _____

Report Criteria:

Invoices with totals above \$0 included.

Only unpaid invoices included.
