



## **NOTICE OF MEETING OF THE PLEASANT GROVE CITY COUNCIL**

Notice is hereby given that the Pleasant Grove City Council will hold a **Work Session meeting at 4:30 p.m.** prior to the **regular meeting on Tuesday, April 14, 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. Historic Preservation Commission Update – Laurel Cunningham
- b. Discussion of Watering Incentive Program – Daniel Cárdenas
- c. Budget Discussion
- d. Staff Business

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

##### **1. CALL TO ORDER**

##### **2. PLEDGE OF ALLEGIANCE**

##### **3. OPENING REMARKS**

##### **4. APPROVAL OF MEETING AGENDA**

##### **5. OPEN SESSION**

- 6. CONSENT ITEMS:** (Consent items are only those which have been discussed beforehand, are non-controversial and do not require further discussion)
  - A.** City Council Minutes for the February 4, 2026, Planning & Budget, February 17, 2026, and March 3, 2026, Meetings.
  - B.** To consider for approval Payment No. 11 to FX Construction, Inc for the American Fork River Diversion Reconstruction Project.
  - C.** To consider for approval Change Order No. 9 for FX Construction for the American Fork River Diversion Reconstruction Project.
  - D.** To consider for approval Payment No. 1 to Black Forest Paving for the 1100 East Area Waterline and Roadway Reconstruction Project.
  - E.** To consider for approval Payment No. 29 to Big-D Construction for the Cook Family Park Project.
  - F.** To consider for approval Payment No. 30 to Big-D Construction for the Cook Family Park Project.
  - G.** To consider for approval Payment No. 1 to Condie Construction Co., LLC for the 800 North Area Waterline, Drainage and Roadway Reconstruction Project.

- H. To consider for approval Payment No. 2 to Geneva Rock Products for the Battle Creek Trailhead Parking Lot improvements Project.
- I. Payment Approval Reports for March 25, 2026 and April 2, 2026.

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

**7. BOARD, COMMISSION, COMMITTEE APPOINTMENTS:**

- A. To consider the appointment of Grace Monson & Eleesha Tucker as Members of the Pleasant Grove Historic Preservation Commission.

**8. PRESENTATIONS:**

- A. Recognition of the PGHS Girls State Basketball Champions.
- B. Presentation of URPA Awards – LeeAnn Powell, URPA Executive Director and McKell Christensen. URPA Assistant Executive Director.

**9. PUBLIC HEARING ITEMS:**

- A. Public Hearing to consider Resolution (2026-12) authorizing an increase in the monthly base fee that Pleasant Grove City collects for Timpanogos Special Service District (TSSD) charges for sewer treatment and sewage disposal in Pleasant Grove City and providing for an effective date. *Presenter: Director Winterton*
- B. Public Hearing to consider Ordinance (2026-014) to amend Section 10-15-38: Fencing Standards, to clarify and simplify portions of this Section. *Presenter: Director Cárdenas* **This item was continued from the March 24, 2026 City Council meeting.**
- C. Public Hearing to consider Ordinance (2026-015) to amend Section 10-6-2: Definitions, to revise the definition for "Building, Attached". *Presenter: Director Cárdenas*
- D. Public Hearing to consider the request of Alex Norr for a commercial site plan for a 5-story luxury apartment building, located at 1312 S Valley Grove Way in The Grove Interchange Subdistrict and Valley Grove Mixed Use Overlay. *Presenter: Director Cárdenas*
- E. Public Hearing to consider Ordinance (2026-016) for a zone change to remove the Valley Grove Mixed Use (VGMU) Overlay from approximately 4.5 acres of land and to apply the Grove Business Park (GBP) Overlay to approximately 2.9 acres of land, located at 877 South Mountain View Lane. Applicant: St. John Properties. *Presenter: Director Cárdenas*
- F. Public Hearing to consider Ordinance (2026-017) for a zone change on approximately 0.74 acres of land to apply the Grove Business Park (GBP) Overlay, located at 1018 South 1300 West. Applicant: St. John Properties. *Presenter: Director Cárdenas*

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

- A. To consider Resolution (2026-13) authorizing the Mayor to sign an underground right of way easement granting Rocky Mountain Power an easement for the relocation of a transformer at the rodeo grounds to accommodate AT&T located at approximately 485 West and 220 South, Pleasant Grove, Utah and providing for an effective date. *Presenter: Attorney Petersen*
- B. To consider Resolution (2026-14) authorizing the Mayor to sign an Underground Right of Way Easement granting Rocky Mountain Power an easement for the relocation of power lines at Discovery Park to accommodate a new cell tower for AT&T located at approximately 100 East and 1555 North, Pleasant Grove, Utah and providing for an effective date. *Presenter: Attorney Petersen*

- C. To consider Resolution (2026-15) authorizing the Mayor to execute an Amended Interlocal Agreement between Pleasant Grove City, Utah County Department of Health and Communities that Care (CTC) for Substance Misuse Prevention for FY26. *Presenter: Attorney Petersen*
- D. To consider Resolution (2026-16) authorizing the Mayor to sign a Fire Access and Waterline Easement agreement with LC Reserve One, LLC, Valley Grove Exchange 1, LLC, and Valley Grove Exchange II, LLC (St. John Properties) and KLJB, LLC on real property located in the Valley Grove Business Park Plat “Q” Subdivision lots 36 and 37 at approximately Pleasant Grove Blvd, and Valley Grove Way in Pleasant Grove. *Presenter: Attorney Petersen*
- E. To consider Resolution (2026-17) authorizing the Mayor to sign a Development Agreement with Valley Grove IV, LLC (“developers”) regarding a flex space development located at approximately North County Boulevard and 1300 West, Pleasant Grove, Utah providing for development of a flex space development, and other related matters. *Presenter: Director Cárdenas*
- F. To consider a Resolution (2026-18) authorizing the Mayor to declare a 2020 Ford F150 Crew Cab truck and a 2021 Ford F150 Crew Cab truck as surplus and direct that they be disposed of according to the City’s policy for disposing of surplus property; and providing an effective date. *Presenter: Director Winterton*
- G. To consider a Proclamation declaring April 23, 2026 as Arbor Day. *Presenter: Director Giles.*

**11. ITEMS FOR DISCUSSION:**

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

**12. REVIEW AND DISCUSSION OF THE APRIL 28, 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](http://www.pgcityutah.gov)) websites. Posted by: /s/ Wendy Thorpe, City Recorder Date: April 10, 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.

**RESOLUTION NO. 2026-012**

**A RESOLUTION AUTHORIZING AN INCREASE IN THE MONTHLY BASE FEE THAT PLEASANT GROVE CITY COLLECTS FOR TIMPANOGOS SPECIAL SERVICE DISTRICT (TSSD) CHARGES FOR SEWER TREATMENT AND SEWAGE DISPOSAL IN PLEASANT GROVE CITY AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, in most instances the City owns the sewer lines and collectors to which sanitary sewers are connected and the City discharges effluent from City lines and collectors into sewer outfall lines owned by the Timpanogos Special Service District; and

**WHEREAS**, the City and the District have entered into a contractual agreement pursuant to which the District serves as the Publicly Owned Treatment Works (POTW) treating all sewage collected in the City's sewer lines and collectors and discharged into the District outfall lines; and

**WHEREAS**, the City will pay to the District, in accordance with the terms of the contractual agreement between the parties, the fees and charges imposed by the District for treatment of the sewage passing from the City's sewer lines and collectors into the District outfall lines; and

**WHEREAS**, as of January 2026 the District increased the fees and charges imposed on the City for treatment services EIGHTEEN PERCENT (18%); and

**WHEREAS**, the Pleasant Grove City Council finds that it is in the best interest of Pleasant Grove City, and the health, safety, and general welfare of its residents to adopt this Resolution authorizing a reasonable fee not in excess of the cost the District has passed on to the City.

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

1. The base rate for sewer treatment and sewage disposal shall be increased by three dollars and fifty-six cents (\$3.56) to \$16.56 per month.
2. Henceforth, the base rate for sewer treatment and sewage disposal shall be raised from \$13.00 to \$16.56 per month per unit.
3. This rate change will be reflected on the May 1, 2026, bill.

This resolution adopted this 14th day of April, 2026, by the City Council of Pleasant Grove City, State of Utah.

\_\_\_\_\_  
Eric Jensen, Mayor

ATTEST:

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

**ORDINANCE NO. 2026-014**

**AN ORDINANCE OF PLEASANT GROVE CITY, UTAH COUNTY, UTAH,  
AMENDING SECTION 10-15-38: FENCING STANDARDS, INCLUDING AN  
EFFECTIVE DATE (PLEASANT GROVE CITY APPLICANT).**

**WHEREAS**, under the current code, the requirements of Section 10-15-38: Fencing Standards are intended to establish fencing, screening, and retaining wall guidelines for all zones within Pleasant Grove; and

**WHEREAS**, several requirements in Section 10-15-38 have conflicting interpretations of when a fence is required next to a difference in grade and what suitable screening may include; and

**WHEREAS**, the proposed text is intended to define differences in grade and suitable screening in correlation to required fencing; and

**WHEREAS**, on February 12, 2026, the Pleasant Grove City Planning Commission held a public hearing to consider amending Section 10-15-38: Fencing Standards to modify the provisions for fences including grade differences; and

**WHEREAS**, at its public hearing the Planning Commission decided that the requested amendment to Section 10-15-38: Fencing Standards 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 10-15-38: Fencing Standards in the Pleasant Grove Municipal Code be approved; and

**WHEREAS**, on April 14, 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 10-15-38: FENCING STANDARDS, of the Pleasant Grove Municipal Code is hereby amended to read as follows:

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

### **10-15-38: FENCING STANDARDS:**

The term "fence" shall include any permanent and manmade tangible barrier, latticework, or wall, with the purpose of, or having the effect of, preventing passage or view across the fence line. Landscaping and other vegetation shall not be considered fencing, but may be used as screening material, except as regulated below. Except fencing defined as "exempt", fence permits must be obtained from the community development office for the installation of all fences. The applicant, submitting for a fence permit, shall submit a site sketch showing the lot, the location of the fence on the lot, the proposed height(s) of the fence, the elevation of the lot and surrounding properties, and the location of driveways on the lot and adjacent properties. Any fence, wall, screen or other material serving as a fence, shall not create a sight distance hazard to vehicular or pedestrian traffic as determined by the city engineer. Each landowner shall be permitted to install an approved fence on the property line. If a fence already exists on the property line, and the adjacent neighbor wishes to install their own fence, then the additional fence must be installed as close as possible to the neighbor's fence. Secondary fencing may be installed subject to the provisions of this section (see subsection ~~K~~ L of this section). Security fencing shall be allowed according to this chapter for public facilities/lands.

- A. Front Yard: Solid walls, fences or screening materials which are sight obscuring may be built to a maximum height of three feet (3') in any required front yard perimeter. Walls, fences or screening materials (chain links fences are not allowed) which are not sight obscuring (at least 50 percent open) may be built to a maximum of four feet (4') in a front yard.
- B. Side Yard (Interior Lot): Solid, sight obscuring fences or walls may be built to a height of eight feet (8'). In cases where there is a difference in grade between property lines or it is determined that additional screening is needed, side yard fences may exceed eight feet (8'), up to a maximum of ten feet (10'), provided, that the applicant first obtains conditional use permit approval from the planning commission, and second, that a building permit is obtained from the community development office prior to construction.
- C. Rear Yard: Walls and other fences in a rear yard may be erected up to eight feet (8') with fence permit approval. In cases where there is a difference in grade between property lines, or it is determined that additional screening is needed, rear yard fences may exceed eight feet (8'), up to a maximum of ten feet (10'), provided, that the applicant first obtains conditional use permit approval from the planning commission and second, that a building permit is obtained from the community development office prior to construction.

- D. Corner Lots: A fence not more than eight feet (8') high may be constructed along the perimeter of any required side yard adjacent to a public street on a corner lot, provided it does not obstruct clear view of intersecting streets as defined in section 10-15-10 of this chapter.
- E. Fence Height: The height of a fence shall be measured from the finished grade of the property upon which the fence is located. If a fence is installed atop or within one foot (1') of a retaining wall, the height of the fence shall be measured from the top of the retaining wall.
- F. Grade Differences: ~~Where there is a difference in the grade of the properties on either side of a fence, wall or other similar structure, the height of the fence shall be measured from the natural grade of the property upon which it is located. In cases where a new development is proposed adjacent to an existing residential use, the new development is to be the party responsible for providing suitable screening to help mitigate a difference in grade between the new and existing residential property, if that grade difference is greater than three feet (3'). This screening shall be required with the site or subdivision plat, and shall require conditional use permit approval from the planning commission.~~ When new development is constructed adjacent to an existing residential use, and where there is a finished grade difference of three feet (3') or more within twenty-five feet (25') of the property line on the subject property, the new development shall be the party responsible for providing a retaining wall, fence, masonry wall, or suitable screening to help mitigate said difference in grade between the new development and the existing property.
- a. "New development" shall be defined as either as the recordation of a new or amended subdivision plat, or a new primary use of the property, such as a new single-family residence. New development shall not include building additions or accessory buildings. New development shall also refer to the developer or property owner performing the construction of said primary use.
  - b. "Subject property" shall refer to the property being developed.
  - c. "Suitable screening" shall be defined as columnar evergreen or deciduous trees located near to a property line, using the following guidelines:
    - i. Evergreen: One columnar evergreen tree shall be planted for every four linear feet (4') and shall be located at approximately two feet (2') from the property line. Evergreen trees must have a minimum height of seven feet (7').
    - ii. Deciduous: One columnar deciduous tree shall be planted for every fifteen linear feet (15'), located at approximately four feet (4') from the property line. Deciduous trees, including shade or ornamental trees, shall have a minimum caliper of one and one-half inches (1.5").

- d. If there is an existing fence between the new development and the existing property, the developer or property owner of the subject property and the adjacent property owner may enter into an agreement to either utilize the existing fence for screening or to propose the type and height of a new fence or screening to be constructed. Said agreement shall be written and submitted with the building permit. If no agreement is made, a new fence with a minimum height of seven feet (7') shall be required to abut the existing fence. Any fences exceeding seven feet (7') shall require a building permit, and any fences exceeding eight feet (8') shall require a conditional use permit, up to a maximum height of ten feet (10').
  - e. If the developer and the adjacent property enter into an agreement to not install fencing between the new development and the existing property, such agreement shall be written and submitted with the building permit, and shall be notarized.
  - f. If the grading of a property is not provided upon submittal of the site plan for the new development, it shall be assumed that the grading between the property line and the setback is three feet or more.
- G. Retaining Walls: Where a retaining wall protects a cut below or a fill above the natural grade and is located on the line separating lots or properties, such retaining wall may be topped by a fence, wall or hedge of the same height that would otherwise be permitted at the location if no retaining wall existed. In such cases, the builder of the retaining wall must obtain building permit approval from the community development office.
- H. Multiple Frontage Lots: A minimum six foot (6') tall decorative precast concrete wall shall be erected along the property lines of a rear or side yard, of lots in a new development, adjacent to a collector or arterial street, to help mitigate the concerns with frontage adjacent to these high traffic public rights of way, and to protect the safety and privacy of everyday family life, provided that the placement will not result in the establishment of a hazardous condition to adjacent properties, vehicles or pedestrians, as determined by the city engineer. The precast concrete wall is to be matching or similar in design, along the entire street corridor of the collector or arterial, to establish a standard of consistent visual appearance. Designs for the wall are to be approved by the community development department director or his/her designee, through the issuance of a fence permit. The following cases shall be exempt from installing a wall:
  - 1. Multiple frontage lots with existing homes along a collector or arterial street;
  - 2. Multiple frontage lots with existing homes along city streets with the standard fifty six foot (56') width or less.

- I. Entryways: Entry treatments to private driveways or subdivision development entrances shall not exceed six feet (6') at the highest point, except lamps on pillars, and must comply with the provisions of section [10-15-10](#) of this chapter. Pillars shall be allowed to extend up to eighteen inches (18") above the allowable height of a fence; provided, that the pillars shall have a minimum spacing of no less than six feet (6'), measured face to face. The said fence must be set back a minimum of ten feet (10') from the entry drive, unless a greater distance is deemed necessary by the city engineer.
- J. Exemptions: The provisions of this section shall not apply to certain other fences such as tennis court backstops or patio enclosures as approved by the community development office, if it is determined that such do not create a hazard or violation of other sections of the city ordinances. Also, continuous growth, trees, shrubs, and hedges shall not be considered as fencing, but screening materials. Hedges and other similar vegetation used as screening shall be exempt from the permitting process to a height of six feet (6') or less in the side and rear yards, and up to three feet (3') tall in a front yard area.
- K. Large Animals: Where a new development is proposed, adjacent to property with large animals, the developer is to install a minimum six foot (6') tall precast concrete or masonry wall, along such boundaries for the protection of both the animals and the future residents within the new subdivision **development**. ~~The approval of the wall is to be included with the preliminary and final subdivision plat approvals, and must meet the design standards as determined by the community development office. Upon final plat approval, the city council may waive the requirement for the said wall, if the council determines there will be no potential hazardous conditions and that any other concerns are mitigated through the issuance of a conditional use permit.~~
  - a. **If the developer and the adjacent property enter into an agreement to not install fencing between the new development and the existing property, such agreement shall be written and submitted with the building permit, and shall be notarized.**
- L. Secondary Fence: A second independent fence, within the side and rear yards, is permitted; however, this second fence must be a minimum five feet (5') from the property line.
- M. Maintenance: All fencing within view of the public right of way is to be well maintained and in good condition to avoid any unsightly views. If the said fence is in poor condition, repairs are to be made within one year of the occurrence. This includes any deterioration, damage, graffiti, or any other condition the city deems unsightly or a nuisance.
- N. Nonconforming Fencing: All nonconforming fencing shall be subject to the following regulations:

1. Alterations: A nonconforming fence shall not be reconstructed, raised, moved, placed, extended or enlarged unless said fence is changed so as to conform to all provisions of this chapter.
  2. Restoration: Nonconforming fences which have been allowed to deteriorate or which have been damaged by fire, explosion, act of God, act of a public enemy, or damaged by any other cause, to the extent of more than sixty percent (60%) of its assessed value shall, if repaired or rebuilt, be repaired or rebuilt in conformity with the regulations of this chapter or shall be removed.
  3. Unsafe Fences: Any fence or portion thereof declared unsafe by a proper public authority must be restored to a safe condition or removed within thirty (30) days of notice, of the unsafe condition, given by the city.
- O. Security Fencing (Public Utilities Lands, And Facilities): In order to provide for the safety and security of public utilities and infrastructure, the following regulations apply to fencing said facilities:
1. Height: Public lands and facilities may install security fencing up to a maximum height of eight feet (8') around the entire perimeter of the site, including within the front yard setback area. Upon review by the planning commission, a greater height may be granted through a conditional use permit.
  2. Design: Fence must be non-sight obscuring. Chain link may be installed, with a black, dark green, or dark brown coating for aesthetic purposes.
  3. Clear Vision Review: City engineer may require alterations to fence placement to provide sufficient clear vision for access to the property and adjacent properties. (Ord. 2011-4, 3-29-2011)

**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 14<sup>th</sup> day of April 2026.

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Eric Jensen, Mayor

ATTEST:

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Wendy Thorpe

City Recorder

# City Council Staff Report

April 14, 2026

## TEXT AMENDMENT PROPOSAL

**REQUEST** Request to amend City Code Section 10-15-38: Fencing Standards, to clarify and simplify portions of this Section.

**APPLICANT** Pleasant Grove City

**ZONE** City Wide

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

## Background and Analysis

Section 10-15-38 provides regulations for fences throughout Pleasant Grove City. Most of these requirements are clear and easy to enforce, but a couple sections, such as differences in grade, require further clarification to enforce properly.

### Section 10-15-38-E:

Section 10-15-38-E currently states the following:

*E. Grade Differences: Where there is a difference in the grade of the properties on either side of a fence, wall or other similar structure, the height of the fence shall be measured from the natural grade of the property upon which it is located. In cases where a new development is proposed adjacent to an existing residential use, the new development is to be the party responsible for providing suitable screening to help mitigate a difference in grade between the new and existing residential property, if that grade difference is greater than three feet (3'). This screening shall be required with the site or subdivision plat, and shall require conditional use permit approval from the planning commission.*

Staff's primary issue is that segments of this code, such as "grade difference[s] greater than three feet (3')", have not been well established. Staff has historically interpreted this section to mean "if there is a grade difference of three feet or greater within 25 feet of the shared property line between the new and existing residential property", then a 6-foot fence or adequate screening would be required. However, the ambiguity of this section of code allows for concerned individuals to easily appeal Staff's interpretation.

As such, Staff proposes to amend the code for further clarification. The proposed amendment to this code will still require the developer to install a fence around the property being developed, under more specific guidelines:

- E. Fence Height: The height of a fence shall be measured from the finished grade of the property upon which the fence is located. If a fence is installed atop or within one foot (1') of a retaining wall, the height of the fence shall be measured from the top of the retaining wall.
- F. Grade Differences: ~~Where there is a difference in the grade of the properties on either side of a fence, wall or other similar structure, the height of the fence shall be measured from the natural grade of the property upon which it is located. In cases where a new development is proposed adjacent to an existing residential use, the new development is to be the party responsible for providing suitable screening to help mitigate a difference in grade between the new and existing residential property, if that grade difference is greater than three feet (3'). This screening shall be required with the site or subdivision plat, and shall require conditional use permit approval from the planning commission.~~ When new development is constructed adjacent to an existing residential use, and where there is a finished grade difference of three feet (3') or more within twenty-five feet (25') of the property line on the subject property, the new development shall be the party responsible for providing a retaining wall, fence, masonry wall, or suitable screening to help mitigate said difference in grade between the new development and the existing property.
  - a. "New development" shall be defined as either as the recordation of a new or amended subdivision plat, or a new primary use of the property, such as a new single-family residence.
  - b. "Subject property" shall refer to the property being developed.
  - c. "Suitable screening" shall be defined as columnar evergreen or deciduous trees located near to a property line, using the following guidelines:
    - i. Evergreen: One columnar evergreen tree shall be planted for every four linear feet (4') and shall be located at approximately two feet (2') from the property line. Evergreen trees must have a minimum height of seven feet (7').
    - ii. Deciduous: One columnar deciduous tree shall be planted for every fifteen linear feet (15'), located at approximately four feet (4') from the property line. Deciduous trees, including shade or ornamental trees, shall have a minimum caliper of one and one-half inches (1.5").
  - d. If there is an existing fence between the new development and the existing property, the developer or property owner of the subject property and the adjacent property owner may enter into an agreement to either utilize the existing fence for screening or to propose the type and height of a new fence or screening to be constructed. Said agreement shall be written and submitted with the building permit. If no agreement is made, a new fence with a minimum height of seven feet (7') shall be required to abut

- the existing fence. Any fences exceeding seven feet (7') shall require a building permit, and any fences exceeding eight feet (8') shall require a conditional use permit, up to a maximum height of ten feet (10').
- e. If the developer and the adjacent property enter into an agreement to not install fencing between the new development and the existing property, such agreement shall be written and submitted with the building permit, and shall be notarized.
  - f. If the grading of a property is not provided upon submittal of the site plan for the new development, it shall be assumed that the grading between the property line and the setback is three feet or more.

Additional Considerations for Section 10-15-38:

While Section 10-15-38-E is the primary reason for the proposed code text amendment, there is also an opportunity to look at the fence requirements overall and consider other possible changes to other sections of this code.

1. Consider amending the maximum height of fences when adjacent to retaining walls. If a fence is located adjacent to a retaining wall, the maximum height of the fence would effectively be taller if the fence were instead located atop of the retaining wall.
  - E. The height of a fence shall be measured from the finished grade of the property upon which the fence is located. If a fence is installed atop or within one foot (1') of a retaining wall, the height of the fence shall be measured from the top of the retaining wall.
2. Provide additional clarification for fence requirements for large animals.
  - K. Large Animals: Where a new development is proposed, adjacent to property with large animals, the developer is to install a minimum six foot (6') tall precast concrete or masonry wall, along such boundaries for the protection of both the animals and the future residents within the new subdivision **development**. ~~The approval of the wall is to be included with the preliminary and final subdivision plat approvals, and must meet the design standards as determined by the community development office. Upon final plat approval, the city council may waive the requirement for the said wall, if the council determines there will be no potential hazardous conditions and that any other concerns are mitigated through the issuance of a conditional use permit.~~
    - a. If the developer and the adjacent property enter into an agreement to not install fencing between the new development and the existing property, such agreement shall be written and submitted with the building permit, and shall be notarized.

## Recommendation from Planning Commission

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

### **3. Public Hearing: Code Text Amendment – Section 10-15-38: Fencing Standards (City Wide)**

Public Hearing to consider the request of Pleasant Grove City to amend Section 10-15-38: Fencing Standards, to clarify and simplify portions of this Section. (Legislative Item)

### **RECOMMEND APPROVAL**

**MOTION:** Commissioner Redding moved the Planning Commission forward a recommendation of APPROVAL to the City Council for the request of Pleasant Grove City for a Code Text Amendment to City Code Section 10-15-38: Fencing Standards; 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 Redding

Seconded by: Commissioner Nelson

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

NAY VOTES:

**ORDINANCE NO. 2026-015**

**AN ORDINANCE OF PLEASANT GROVE CITY, UTAH COUNTY, UTAH, AMENDING SECTION 10-6-2: DEFINITIONS. MODIFYING THE DEFINITION OF BUILDING, ATTACHED, INCLUDING AN EFFECTIVE DATE (PLEASANT GROVE CITY APPLICANT).**

**WHEREAS**, under the current code, a building is considered to be attached to another building if the distance between buildings is six feet or less; and

**WHEREAS**, the current definition has allowed for there to be too much flexibility in new development that allows proposed buildings to not meet the intended setback requirements for accessory buildings by being closer than six feet from the home; and

**WHEREAS**, the proposed ordinance establishes a clearer separation between an addition and an accessory building by requiring additions to be physically attached to another structure or building; and

**WHEREAS**, on March 12, 2026 the Pleasant Grove City Planning Commission held a public hearing to consider amending Section 10-6-2: Definitions to modify the definition for “Building, Attached”; and

**WHEREAS**, at its public hearing the Planning Commission decided that the requested amendment to Section 10-6-2: Definitions 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 in the Pleasant Grove Municipal Code be approved; and

**WHEREAS**, on April 14, 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:**

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

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

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

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

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

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

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

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

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

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

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

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

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

a. Require protected living arrangements;

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

2. A type II assisted living facility, which is a residential facility with a homelike setting that provides an array of coordinated supportive personal and healthcare services available twenty four (24) hours per day to residents who have been assessed under department rule to need any of these services.

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

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

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

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

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

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

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

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

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

another structure or building by a common wall or floor/ceiling assembly to become one continuous structure or building, not including breezeways greater than six feet (6') in length. Such structures shall meet all requirements of this title.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

A. The building is associated with events that have made a significant contribution to the broad patterns of our history; or

B. The building is associated with the lives of persons significant in our past; or

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**LOT:** Any of the following:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

NEC: Not elsewhere covered.

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

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

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

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

A. A selection of patient care services, under the direction and supervision of a registered nurse, ranging from continuous medical, skilled nursing, psychological, or other professional therapies to intermittent health related or paraprofessional personal care services;

B. A structured, supportive social living environment based on a professionally designed and supervised treatment plan, oriented to the individual's habilitation or rehabilitation needs; or

C. A supervised living environment that provides support, training or assistance with individual activities of daily living.

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

**PARCEL:** See definition of Lot.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

B. "Subdivision" includes:

1. The division or development of land, whether by deed, metes and bounds description, devise and testacy, lease, map, plat, or other recorded instrument; and

2. Except as provided in subsection C of this definition, divisions of land for all residential and nonresidential uses, including land used or to be used for commercial, agricultural, and industrial purposes.

C. "Subdivision" does not include:

1. A bona fide division or partition of agricultural land for the purpose of joining one of the resulting separate parcels to a contiguous parcel of unsubdivided agricultural land, if neither the resulting combined parcel nor the parcel remaining from the division or partition violates an applicable zoning ordinance;

2. A recorded agreement between owners of adjoining properties adjusting their mutual boundary if:

a. No new lot is created; and

b. The adjustment does not result in a violation of applicable zoning ordinances; or

3. A recorded document, executed by the owner of record, revising the legal description of more than one contiguous parcel of property into one legal description encompassing all such parcels of property.

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

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

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

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

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

USE, ACCESSORY: See definition of Accessory Use.

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

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

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

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

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

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

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

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

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

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

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

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

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

**SECTION 2.** SEVERABILITY. The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable. If any such section, paragraph, sentence, clause, or phrase shall be declared invalid or unconstitutional by the valid judgment or decree of a Court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any of the remaining sections, paragraphs, sentences, clauses or phases of this Ordinance.

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

**SECTION 4.** APPROVED AND ADOPTED AND MADE EFFECTIVE by the City Council of Pleasant Grove City, Utah County, Utah, this 14<sup>th</sup> day of April 2026.

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Eric Jensen, Mayor

ATTEST:

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Wendy Thorpe

City Recorder

# City Council Staff Report

April 14, 2026

## TEXT AMENDMENT PROPOSAL

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

**APPLICANT** Pleasant Grove City

**ZONE** City Wide

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

## Background

There have been a couple of building permits over the past year where an applicant has reached out to Staff to determine what counts as a building being “attached” to another building. As Staff has reviewed these permits and compared them to the definition of “Building, Attached”, this definition has allowed for there to be too much flexibility for new development. Because of this, Staff is proposing to amend the definition for “Building, Attached”, so it provides greater clarification on what would be considered to be “attached”.

## Proposed Text and Analysis

### Current Definition:

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

The current definition for “Building, Attached” plays a part in context of the separation requirement for accessory buildings from a primary structure.

For example, Section 10-9B-7-F states the following:

*F. Accessory Buildings: Minimum yard and design requirements for accessory buildings are as follows:*

*1. Rear Yard/Interior Side Yard Accessory Building: Accessory buildings may be located in a rear yard/interior side yard no closer than six feet (6') from the dwelling and no closer than three feet (3') from the rear yard or interior side yard property line, except as required in subsection F2 of this section.*

In this case, a building can only be declared an accessory building if it is six feet or further from the home, in which case it would be able to follow the graduated setback requirements for accessory buildings, which have the capability to allow accessory buildings to be built closer to the rear or internal property line.

However, if an accessory building is considered to be “attached” under the current definition, it would permit a physically detached structure to extend up to 35 feet tall while only being 10 feet away from a side property line or 25 feet from a rear property line in R-1 Zones. Such has been the case for one recent application, where an applicant built a two-story garage approximately 5.5 feet from the primary home, so they would be able to keep the height they wanted for the building. Because of the current definition of “Building, Attached”, this new building was considered to be an addition onto the home, even though it was physically separated.

Breezeways have also been another item that has often been requested by applicants, but due to the same issue of a building’s permitted height compared to its required setback distance from the property lines, Staff has not historically considered breezeways to be a suitable means of being “attached” to another building.

To prevent any future confusion, staff proposes the following text for the definition of “Building, Attached”:

#### Section 10-6-2: Definitions

~~BUILDING, ATTACHED: Any buildings separated by six feet (6') or less shall be deemed “attached” for the purposes of this title and as such shall meet all requirements of this title as if it were one building, whether actually physically connected or not.~~ **A structure physically joined to another structure or building by a common wall or floor/ceiling assembly to become one continuous structure or building, not including breezeways greater than six feet (6') in length. Such structures shall meet all requirements of this title.**

## **Recommendation from Planning Commission**

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

### **8. Public Hearing: Code Text Amendment – Sections 10-6-2**

**(City Wide)**

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

**RECOMMEND APPROVAL**

**MOTION:** Commissioner Shirley 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, Attached; and adopting the exhibits, conditions, and findings of the Staff Report.

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

Motion by: Commissioner Shirley

Seconded by: Commissioner Redding

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

NAY VOTES:

# City Council Staff Report

April 14, 2026

## SITE PLAN

**REQUEST** Commercial site plan for a multi-level luxury apartment building

**APPLICANT** Alex Norr

**ADDRESS** 1312 S Valley Grove Way

**ZONE** The Grove – Interchange Subdistrict and the Valley Grove Mixed Use Overlay

**STAFF RECOMMENDATION** Approve the Commercial Site Plan

**ATTACHMENTS** Property Aerial Map  
Property Zoning Map  
Supplemental Images

## Background

Over the past few years, St. John Properties has worked on developing a concept for a 40-acre section of land bounded by the Freeway, Pleasant Grove Boulevard, Valley Grove Way, and Proctor Lane.

As St. John Properties began executing the concept for this area, on July 6, 2023, City Council approved the creation of a new overlay zone called the Valley Grove Mixed Use Overlay and then applied the overlay zone and approved a development agreement for the 40-acre property. Since then, site plans for several of the properties within this 40-acre tract of land have been reviewed and approved, such as a dual-brand hotel and two retail commercial buildings.

As the vision for this 40-acre tract of land continues to take shape, St. John Properties has sold a portion of the 40-acre tract of land to a new developer, the applicant for the currently proposed site plan, for the creation of high-density apartment units. This proposed high-density apartment building is intended to be a luxury apartment building that is subject to the requirements of the Grove Zone and the approved development agreement. The development agreement provides specific design guidelines for the area, which provides additional guidance for design beyond the base zoning requirements.

## Analysis

The minimum requirements for the proposed apartment building are found in several distinct areas. First, the apartments are located in The Grove Zone and are subject to all the standard requirements for any other commercial property within the Grove Zone. These standard requirements are found in Section 10-14 of the zoning ordinances.

The Grove – Interchange Subdistrict and the Valley Grove Mixed Use Overlay are also applicable to the subject property, and each have their own requirements regarding permitted uses, setbacks, and building height restrictions. Their specific requirements are found in Sections 10-14-24-3 and 10-14-28, respectively.

Lastly, the City Council has approved and applied a Development Agreement to the subject property that outlines special requirements that are to be met beyond the minimum zoning requirements otherwise found in the Code of Ordinances. This Development Agreement allows the City Council to have more direct control in the design of the overall project. Special attention should be given to these requirements, as the Development Agreement is the Council’s vision for the development.

This staff report is not intended to provide an answer to every individual requirement within the Development Agreement or the Grove Zone, but to serve as a highlight for some of the more important requirements and to show what the applicant is doing to meet the vision for the Grove Zone and for the Development Agreement. In short, the City Council has provided guidelines to define the term “luxury” and wants to ensure that the proposed apartment building meets that vision.

### *Development Agreement Requirements:*

1. 65,000 square feet of retail sales tax generating uses to be provided before the approval of the first residential building.

65,000 square feet of retail sales tax generating uses have been provided within the Valley Grove Mixed Use Overlay and on a couple of adjacent properties. As part of the development agreement, this minimum square footage of retail buildings have been constructed or are currently under construction has triggered the minimum requirement for the first residential building to receive site plan approval.

2. Special design is to be provided to ensure the proposed apartment building is luxury. “Luxury Apartments” are defined in the Development Agreement as being “any residential building in the Valley Grove Overlay Zone at a cost of at least \$250,000 per unit of construction costs only, excluding engineering, building permit or other municipal fees, architectural and design costs and shall also comply with the Design Requirements”. Examples of these design requirements include:
  - a. Large flat or blank walls are not permitted.
  - b. Materials should be chosen that are high-quality, durable, sustainable, and aesthetically pleasing, both indoors and outdoors.
  - c. Provide a sense of place at all arrival and entry points to the building.
  - d. Plantings are to be thoughtfully designed and placed.
  - e. Provide details on the proposed site furnishings and lighting.
  - f. Provide amenities to support and compliment the luxury residential feel of the building.

*Large flat or blank walls:* “Break up large building masses with the use of bays, recessed balconies, different parapet heights, and building indents to develop rhythm, patterns, scale, and architectural concepts. Flat or blank walls do little to activate and liven a street. These walls are uninviting and create a fortress-like feeling. Walls should be interesting and engaging with attention to detail, especially on the ground level.” (Development Agreement, page 27)

The applicant has taken care in ensuring that there are no large flat or blank walls on the exterior of the proposed building. Balconies have been provided for nearly every room, and any spaces that are flat and larger are intended to be covered up either by landscaping, signage, or lighting, which will give the building additional depth. (See Elevation Plans and Renderings, pages A201 through A206)

*High-quality, durable materials:* “Cheap, non-durable and difficult to repair or replace materials, such as vinyl and aluminum siding are not allowed, including finishes that age poorly, fail to add visual interest, and require frequent maintenance. Stucco or EIFS in large non-detailed planes are also prohibited. Fiber/cement lap siding and earth tone colored decorative CMU may only be used as an accent material.” (Development Agreement, page 29)

Brick veneer, cement panels, fiber cement siding, and aluminum composite panels are proposed to be the primary building materials. Light gray and off-white fiber cement panel is the highest used material, at approximately 35% of the total building’s materials, followed by white painted aluminum composite panel at 25%, and a decorative perforated screen on either side of the garage enclosure at 23%. Large panes of glass surround the lobby area on the first floor. Brick veneer is the material most used around public entrances. (See Elevation Plans and Renderings, pages A201 through A206, and pages AR101 through AR103)

Luxury residences should be well designed with appointed lobbies and corridors, quality elevators and elevator service with separate service/freight elevators where possible. (Development Agreement, page 27) Indoor materials have not been finalized by the applicant yet, but renderings have been provided to show as final of a product as possible at this time. (See Interior Renderings, pages IN100 through IN101)

*Sense of place:* “Providing a sense of place at the arrival and entry point to the building is important. A water fountain or specially planned arrival feature or art can really elevate the entry and arrival experience and is required to be included in the facility.” (Development Agreement, page 27)

The applicant proposes to provide sculptural monument signage and bench seating located at the main building entry to meet this requirement. (Monument sign most visibly seen on Elevation Plans and Renderings, page A201, and outlined further on the Landscaping Plan, page L1.1)

*Plantings to be thoughtfully designed and placed:* “Plantings shall be thoughtfully designed and placed and shall have definite objectives and specific functional and aesthetic purposes. They should also be attractive in our 4 seasons climate and water-wise in order to look aesthetically pleasing all year round and avoid the need for excessive maintenance and water consumption.” (Development Agreement, page 7)

The landscape plan proposes to design the landscaping around the building in a “xeriscaped” manner, using rock mulch for much of the ground cover with sod accents, and strategically placing trees and bushes to highlight the architecture of the building and to create a park-like atmosphere for the residents of the building. Some of the landscaping is found inside the internal courtyards and a water feature has been provided along the western side of the property near to the dog park. (See Landscaping Plan, pages L1.0, L1.1, and L2.0)

*Provide details on site furnishings and lighting:* “To assist in continuity throughout the site, features such as benches, planters, bike racks, bollards, street sign poles, tables, etc. are part of the total site and landscape, not individual entities. Outside seating options should be seen easily and provide privacy and flexibility. The materials should be of natural, timeless, and durable material for a high-quality look and low maintenance.” (Development Agreement, page 9)

In addition to the provided landscape plan, a site furnishings plan has also been provided that shows the placement and the types of lighting, seating, and other furnishings throughout the development. (See Landscape Plan, pages L1.1, L1.2, and L2.1 for furnishings, and Photometric Plan pages PP1.0 and PP1.1 for lighting details)

*Provide amenities for luxury residential:* In addition to the proposed style of the indoor space, a list of required and optional amenities has been provided in the Development Agreement for the applicant to make available. (Development Agreement, page 27)

The applicant has provided the required amenities and has chosen to provide an outdoor a dry sauna, a spa, a theater room, a pet spa, and a dog park for the optional amenities. (See Elevation Plans and Renderings, pages A101-A207)

Amenity	Type	Location	Page
Social rooms for both resident and private activities	Required	Northeast corner of building, level 5	A105
Business conference rooms/offices for both large and small groups	Required	Northeast corner of building, level 2	A102
Generous fitness facilities available 24/7	Required	Northeast/East of south internal courtyard	A101
Game/TV room	Required	Northeast corner of building, level 5	A105
Structured parking garages with close access to residential units	Required	West side of building, multiple levels	A101-A106
Bike storage	Required	Northeast corner of parking garage, levels 3 and 4	A103-A104
Bike repair area	Required	Inside bike storage areas	A207

Outdoor game/play areas	Required	South Internal Courtyard	A101
Swimming pool with cabanas	Required	North Internal Courtyard	A101
BBQ grills and/or pizza oven	Required	South Internal Courtyard	A101
Fireplace/fire pit	Required	South Internal Courtyard	A101
Outdoor private spaces for rest or work	Required	North and South Internal Courtyards	A101
Dry sauna	Optional	South Internal Courtyard	A101
Spa	Optional	North Internal Courtyard	A101
Indoor/outdoor dog parks	Optional	West of building	A101, L1.1
Pet Spa	Optional	Northeast corner of parking garage, level 1	A101
Theater Room	Optional	Northeast corner of building, level 5	A105

The applicant has also provided a few other amenities not listed in the development agreement, such as a golf simulator and put-put area, a podcast studio, arcade, additional storage, and a quiet lounge/library.

***The Grove Zone Requirements:***

1. The maximum building height is 200 feet. (Section 10-14-24-3-F-5-c)
2. The orientation of the building must face the sidewalk. (Section 10-14-20-K)
 

The proposed building height is approximately 63.5 feet at the highest point. Because the building is surrounded by public rights-of-way, such as the Freeway and Valley Grove Way, there are multiple angles of viewing the proposed building. As such, the building is intended to be “oriented” toward all directions, providing a pleasing architectural view from any viewpoint.
3. Optional design criteria must be met. (Section 10-14-12-F)
 

Because the project is located in The Grove Zone, certain optional design points are required to be provided per Section 10-14-12-F. To meet this requirement, the applicant is providing common facilities such as a gym for the residents of the building, extra trees and landscaping beyond the minimum landscaping requirements, special features such as a stream located on the western side of the property, and the construction and dedication of a park or trail around the development.
4. 30% of the site must be dedicated to open space. (Section 10-14-17-C-2)
5. 1 tree must be provided for every 1000 square feet of landscaped area. (Section 10-14-15-E)

For landscaping, the applicant is providing approximately 38% of open space for the overall site and is also an additional 10% of trees and other vegetation to meet the minimum requirement for the optional design features, so the minimum landscape requirements are met.

## Recommendation from Planning Commission

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

**1. Public Hearing: Site Plan – Located at 1312 S Valley Grove Way  
(Sam White’s Lane Neighborhood)**

Public Hearing to consider the request of Alex Norr for a commercial site plan for a 5-story luxury apartment building, located at 1312 S Valley Grove Way in The Grove Interchange Subdistrict and Valley Grove Mixed Use Overlay. (Administrative Item)

### RECOMMEND APPROVAL

**MOTION:** Commissioner Redding moved that the Planning Commission APPROVE the request of Alex Norr for a Commercial Site Plan for a luxury apartment building located at approximately 1312 South Valley Grove Way in The Grove Interchange Subdistrict and Valley Grove Mixed Use Overlay; 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 Butler seconded the motion. Vote on Motion: Commissioner Tricker-No, Commissioner Redding-Yes, Chair Martineau-Yes, Commissioner Butler-Yes, Commissioner Patten-Yes. The motion carried.

Motion by: Commissioner Redding

Seconded by: Commissioner Butler

AYE VOTES: Chair Martineau, Commissioners Butler, Patten, Redding

NAY VOTES: Commissioner Trickler

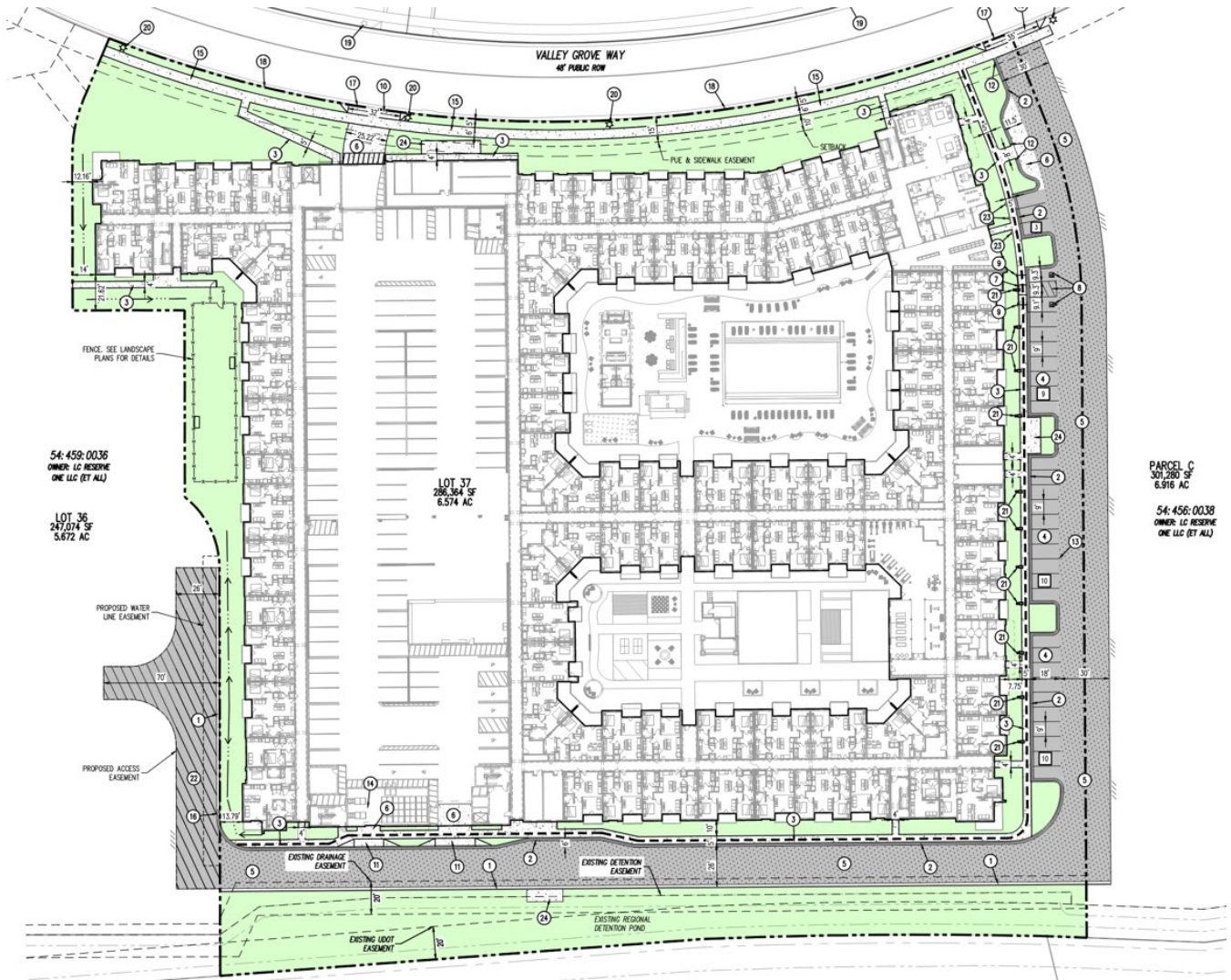
**PROPERTY AERIAL MAP**



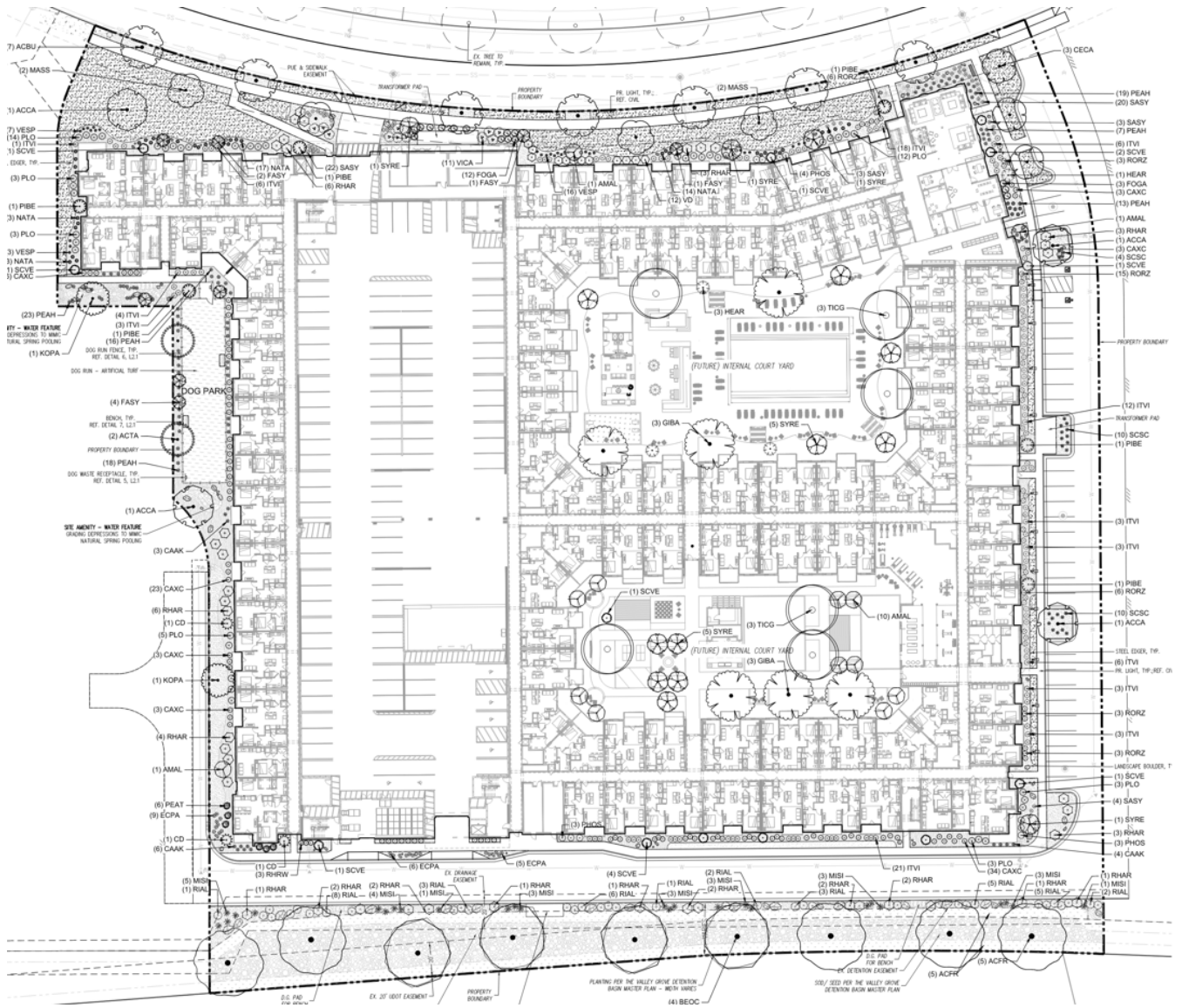
**PROPERTY ZONING MAP**



# SITE PLAN

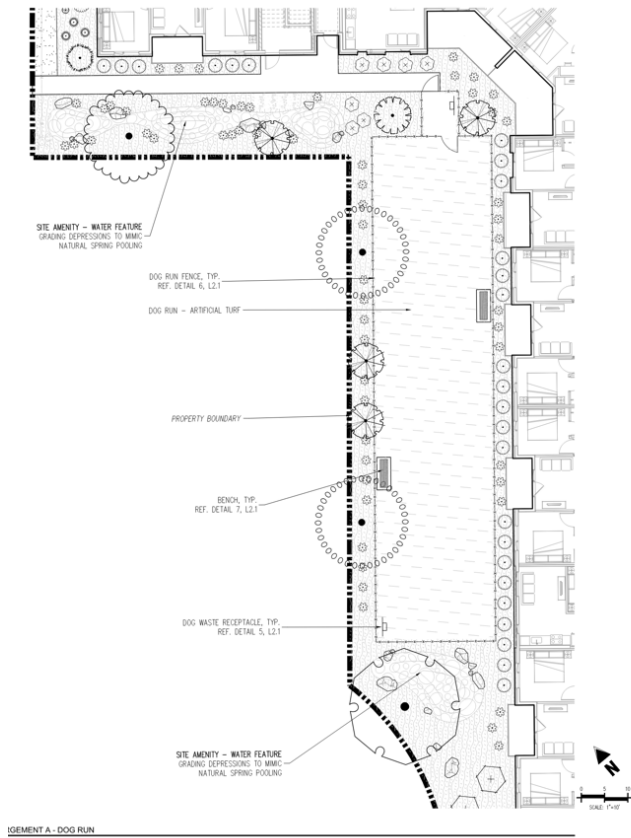


# LANDSCAPE PLAN

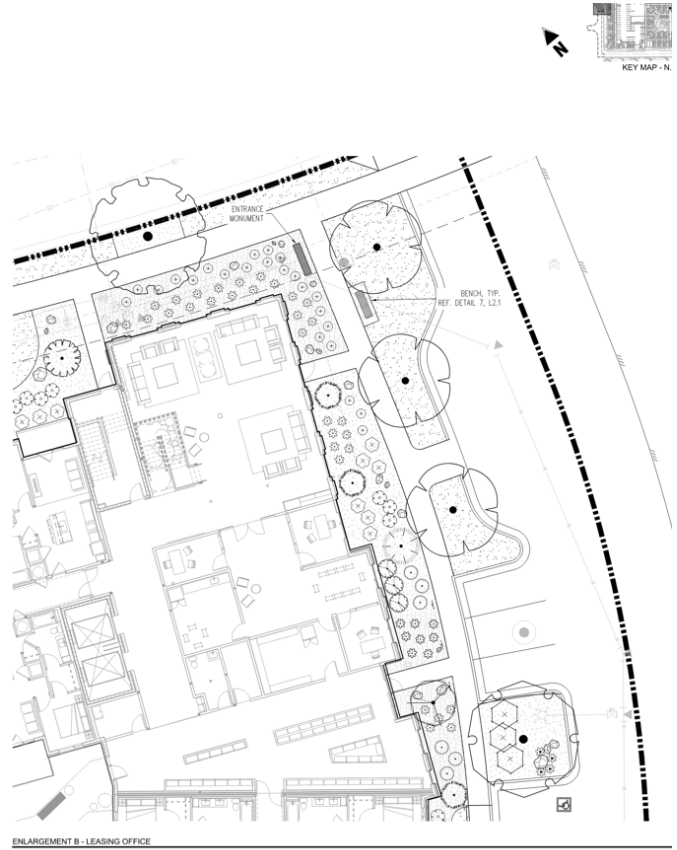


Authors: Daniel Cárdenas - Community Development Director and Jacob Hawkins - City Planner

# LANDSCAPE DETAILS

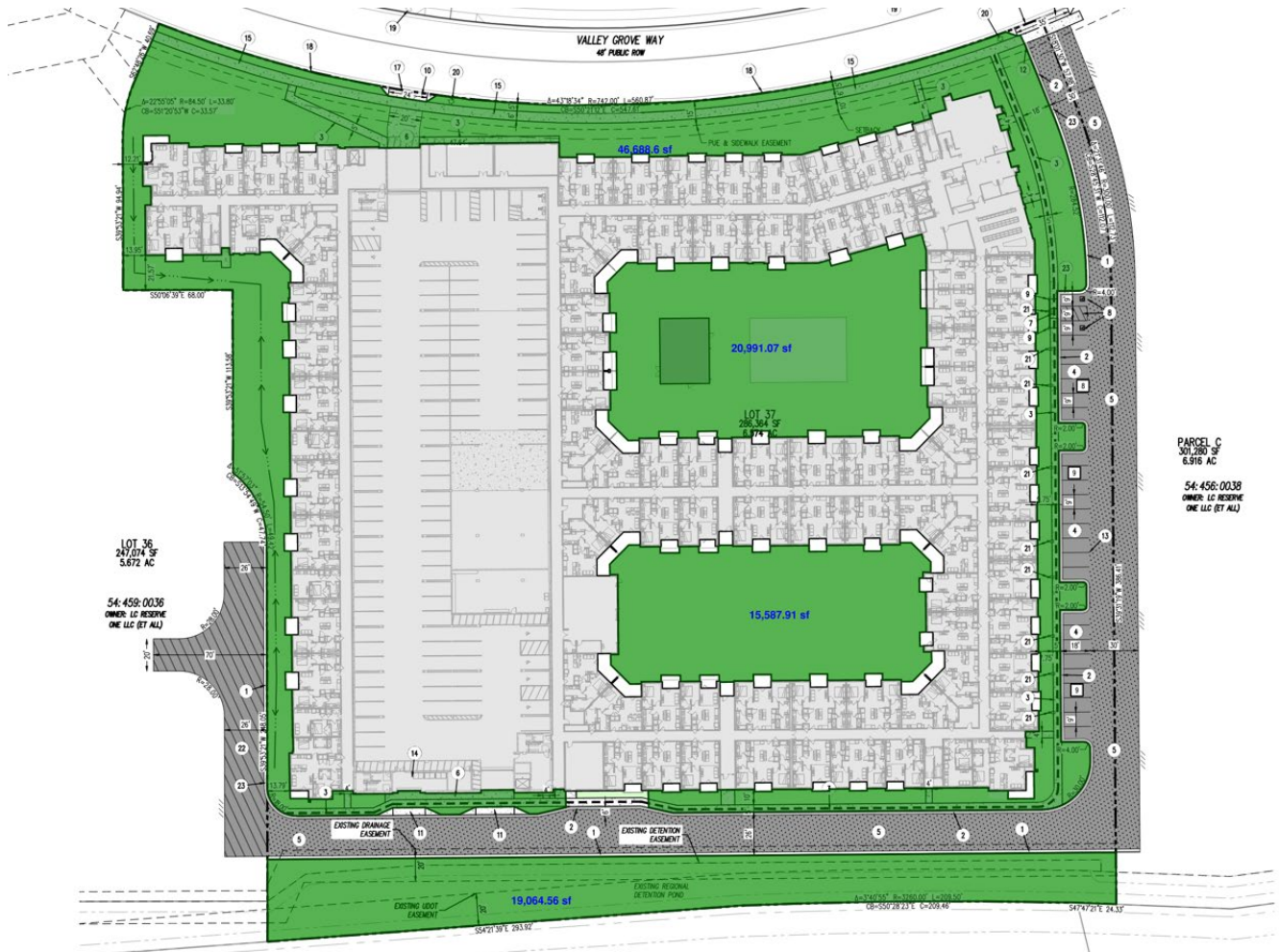


ENLARGEMENT A - DOG RUN

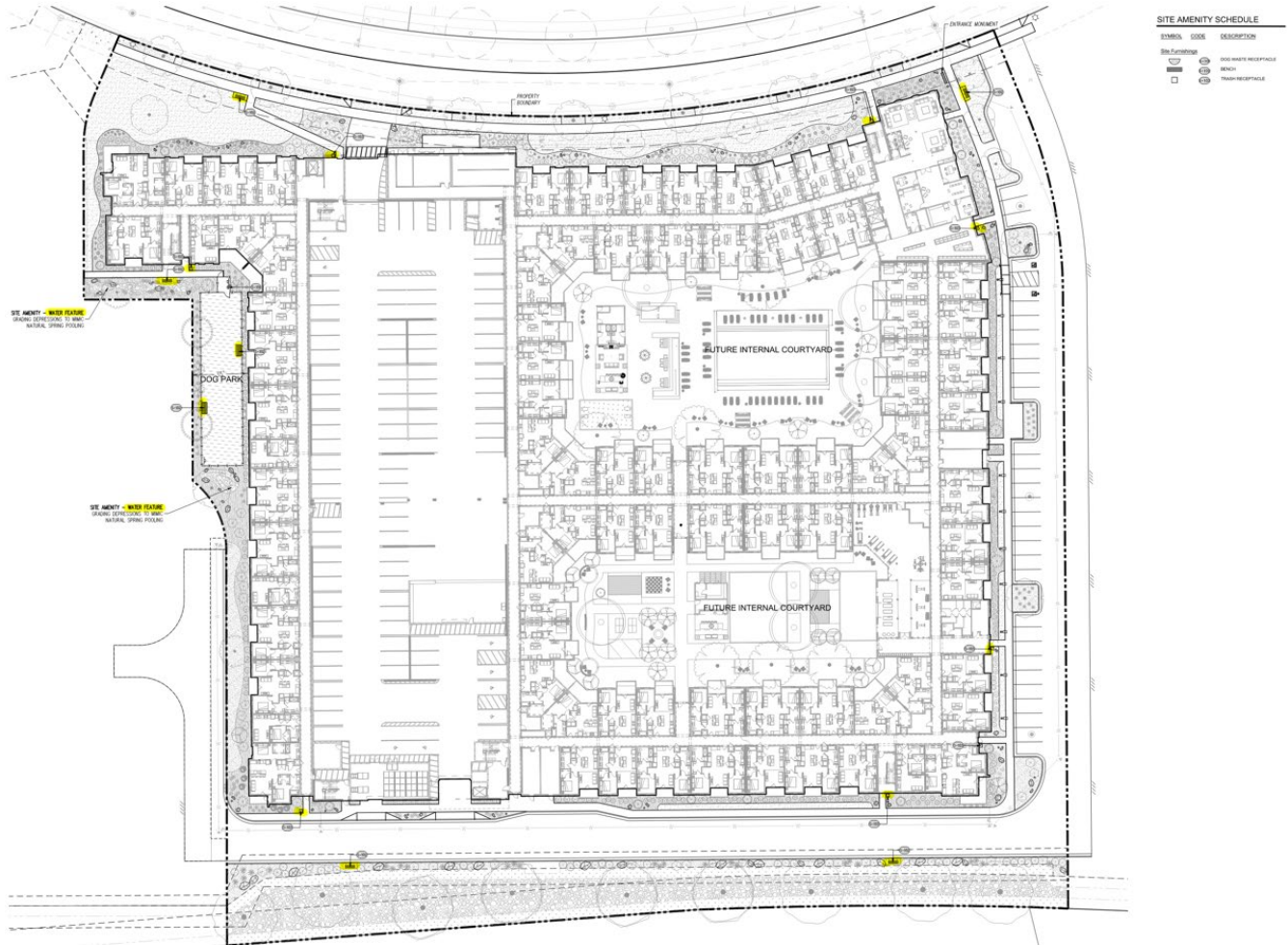


ENLARGEMENT B - LEASING OFFICE

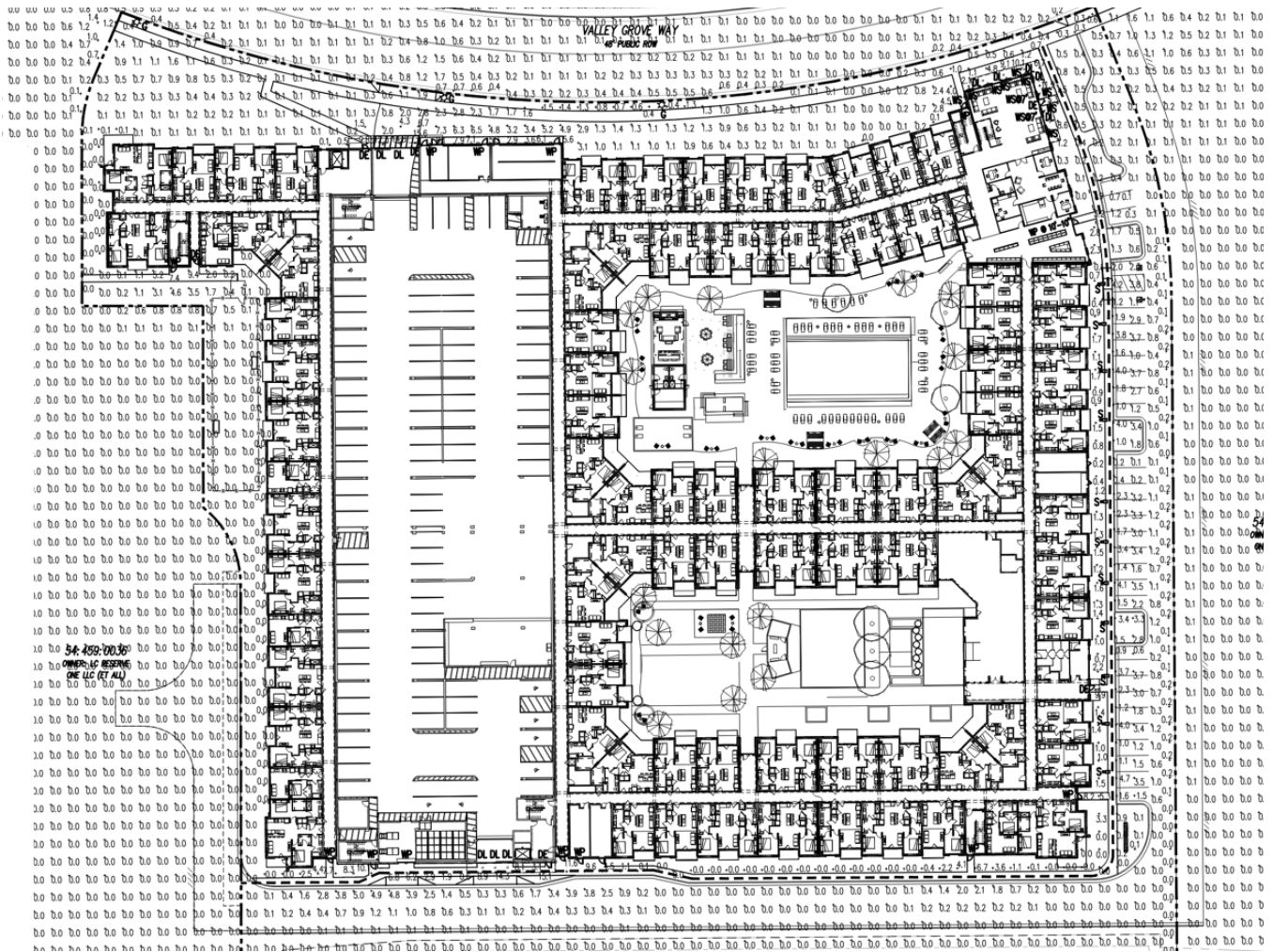
# OPEN SPACE



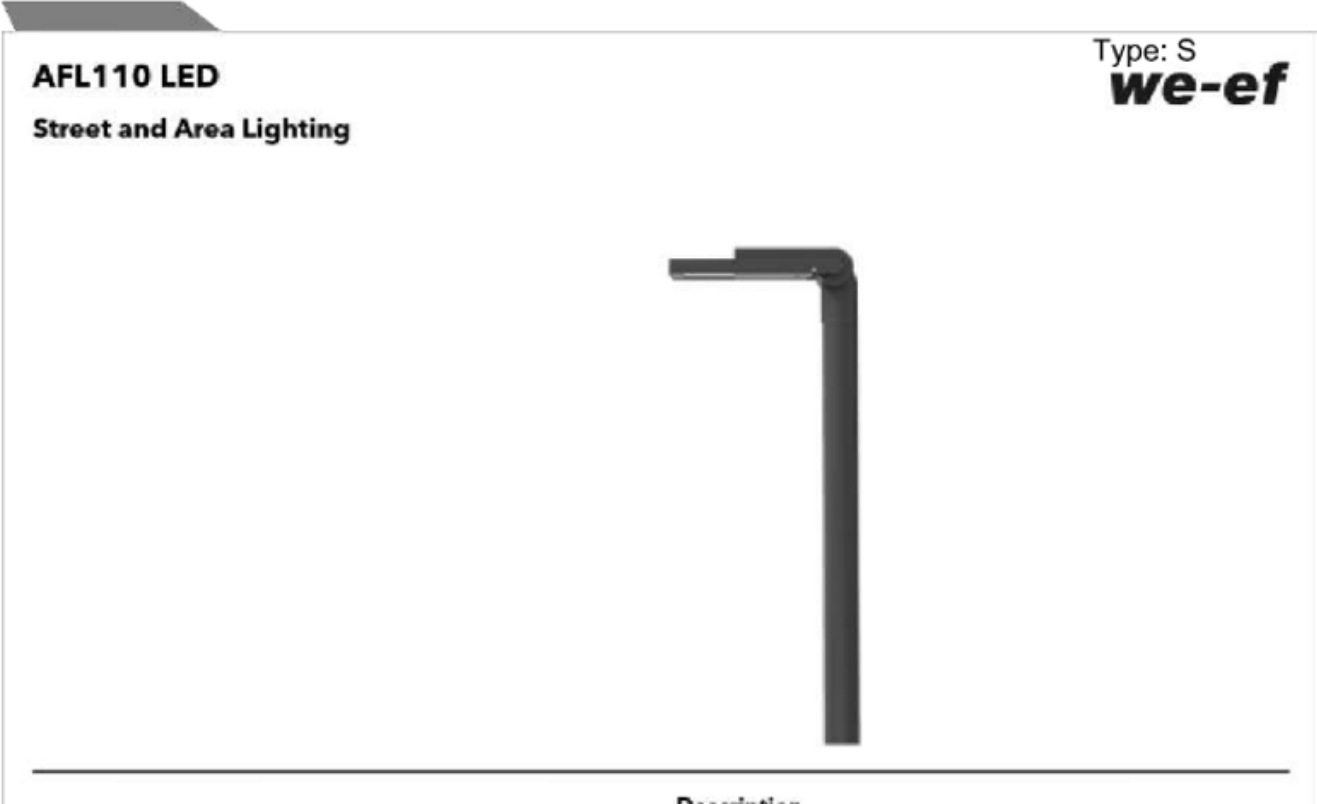
# SITE AMENITIES – BENCHES AND TRASH RECEPTICLES



# PHOTOMETRIC PLAN



**LIGHTING DETAILS**



# WAC LIGHTING

## Caliber

### Outdoor Wall Sconce 3000K

Fixture Type: WS

Catalog Number: \_\_\_\_\_

Project: \_\_\_\_\_

Location: \_\_\_\_\_

Model & Size	Color Temp & CRI	Watt	Lumens	Finish
<input checked="" type="radio"/> WS-W36614 14" 2 Lights	<input checked="" type="radio"/> 3000K - 90	21W	1140	<input type="radio"/> AL Brushed Aluminum <input checked="" type="radio"/> BK Black <input type="radio"/> BZ Bronze

Example: **WS-W36614-BZ**  
 For custom requests please contact [customs@wacighting.com](mailto:customs@wacighting.com)

#### DESCRIPTION

Light projection tuned with precision.

#### FEATURES

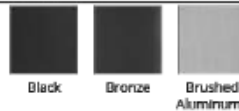
- Discrete cylinder with minimal mounting hardware
- Weather-resistant powder coated finish
- WS-W36614 is Up & down light, WS-W36610 is one direction
- Light engine is factory sealed for maximum protection from the elements
- Driver concealed within the fixture
- 5 year warranty

#### SPECIFICATIONS

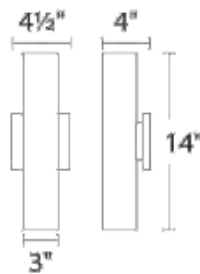
Color Temp:	3000K
Input:	120-277V, 50/60Hz
CRI	90
Dimming:	ELV: 100-10%
Rated Life:	72,000 Hours
Mounting:	Can be mounted on wall in all orientations
Standards:	ETL, cETL, ADA, Wet Location Listed
Construction	Aluminum hardware with lens diffuser



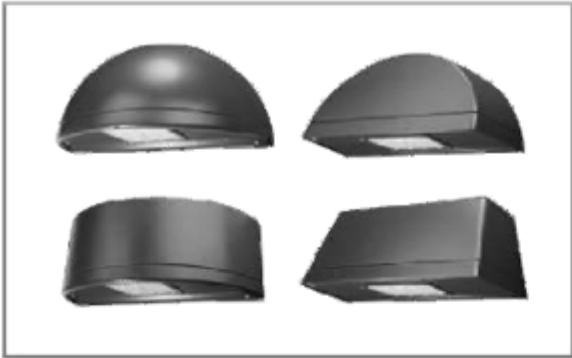
#### FINISHES:



#### LINE DRAWING



WS-W36614



# McGraw-Edison

## Impact Elite LED

Wall Mount Luminaire

Product Features



**Interactive Menu**

- [Ordering Information](#) page 2
- [Product Specifications](#) page 2
- [Energy and Performance Data](#) page 3
- [Control Options](#) page 4

Product Certifications



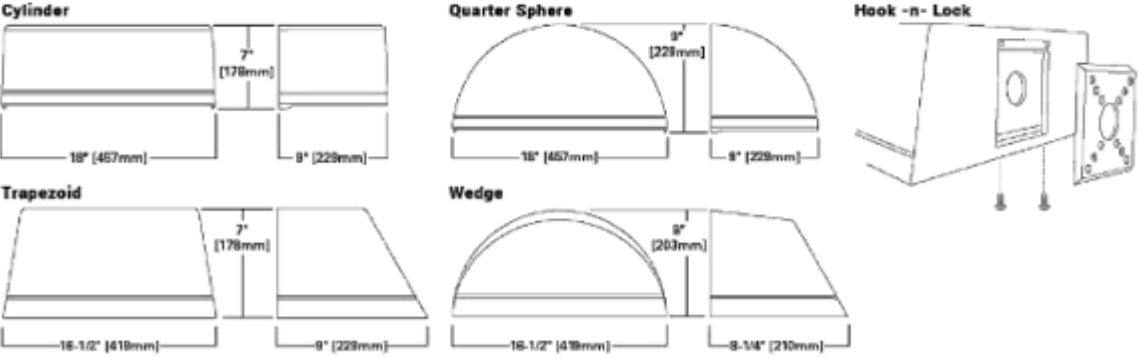
**Quick Facts**

- 15 Optical Distributions
- Lumen packages range from 2,459 to 11,480 (20W - 95W)
- Efficacy up to 149 lumens per watt

**Connected Systems**

- WaveLinX PRO Wireless
- WaveLinX LITE Wireless

**Dimensional Details**



NOTES:  
1. ISH Certified for 200K CCT and warmer only.



## Fixture "G"

### Specifications

#### DESCRIPTION

The lighting post shall be all aluminum or cast aluminum, one-piece construction, with a classic square base design.

#### MATERIALS

The base shall be heavy wall, cast aluminum produced from certified ASTM 356.1 ingot per ASTM B-179-85a or ASTM B28-85. The straight shafts shall be extruded from aluminum, ASTM 6061 alloy. All hardware shall be stainless steel. Anchor bolts to be completely hot dip galvanized. Special with temper proof screws and tamper proof driver.

#### CONSTRUCTION

The shaft shall be double welded to the base casting and shipped as one piece for maximum structural integrity. The shaft shall be welded inside the base casting at the top of the access door, and externally where the shaft exits the base. All welding shall be per ANSI/AWS.

#### DIMENSIONS

The post shall be 14'-0" in height with a 13" base. The shaft diameter shall be 5". At the top of the post, a 63"x3" tall tenon with a transitional donut shall be provided for luminaire mounting.

#### INSTALLATION

The post shall use four, hot dip galvanized L-type anchor bolts and be installed with breakaway couplings. A door shall be provided in the base for anchorage and wiring access. A grounding screw shall be provided inside the base opposite the door.

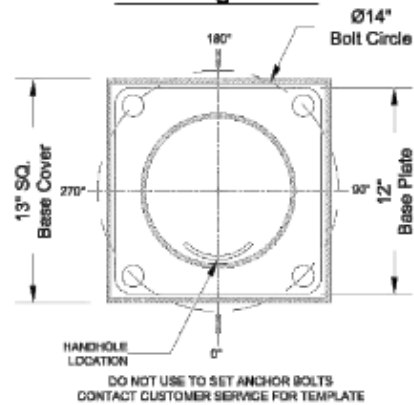
#### FINISH

The entire post assembly shall be standard Holophane black.

#### LUMINAIRE

- GroVile II LED 2
- LED Performance Fig 30
- 4000 Series CCT
- Auto-Sensing Voltage (120-277)
- Modern Style, Swing Open design housing
- Asymmetric Type III Distribution
- Black finish
- Ribs and Bands, Standard finial, Gold finish
- 7-Pin Dimming Photocontrol Receptacle
- 25ft Prewired Leads
- DTL Twistlock Photocontrol for Solid-State Lighting 120-277V

#### Anchorage Detail

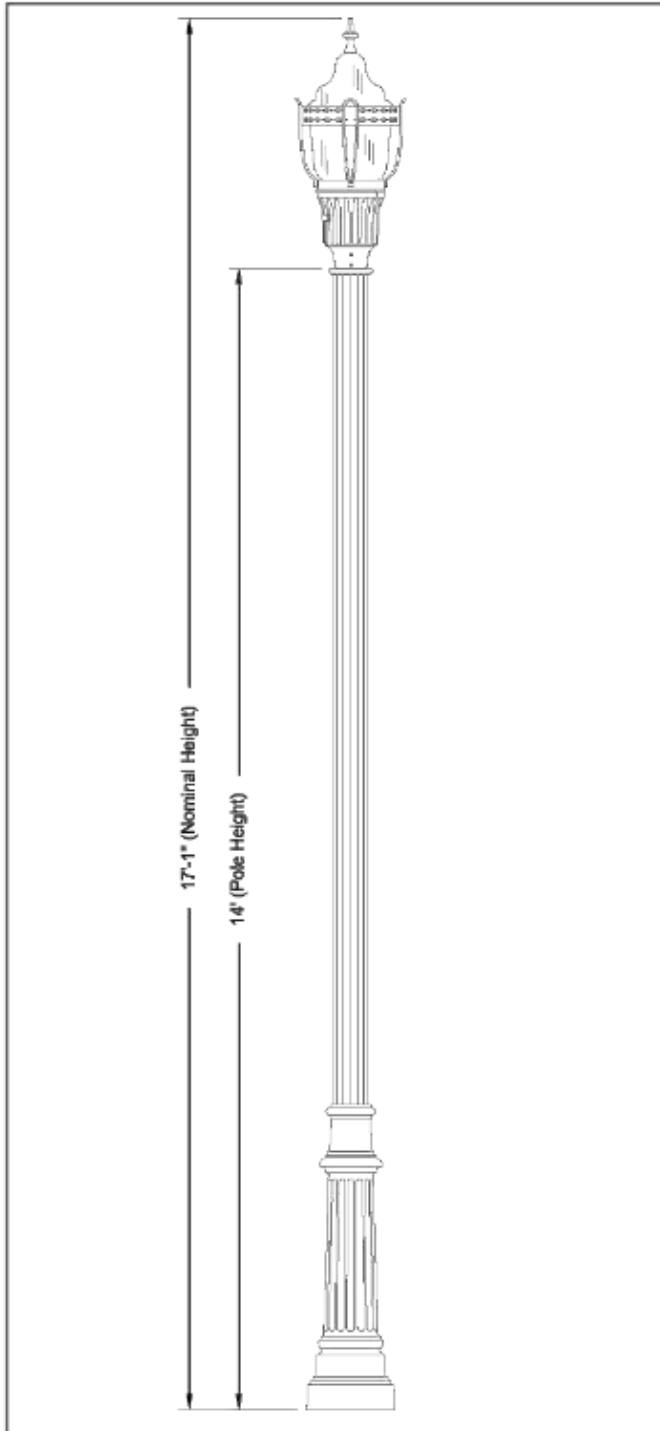


#### Catalog #'s:

Pole: SMA14FSJ13P07ABGBK  
 Fixture: GVD2P3040KASMBK3RSGLP7L25PCS

Customer Signature: \_\_\_\_\_

Date: \_\_\_\_\_



## Pleasant Grove

ORDER #: 2172-17-11729-1	TYPE:	DRAWING #:
REVISION:	REVISION DATE:	TSG 010479
DRAWN: MAB	ORIGIN DATE: 11/06/17	PAGE: 1 of 1

THIS DRAWING, WHEN APPROVED, SHALL BECOME THE COMPLETE SPECIFICATION FOR THE MATERIAL TO BE FURNISHED BY HOLOPHANE ON THE ORDER NOTED ABOVE. A UNIT OF BIM LAR DESIGN MAY BE SUPPLIED, BUT ONLY AFTER APPROVAL BY THE CUSTOMER IN WRITING. ON POLE ORDERS AN ANCHOR BOLT TEMPLATE PRINT WILL BE SUPPLIED WITH EACH ANCHOR BOLT ORDER TO MATCH THE POLE PROVIDED. THIS PRINT IS THE PROPERTY OF HOLOPHANE AND IS LOANED SUBJECT TO RETURN UPON DEMAND AND UPON EXPRESS CONDITION THAT IT WILL NOT BE USED DIRECTLY OR INDIRECTLY IN ANY MANNER CONTRARY TO OUR INTERESTS, AND ONLY IN CONNECTION WITH MATERIAL FURNISHED BY HOLOPHANE.

# ELEVATIONS AND RENDERINGS

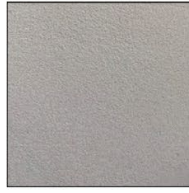
## MATERIAL LEGEND



BRICK VENEER, COLOR 1



BRICK VENEER, COLOR 2



CEMENTITIOUS FLAT PANELS WITH REVEALS, COLOR 1



CEMENTITIOUS FLAT PANELS WITH REVEALS, COLOR 2



ALUMINUM COMPOSITE PANEL - PAINTED - COLOR 2



FIBER CEMENT HORIZONTAL LAP SIDING, COLOR 2



FIBER CEMENT HORIZONTAL LAP SIDING, WOOD TONE



FIBER CEMENT FLAT PANELS WITH REVEALS, COLOR 1



FIBER CEMENT FLAT PANELS WITH REVEALS, COLOR 2



ALUMINUM BATTEN SCREEN - WOOD TONE



Authors: Daniel Cárdenas - Community Development Director and Jacob Hawkins - City Planner





# INTERIOR RENDERINGS



LOBBY RENDERING



LOBBY RENDERING



FITNESS RENDERING



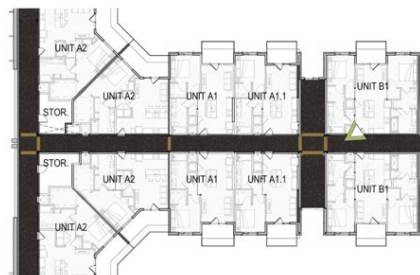
ROOF TOP DECK RENDERING



CORRIDOR RENDERING



UNIT ENTRY RENDERING



PARTIAL CORRIDOR FLOOR PLAN

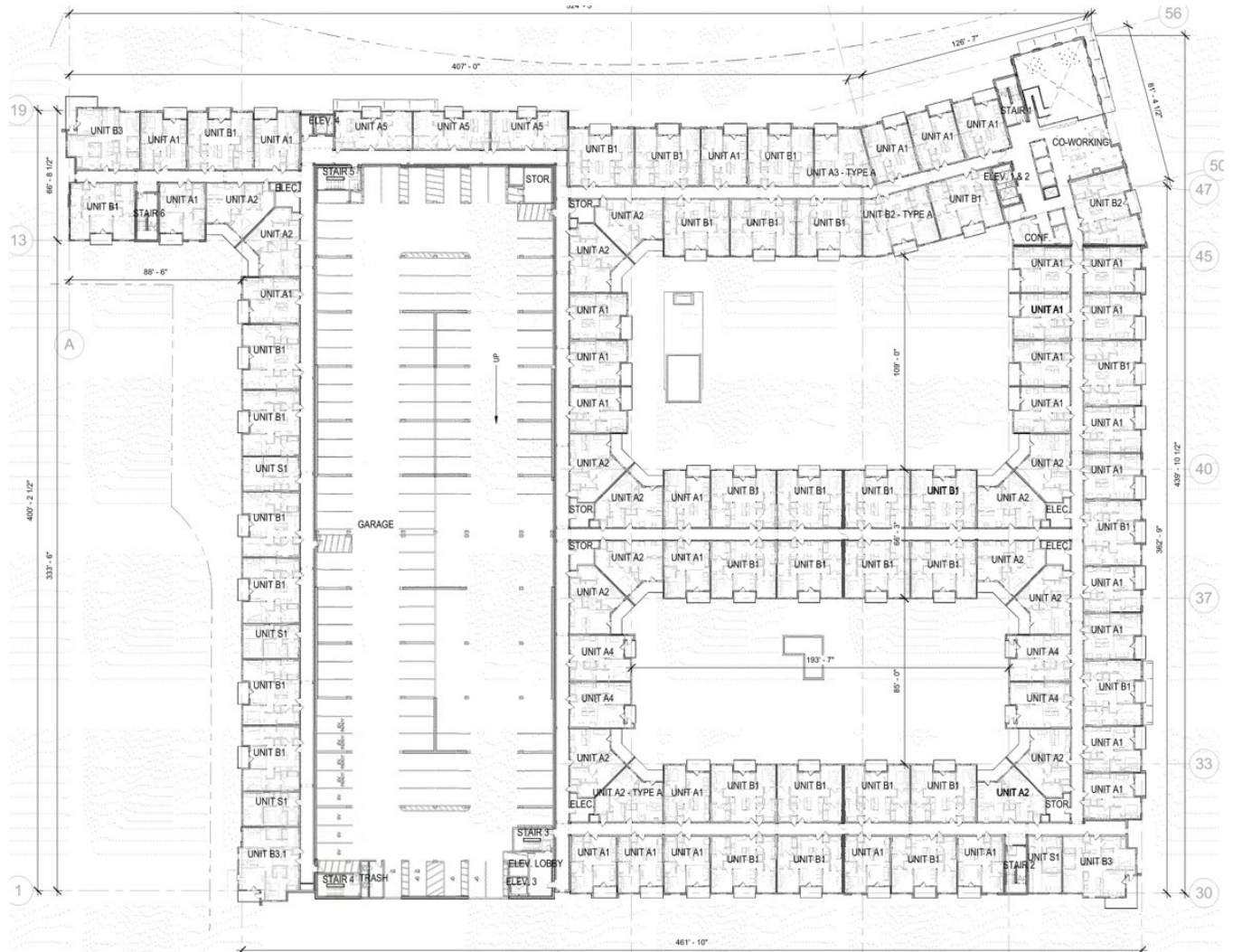
Authors: Daniel Cárdenas - Community Development Director and Jacob Hawkins - City Planner

# FLOOR PLANS

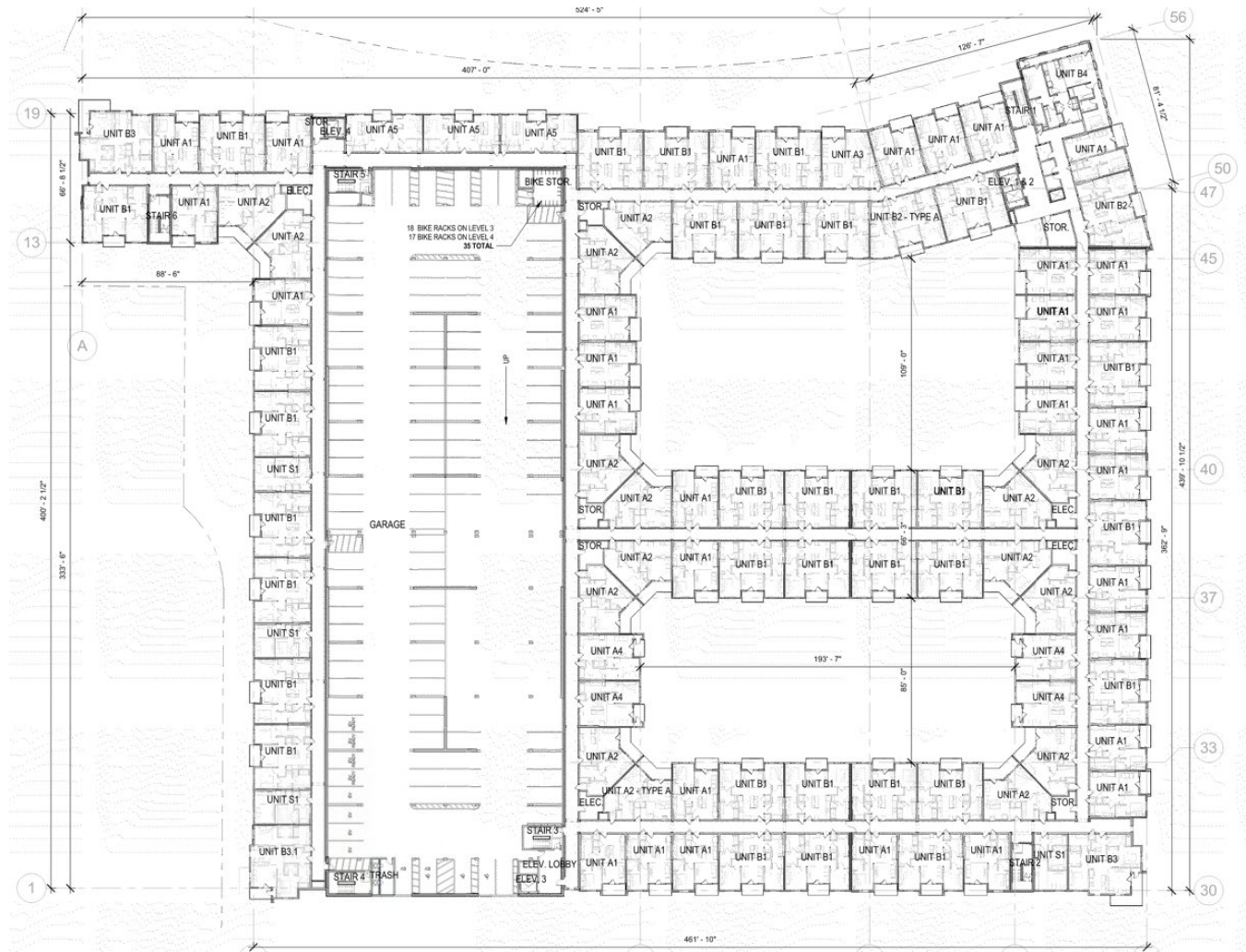
## A101 – Ground level



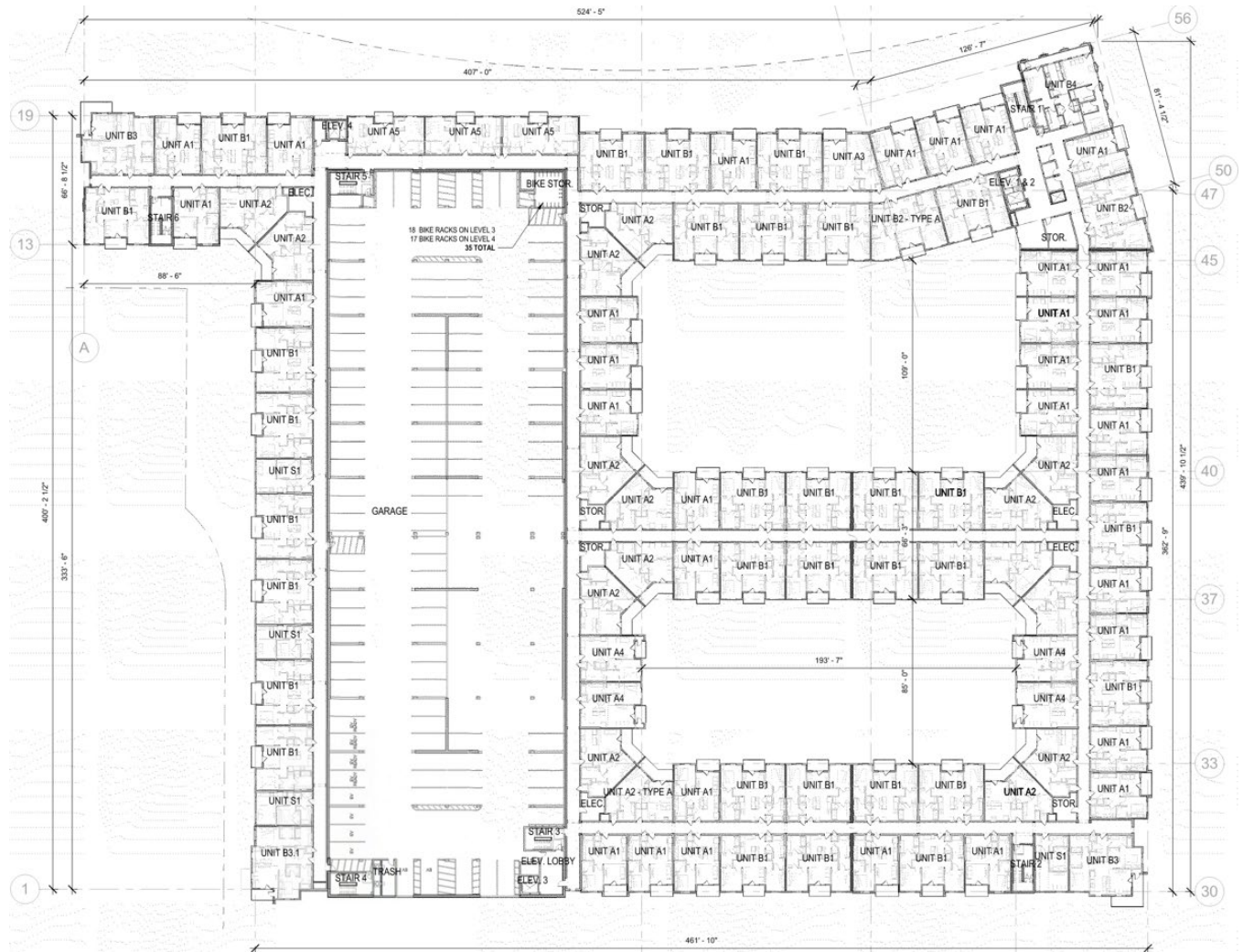
# A102 – Level 2



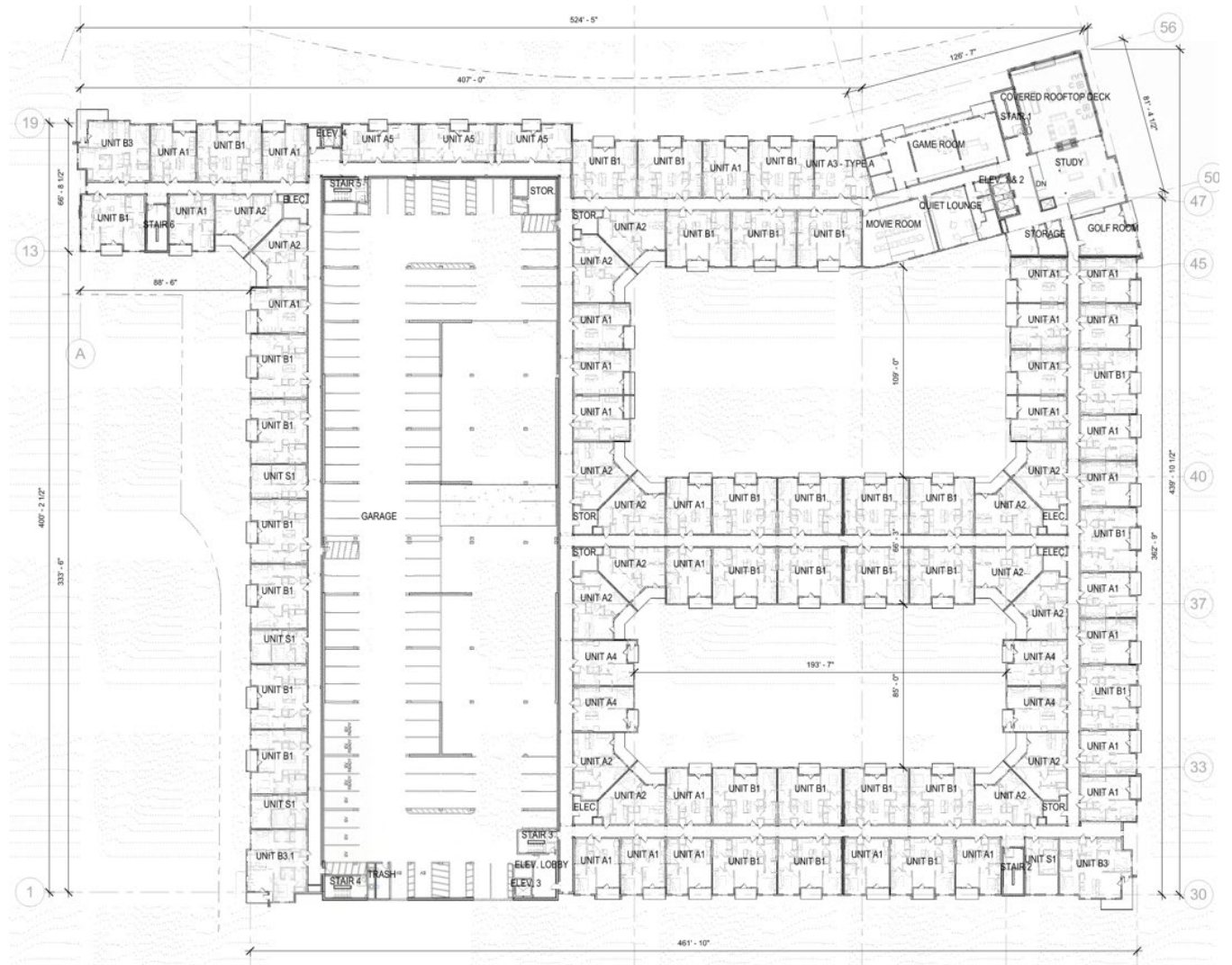
# A103 – Level 3



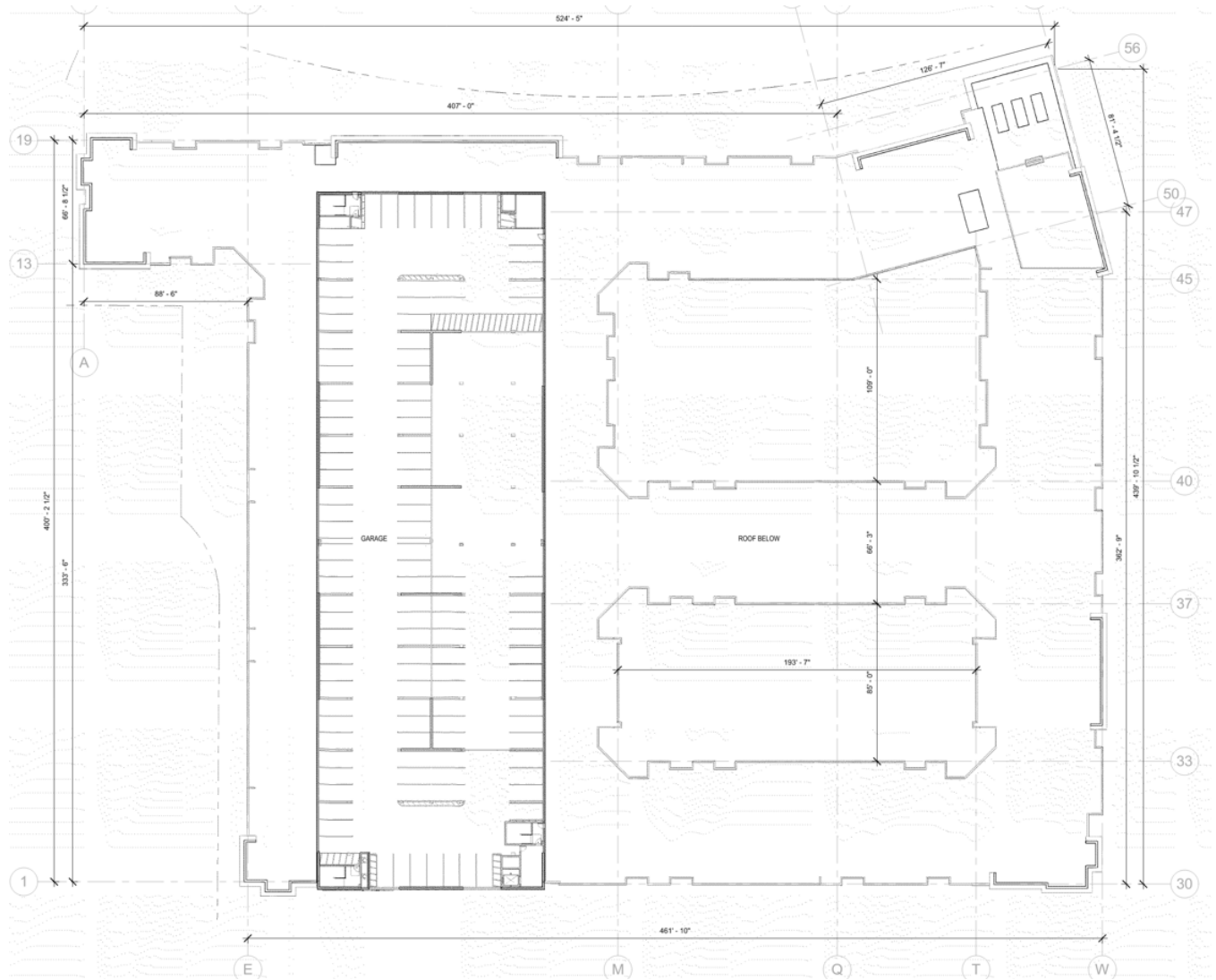
# A104 – Level 4



# A105 – Level 5



# A106 – Roof



**ORDINANCE NO. 2026-016**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF PLEASANT GROVE CITY, REZONING APPROXIMATELY 4.5 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 877 S MOUNTAIN VIEW LANE BY REMOVING THE VALLEY GROVE MIXED USE OVERLAY FROM 4.5 ACRES OF LAND AND APPLYING THE GROVE BUSINESS PARK OVERLAY TO 2.9 ACRES OF LAND, ST. JOHN PROPERTIES IS THE APPLICANT.**

**WHEREAS**, the property located at approximately 877 S Mountain View Lane is currently located in the Grove Commercial Sales Subdistrict in an area of approximately 4.5 acres where the Valley Grove Mixed Use Overlay Zone is applied; and

**WHEREAS**, the applicant intends to remove the Valley Grove Mixed Use Overlay Zone from 4.5 acres of the subject property; and

**WHEREAS**, the applicant is proposing to rezone 2.9 acres of the subject property located at 877 S Mountain View Lane to the Grove Business Park Overlay and further develop the property with a flex space building that includes light manufacturing uses; and

**WHEREAS** staff considered that the rezone shall be complemented by a development agreement that defines the amount of required retail space and to readjust the residential density for luxury apartment units in the Grove Mixed Use Overlay; and

**WHEREAS**, on March 26, 2026 the Pleasant Grove City Planning Commission held a public hearing to consider the rezone request; and

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

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

**WHEREAS**, on April 14, 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 rezone request was in the best interest of the public and was consistent with the written goals and policies of the General Plan; and

**WHEREAS**, at its meeting the Pleasant Grove City Council approved the request to rezone approximately 4.5 acres located at approximately 877 S Mountain View Lane by removing the Valley grove Mixed-Use Overlay and applying the Grove Business Park Overlay to 2.9 acres of land.

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

SECTION 1. The approximate 4.5 acres located at approximately 877 S Mountain View Lane shall be rezoned by removing the Valley Grove Mixed Use Overlay Zone and applying the Grove Business Park Overlay to approximately 2.9 acres of land; said property being described as shown on Exhibit “A”.

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

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

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

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

SECTION 6. APPROVED AND ADOPTED AND MADE EFFECTIVE by the City Council or Pleasant Grove City, State of Utah, on this 14<sup>th</sup> day of April, 2026.

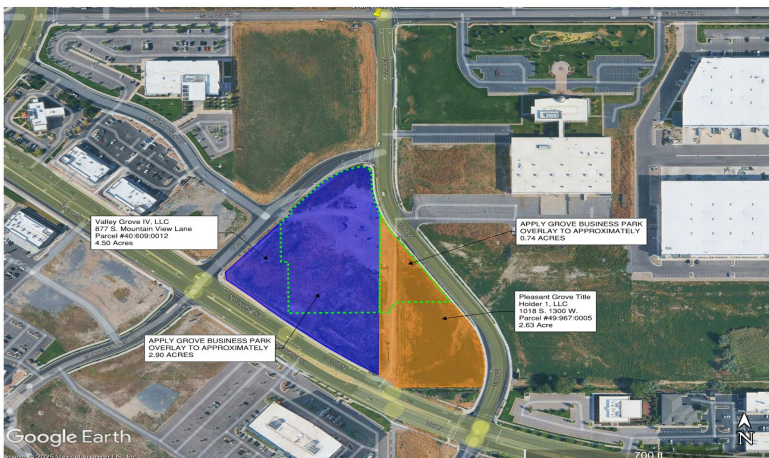
\_\_\_\_\_  
Eric Jensen, Mayor

ATTEST:

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

(SEAL)

**Exhibit “A”**



# City Council Staff Report

April 14, 2026

## REZONE PROPOSAL

**REQUEST** Request to remove the Valley Grove Mixed Use (VGMU) Overlay from approximately 4.5 acres of land and to apply The Grove Business Park (GBP) Overlay to approximately 2.9 acres of property located in The Grove – Commercial Sales Subdistrict.

Request to apply The Grove Business Park Overlay (GBP) to approximately 0.74 acres of property located in The Grove – Commercial Sales Subdistrict.

**APPLICANT** St. John Properties

**ADDRESS** 877 S Mountain View Lane (4.5 Acres)  
1018 S 1300 W (.74 Acres)

**ZONE** The Grove – Commercial Sales Subdistrict

**STAFF RECOMMENDATION** Deny the proposed rezone

<b>ATTACHMENTS</b>	Proposed Rezone Location	<b>6</b>
	General Plan	<b>7</b>

## Background

St. John Properties, the applicant, is requesting to remove the Valley Grove Mixed Use Overlay from the property at 877 S Mountain View Lane, and to apply the GBPO to portions of 877 S Mountain View Lane and 1018 S 1300 W to construct a flex space building. The applicant submitted their application for the proposed rezones on January 16, 2026 for and January 27, 2026.

Flex space falls largely under Use #6376 – Warehousing and General Storage, which is a permitted use in the Grove Business Park Overlay. This overlay was amended in November 2022 to allow many more commercial uses than what was previously permitted, including general warehousing.

The properties immediately adjacent to the north and east are within The Grove – Commercial Sales Subdistrict and are currently vacant. The property to the east is in the BMP Zone and has just received approval for a flex space building. The properties to the to the south are in The Grove – Interchange Subdistrict and have been developed with offices, retail, and a future restaurant.

## Analysis

### **Intent Statements:**

The intent of the current Grove Commercial Sales Subdistrict is “...to create 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 city council may also authorize residential uses above the first level of commercial buildings. Development in this subdistrict should contribute to the creation of a unique ‘signature image’ for the city that encourages pedestrian activity, social interaction and a quality shopping experience”

The intent of the proposed Grove Business Park Overlay is “...to provide for a mixture of research, office, retail, warehousing and certain specialized light manufacturing uses in a parklike atmosphere. This overlay is intended to be applied on properties within the grove zone and may be applied on one or more of the grove zone subdistricts. The overlay area is to be characterized by attractively designed buildings and off street parking lots situated among spacious lawns, trees, shrubs and other landscape features, preserving as much as possible existing natural wetlands and associated vegetation.”

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

The Grove – Commercial Sales Subdistrict permits for a wide variety of retail and office uses, as well as hotels, entertainment assembly, amusements, and parks. The Grove Business Park Overlay expands on the uses already permitted in The Grove – Commercial Sales Subdistrict by adding light manufacturing uses such as printing services, pharmaceutical and nutritional supplement manufacturing, machinery and equipment sales, general warehousing and storage; several of these more intense uses which are not recommended to be neighboring residential uses.

With limited space left in Pleasant Grove, especially for land located in the Boulevard corridors, Staff encourages as much of the remaining land as possible be used for retail sales tax generating uses. The development of warehousing uses such as flex space further limits the amount of area that can be used toward tax-generating uses, as warehousing uses do not contribute toward any retail sales tax collected by the City.

### **Difference in permitted uses:**

Because both the Valley Grove Mixed Use Overlay and the Grove Business Park Overlay are both overlays, the permitted uses of the underlying zone (The Grove – Commercial Sales Subdistrict) are unchanged.

The Valley Grove Mixed Use Overlay was created to permit high density residential uses mixed with retail and office uses. This overlay is primarily located adjacent to the Freeway, where a promenade of office and retail uses are proposed to be constructed next to a five-story luxury apartment building. The only permitted use in this overlay, besides the permitted uses already established in The Grove – Commercial Sales Subdistrict, is Use 1150: “Apartment (high rise), includes condominiums.”

The Grove Business Park Overlay on the other hand permits 67 additional uses beyond what The Grove – Commercial Sales subdistrict allows. Examples of some of these permitted uses include light manufacturing uses such as printing and publishing, bakery products, and assembly of household and office furniture; utility uses such as gas, water, sewage, and electric offices; retail uses such as building

materials, hardware, apparel, furniture, and restaurants; service uses such as gyms, warehousing, automobile repair (excluding engine and transmission repair, indoor only), medical and other office uses, and special training and schooling; and other uses such as amusements, playgrounds and athletic areas, and animal hospital services. Many of these uses are commonly found in flex space buildings.

**Staff Comments:**

Staff has historically considered rezone requests to the Grove Business Park Overlay in exchange for retail uses being provided prior to flex space or manufacturing uses. For example, the City has approved a rezone for both the doTERRA complex and the two flex-space buildings located just north of Tesla to apply The Grove Business Park Overlay, because doTERRA is one of the largest contributors of sales tax in the city, and the two flex-space buildings were constructed after the Tesla dealership.

However, in this case, there are a couple of other points that have been prominent in Staffs consideration of the proposed rezone: its proximity to 1300 West/Proctor Lane, and the amount of flex space already available in Pleasant Grove.

First, flex space has historically been permitted in Pleasant Grove as long as Use #6376 is permitted in the zone. Flex space has had an increase in demand over the past few years, and now Pleasant Grove has several places that are either being used for flex space, are anticipated to be used for flex space, or have the potential to be developed as flex space. Any property within the Grove Business Park Overlay, Business and Manufacturing Park Zone, Manufacturing Distribution Zone, or General Commercial Zone have the capability to be developed for flex space.

With the total amount of potential land that could be developed for flex space and the amount of flex space already available or soon to be available, Staff recommends denial of the proposed rezone, as the location for the rezone would be along the corner of 1300 West and North County Boulevard.

1300 West/Proctor Lane is scheduled to eventually have a connection to the Freeway, which will create a new entryway into the City in this specific location. The Grove Zone is intended to be designed in a way that is an attractive commercial area that creates a unique “signature image” for the city where pedestrian activity and social interaction are encouraged.

**Conformance with General Plan:**

On the 2023 General Plan Future Land Use Map (page 11), this area is located in The Grove Commercial and Grove Business Park area. The general plan states that “The Grove Commercial area is a subdistrict of The Grove devoted to commercial sales. The area is primarily an auto-oriented business district encompassing a variety of retail, hotel, small event centers and a theme park. It is expected that remaining available land in this area will develop in a similar fashion.”

The General Plan summarizes the Grove Business Park area as “a subdistrict of The Grove and primarily contains the Doterra corporate campus, other office buildings, and retail uses. It is expected that remaining available land in this area will develop in a similar fashion.”

**Recommendation from Planning Commission (4.5 Acres)**

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

**2. Public Hearing: Rezone – Located at approx. 877 S. Mountain View Lane  
(Sam White’s Lane Neighborhood)**

Public Hearing to consider the request of St. John Properties for a zone change to remove the Valley Grove Mixed Use (VGMU) Overlay from approximately 4.5 acres of land and to apply the Grove Business Park (GBP) Overlay to approximately 2.9 acres of land, located at 877 South Mountain View Lane. (Legislative Item)

**RECOMMEND APPROVAL**

**MOTION:** Commissioner Redding moved that the Planning Commission forward a positive recommendation of APPROVAL to the City Council for the request of St. John Properties to remove the Valley Grove Mixed Use Overlay from approximately 4.5 acres of land and to apply the Grove Business Park Overlay to approximately 2.9 acres of land on property zoned the Grove Commercial Sales Subdistrict, located at approximately 877 South Mountain View Lane; and adopting the exhibits, conditions, and findings of the Staff Report; and as modified by the condition below:

1. The applicant must work with the City Council to put a Development Agreement in place.

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

Motion by: Commissioner Redding

Seconded by: Commissioner Patten

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

NAY VOTES:

**Recommendation from Planning Commission (.74 Acres)**

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

**3. Public Hearing: Rezone – Located at approx. 1018 S. 1300 West  
(Sam White’s Lane Neighborhood)**

Public Hearing to consider the request of St. John Properties for a zone change on approximately 0.74 acres of land to apply the Grove Business Park (GBP) Overlay, located at 1018 South 1300 West. (Legislative Item)

**RECOMMEND APPROVAL**

**MOTION:** Commissioner Patten moved that the Planning Commission forward a positive recommendation of APPROVAL to the City Council for the request of St. John Properties to apply the Grove Business Park Overlay to approximately 0.74 acres of land on property zoned The Grove Commercial Sales Subdistrict, located at approximately 1018 South 1300 West; and adopting the exhibits, conditions, and findings of the Staff Report; and as modified by the condition below:

2. The applicant must work with the City Council to put a Development Agreement in place.

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

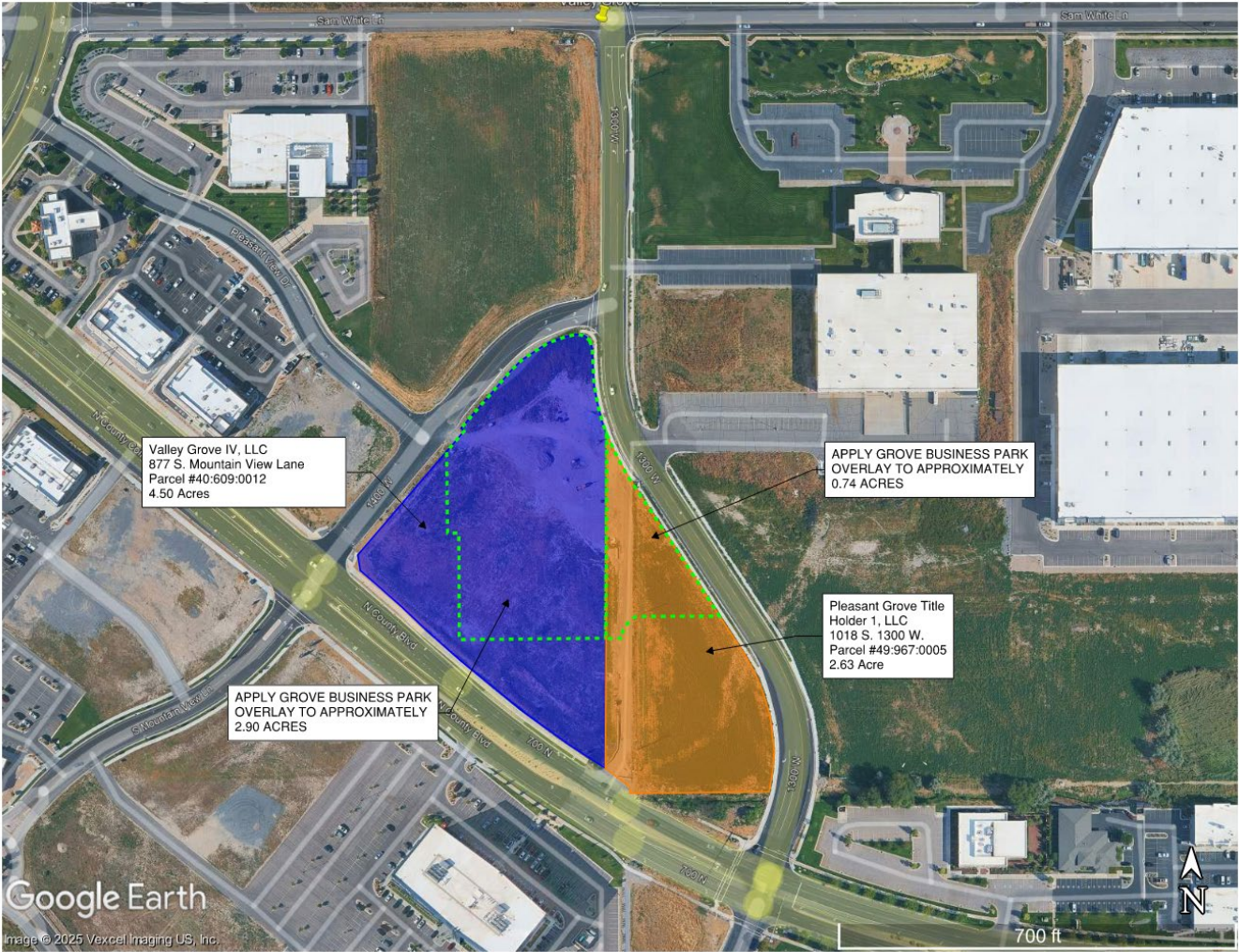
Motion by: Commissioner Patten

Seconded by: Commissioner Butler

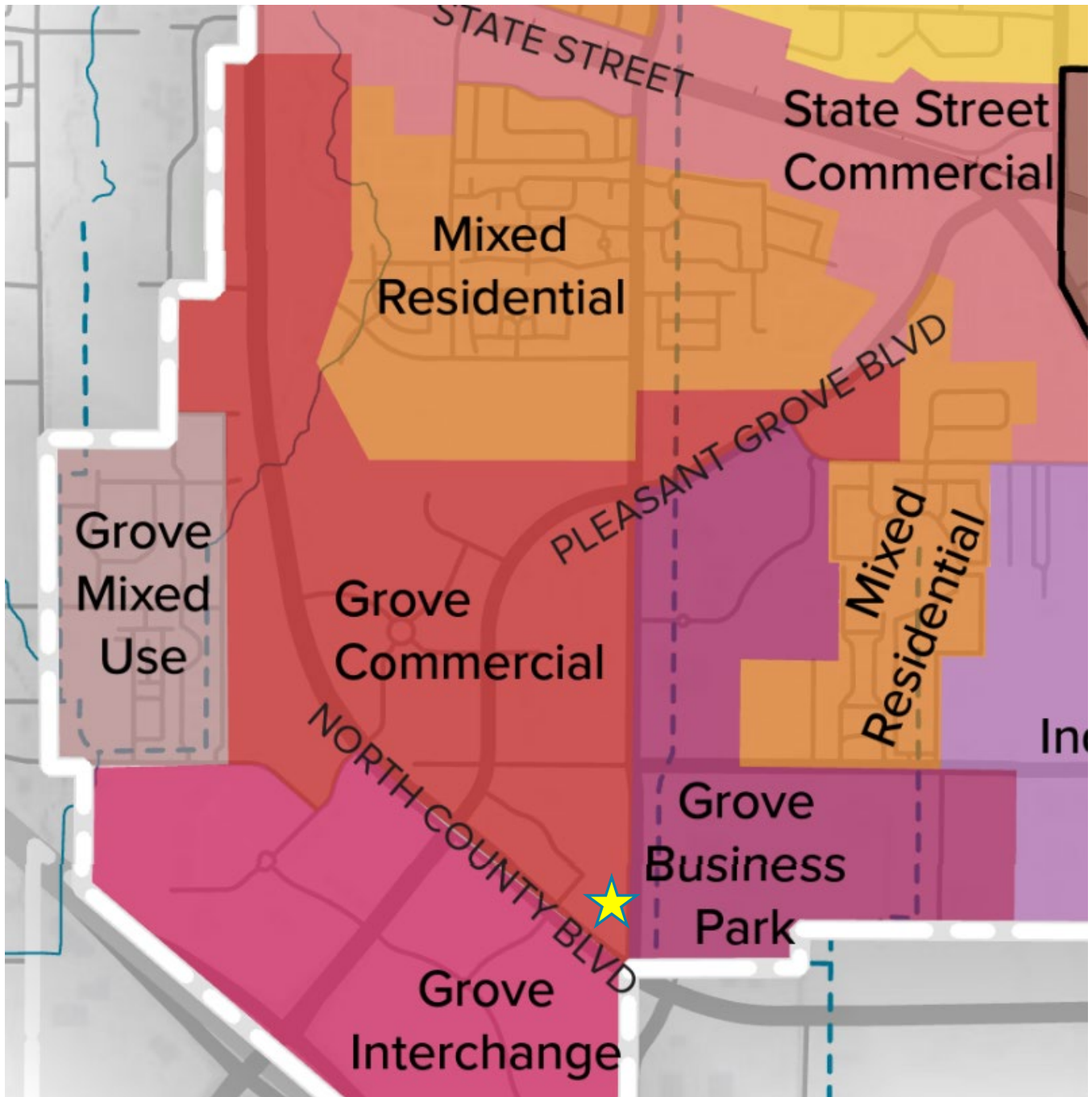
AYE VOTES: Chair Martineau, Commissioners Butler, Patten, Redding, Trickler


NAY VOTES:

# PROPOSED REZONE LOCATION



# GENERAL PLAN



 = Subject Property

**ORDINANCE NO. 2026-017**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF PLEASANT GROVE CITY, REZONING APPROXIMATELY .74 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 1018 S 1300 W BY APPLYING THE GROVE BUSINESS PARK OVERLAY, ST. JOHN PROPERTIES IS THE APPLICANT.**

**WHEREAS**, the property located at approximately 1018 S 1300 W is currently located in the Grove Commercial Sales Subdistrict which allows for high end offices and retail uses; and

**WHEREAS**, the applicant intends to develop the neighboring property at 877 S Mountain View Lane for light manufacturing uses and intends to expand their proposed development into .74 acres of the subject property; and

**WHEREAS**, the applicant is proposing to rezone .74 acres of the property located at 1018 S 1300 W by applying the Grove Business Park Overlay with the intention to add this area of land to a proposed site plan that will include a flex space building with light manufacturing uses; and

**WHEREAS**, staff considered that the rezone shall be complemented by a development agreement that defines the amount of required retail space uses and a subdivision application to readjust the property boundaries for the proposed Grove Business Park Overlay; and

**WHEREAS**, on March 26, 2026 the Pleasant Grove City Planning Commission held a public hearing to consider the re-zone request; and

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

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

**WHEREAS**, on April 14, 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 rezone request was in the best interest of the public and was consistent with the written goals and policies of the General Plan; and

**WHEREAS**, at its meeting the Pleasant Grove City Council approved the request to rezone approximately .74 acres located at approximately 1018 S 1300 W by applying the Grove Business Park Overlay to the subject property.

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

SECTION 1. The approximate .74 Acres located at approximately 1018 S 1300 W shall be rezoned by applying the Grove Business Park Overlay to approximately .74 acres of land; said property being described as shown on Exhibit “A”.

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

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

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

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

SECTION 6. APPROVED AND ADOPTED AND MADE EFFECTIVE by the City Council or Pleasant Grove City, State of Utah, on this 14<sup>th</sup> day of April, 2026.

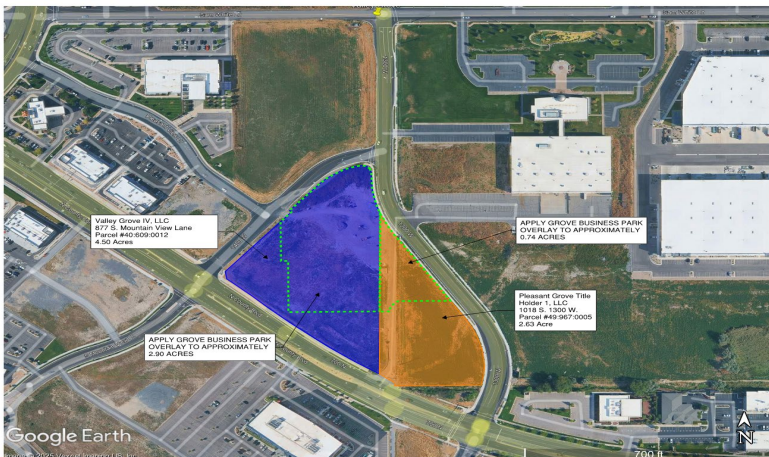
\_\_\_\_\_  
Eric Jensen, Mayor

ATTEST:

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

(SEAL)

**Exhibit “A”**



**RESOLUTION NO. 2026-013**

**A RESOLUTION OF THE GOVERNING BODY OF PLEASANT GROVE CITY AUTHORIZING THE MAYOR TO SIGN AN UNDERGROUND RIGHT OF WAY EASEMENT GRANTING ROCKY MOUNTAIN POWER AN EASEMENT FOR THE RELOCATION OF POWER LINES AT DISCOVERY PARK TO ACCOMMODATE A NEW CELL TOWER FOR AT&T LOCATED AT APPROXIMATELY 100 EAST AND 1555 NORTH, PLEASANT GROVE, UTAH AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Pleasant Grove City (“City”) owns property located at approximately 100 East and 1555 North (parcel#14:016:0183) in Pleasant Grove, Utah County, Utah; and

**WHEREAS**, City operates a public park and baseball fields on the property; and

**WHEREAS**, City previously entered into a lease agreement with AT&T for the construction of a telecommunications tower on the property; and

**WHEREAS**, AT&T requires certain infrastructure to be placed on the property to construct the telecommunications facility including the relocation of a power pole; and

**WHEREAS**, Rocky Mountain Power requires new easements for the new location of its power lines and equipment including an underground easement 10 feet in width and 200 feet in length, more or less for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of underground electric power transmission and distribution lines; and

**WHEREAS**, City desires to grant said easement to Rocky Mountain Power.

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

**SECTION 1.**

The Mayor is hereby authorized to sign the “Underground Right of Way Easement” between Pleasant Grove City and Rocky Mountain Power for property located at approximately 100 East and 1555 North in Pleasant Grove City, which is attached hereto as Exhibit “A”.

**SECTION 2.**

The provisions of this Resolution shall take effect immediately.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF PLEASANT GROVE,  
UTAH, this \_\_ day of April, 2026.**

\_\_\_\_\_  
Eric Jensen, Mayor

**ATTEST:**

(SEAL)

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

REV05042015

Return to:

Rocky Mountain Power  
Lisa Louder/Sydnee Morkel  
70 N 200 E  
American Fork, UT 84003

WO#: 7550300

## UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **Pleasant Grove City** (“Grantor”), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, (“Grantee”), an easement for a right of way 10 feet in width and 570 feet in length, more or less, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of underground electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation: wires, fibers, cables and other conductors and conduits therefor; and pads, transformers, switches, cabinets, and vaults on, across, or under the surface of the real property of Grantor in **Utah** County, State of **Utah** more particularly described as follows and as more particularly described and/or shown on Exhibit(s) **A** attached hereto and by this reference made a part hereof:

Legal Description: COM E 1554.71 FT & S 688.05 FT & S 1 DEG 0' 40" E 26 FT FROM THE NW COR. SEC. 29, T5S, R2E, SLB&M; N 89 DEG 20' 28" E 175.27 FT; ALONG A CURVE TO THE L (CHORD BEARS: N 76 DEG 42' 1" E 104.16 FT, RADIUS = 238 FT); E .06 FT; ALONG A CURVE TO THE L (CHORD BEARS: S 47 DEG 49' 39" E 64.84 FT, RADIUS = 2313 FT); N 43.53 FT; E 22.49 FT; ALONG A CURVE TO THE L (CHORD BEARS: S 47 DEG 49' 38" E 64.82 FT, RADIUS = 2313 FT); S 722.08 FT; W 382.22 FT; N 1 DEG 0' 40" W 738.93 FT TO THE POB. AREA 6.647 AC.

Assessor Parcel No.

14:051:0170

Together with the right of access to the right of way from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefor) the future right to keep the right of way clear of all brush, trees, timber, structures, buildings and other hazards which might endanger Grantee's facilities or impede Grantee's activities.

At no time shall Grantor place or store any flammable materials (other than agricultural crops), or light any fires, on or within the boundaries of the right of way. Subject to the foregoing limitations, the surface of the right of way may be used for agricultural crops and other purposes not inconsistent, as determined by Grantee, with the purposes for which this easement has been granted.

The rights and obligations of the parties hereto shall be binding upon and shall benefit their respective heirs, successors and assigns.

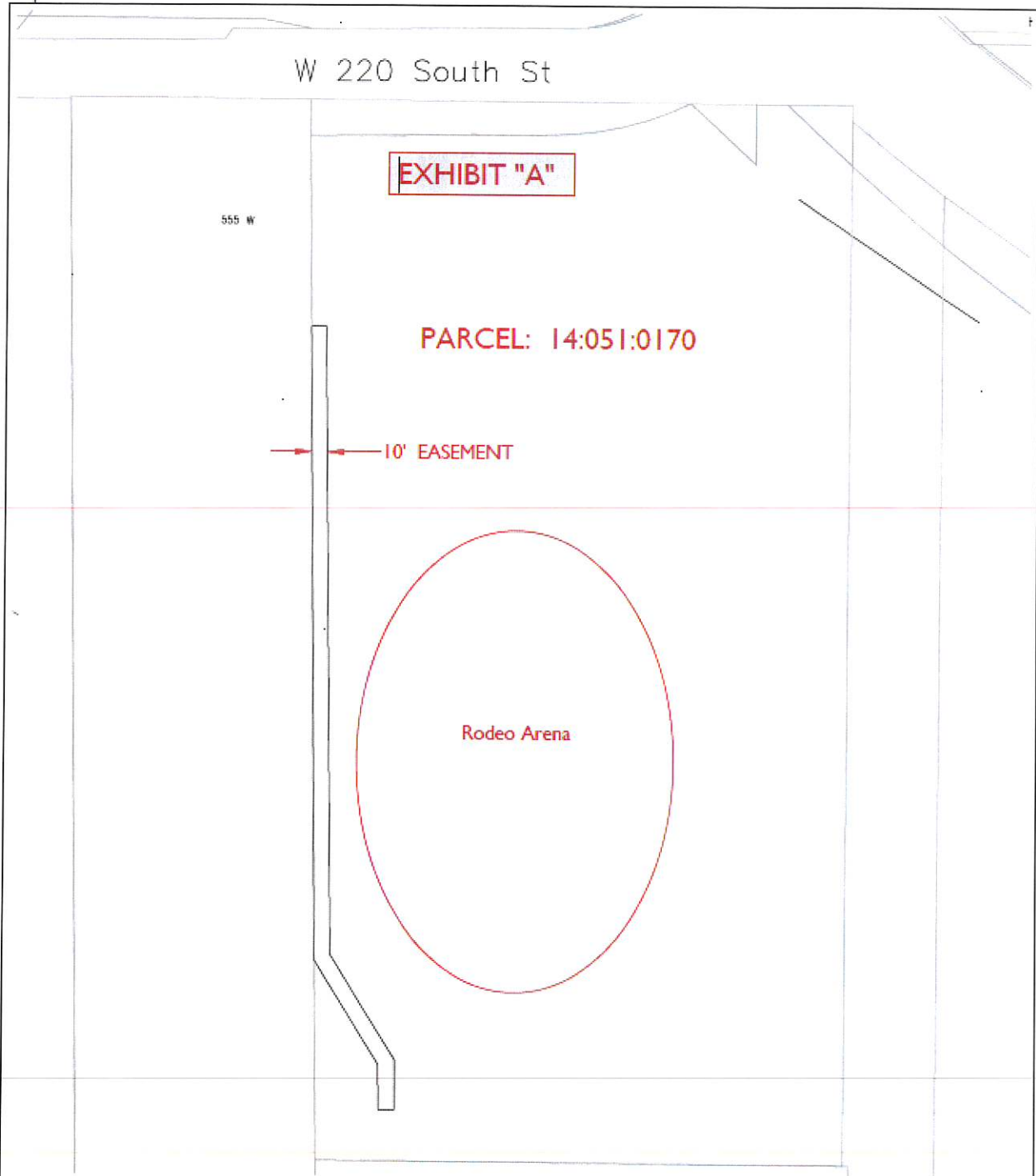
To the fullest extent permitted by law, each of the parties hereto waives any right it may have to a trial by jury in respect of litigation directly or indirectly arising out of, under or in connection with this agreement. Each party further waives any right to consolidate any action in which a jury trial has been waived with any other action in which a jury trial cannot be or has not been waived.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

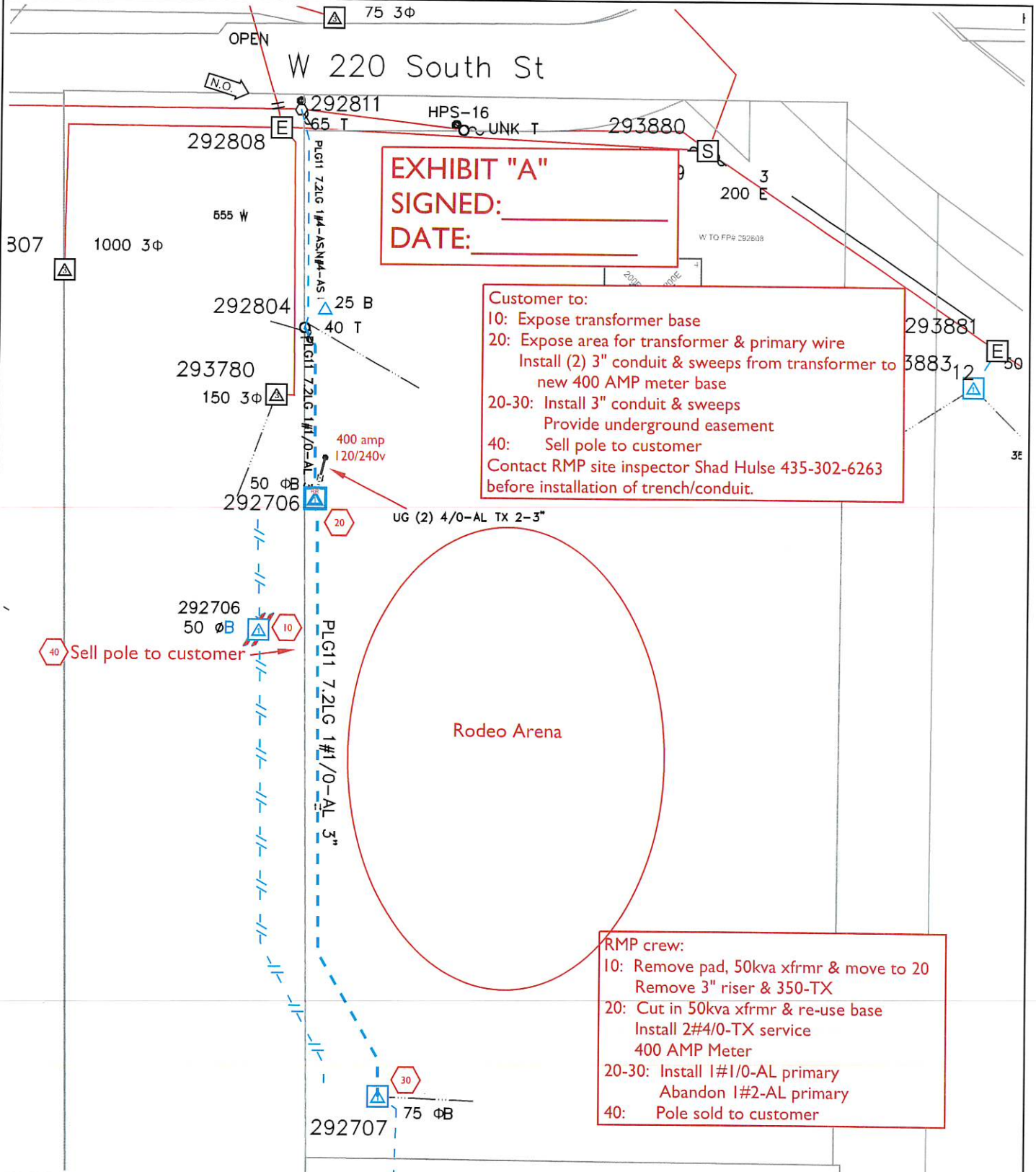
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*(City of Pleasant Grove) GRANTOR*





Foreman		Emp #	Job Start Date		 		
CC#	WO# / REQ#	Map String	Job Complete Date			I OF I	
11421	007550300	11405002.0					
Customer:	PLEASANT GROVE CITY		Circuit	Post Jobs	EST ID#	Print Date	Scale
Address:	495 W 220 S PLEASANT GROVE		PLG11	RQII <input type="checkbox"/> Posted <input type="checkbox"/>	P12389	1/26/2026	1" = 100'



Foreman		Emp #	Job Start Date			
CC#	WO# / REQ#	Map String	Job Complete Date			
11421	007550300	11405002.0			1 OF 1	
Customer:	PLEASANT GROVE CITY	Circuit	Post Jobs	EST ID#	Print Date	Scale
Address:	495 W 220 S # CONCESSION PLEASANT GROVE	PLG11	RQ11 Posted	PI2389	1/29/2026	1" = 100'

**PACIFIC POWER COMMERCIAL / INDUSTRIAL CUSTOMER INFORMATION SHEET**



Please complete this form and return to the Estimator assigned to your job

**Business Information**

Business / Customer Name: PL-Grove city "Rodeo Grounds"  
 Request Number: 7550360  
 Address: 485 west 220 south PL Grove Wt 84062  
 Person responsible for advance and contract billing (if different than monthly billing customer):  
 Name: \_\_\_\_\_ Address: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
 E-mail Address: \_\_\_\_\_ Fax No: \_\_\_\_\_  
 Building Square Footage: : outdoor lights and screen Note: breakdown into use (i.e.: office, warehouse)  
 Hours of Operation (include days & hours): \_\_\_\_\_

**Service Description**

Desired Secondary Voltage:  3 Phase 120/208v  3 Phase 277/480v  
 Note: Not all voltages may be available  1 Phase 120/240v  1 Phase 120v Only  Other \_\_\_\_\_  
 Panel Size (in Amps): 400 Amps Total number of 3 Phase meters: ≤ 200 A \_\_\_\_\_ > 200 A \_\_\_\_\_  
 Total number of 1 Phase meters: ≤ 400 A 1 > 400 A \_\_\_\_\_  
 Nearest Pole or Equipment number: \_\_\_\_\_ Type of Service Desired:  Overhead  Underground  
 Electrical Contractor: Highmark Electric, LLC Phone No.: 801-450-2082

**Load List (attach additional sheets if necessary)**

Description	Motor starting code	New Load to be added	Load to be removed	Total Connected Load after changes	Unit
HVAC (name plate rating)					Tons*
Refrigeration Equipment					Tons*
<b>Total (do not convert to kW) :</b>				<b>0</b>	<b>Tons</b>
Exhaust Fans					HP
Gas/Fuel/Sump Pump					HP
Small Motors < 10 HP					HP
Air Compressor					HP
Swimming Pool					HP
Large Motors > 10 HP (See page 2)					HP
<b>Total (do not convert to kW) :</b>				<b>0</b>	<b>HP</b>
Electric Heat					kW
Water Heating					kW
Lighting				<u>9.6</u>	kW
Outlets				<u>5</u>	kW
Office Equipment					kW
Kitchen Equipment					kW
Computers, Magnetic Power Supplies					kW
Machinery					kW
Thermoplastic Injection Equipment					kW
Elevators					kW
Boiler					kW
Snow Melting					kW
Signs				<u>48</u>	kW
X-Ray Equipment					kW
Washer/Dryer					kW
Miscellaneous				<u>19.2</u>	kW
Heat Exchanger					kW
Humidifier					kW
Future					kW
<b>For PEV (plug-in electric vehicle) chargers see page 3.</b>				<b>Total:</b>	<b>81.8 0 kW</b>

It is important to provide the most accurate information available, as it is used by the Estimator to design PacifiCorp's facilities and determine the customer's costs. Please sign and date this form before giving it to your estimator.

[Signature] Rodeo chairman  
 Customer Signature

3-16-25  
 Date

**RESOLUTION NO. 2026-015**

**A RESOLUTION OF THE GOVERNING BODY OF PLEASANT GROVE CITY AUTHORIZING THE MAYOR TO EXECUTE AN AMENDED INTERLOCAL AGREEMENT BETWEEN PLEASANT GROVE CITY, UTAH COUNTY DEPARTMENT OF HEALTH AND COMMUNITIES THAT CARE FOR SUBSTANCE MISUSE PREVENTION FOR FY 2026.**

**WHEREAS**, pursuant to the provisions of the Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Annotated, 1953, as amended, public agencies, including political subdivisions of the State of Utah as therein defined, are authorized to enter into written agreements with one another for joint or cooperative action; and

**WHEREAS**, all of the parties to this Agreement are public agencies as defined in the Interlocal Cooperation Act; and

**WHEREAS**, Utah County and Pleasant Grove City, within Utah County, through their respective governing bodies, have voluntarily determined that the interests and welfare of the public within their respective jurisdictions will best be served by this Interlocal Cooperative Agreement for joint or cooperative action; and

**WHEREAS**, the above parties previously entered into Agreement 2025-606; and

**WHEREAS**, Utah County and Pleasant Grove City desire to enable CTC Coordinators to receive additional training to enable them to better serve their communities; and

**WHEREAS**, this amendment to the original Agreement provides for an additional \$2,500.00 from Utah County in funding for specific training programs for the CTC Coordinator.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF PLEASANT GROVE CITY** as follows:

**SECTION 1.**

The Mayor is authorized to execute the Amendment to Interlocal Cooperative Agreement with Utah County Department of Health and Communities that Care Prevention Model for substance misuse prevention services. Said Amendment to the Interlocal Agreement is attached hereto and incorporated herein as Exhibit "A."

**SECTION 2.**

The provisions of this Resolution shall take effect immediately.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF PLEASANT GROVE, UTAH** this, 14th day of April, 2026.

\_\_\_\_\_  
Eric Jensen, Mayor

ATTEST:

(SEAL)

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

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

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

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

**AMENDMENT TO INTERLOCAL AGREEMENT BETWEEN UTAH COUNTY AND PLEASANT GROVE CITY FOR THE SUBSTANCE MISUSE PREVENTION AND COMMUNITIES THAT CARE (CTC) MODEL FOR FY26**

THIS IS AN AMENDMENT TO THE INTERLOCAL COOPERATION AGREEMENT, made and entered into by and between UTAH COUNTY, UTAH, a body corporate and politic of the State of Utah, by and through the Utah County Health Department, (UCHD) 100 East Center Street, Provo, Utah 84601 and the municipality of Pleasant Grove City, 70 South 100 East, Pleasant Grove, Utah 84062, municipal corporation and a political subdivision of the State of Utah.

WHEREAS, pursuant to the provisions of the Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Annotated, 1953, as amended, public agencies, including political subdivisions of the State of Utah as therein defined, are authorized to enter into written agreements with one another for joint or cooperative action; and

WHEREAS, all of the parties to this Agreement are public agencies as defined in the Interlocal Cooperation Act; and

WHEREAS, Utah County and Pleasant Grove City, within Utah County, through their respective governing bodies, have voluntarily determined that the interests and welfare of the public within their respective jurisdictions will best be served by this Interlocal Cooperative Agreement for joint or cooperative action; and

WHEREAS, the above parties previously entered into Agreement 2025-606; and

WHEREAS, Utah County and Pleasant Grove City desire to enable CTC Coordinators to receive additional training to enable them to better serve their communities.

NOW THEREFORE, the following provision shall be added to Section 3. All existing provisions remain as approved:

Utah County will provide Pleasant Grove City with two thousand, five hundred dollars (\$2,500) to enable their CTC Coordinator to attend the Community Anti-Drug Coalitions of America (CADCA) National Coalition Academy on March 14-19, 2026, May 11-14, 2026, and June 1-4, 2026. Funding will be provided within 30 days of successful completion of the CADCA National Coalition Academy, by Pleasant Grove's CTC Coordinator, including attendance at all sessions.

Utah County will provide Pleasant Grove City with an additional twelve thousand dollars (\$12,000) to enable their CTC Coordinator to initiate and support a youth coalition and other capacity building activities.

APPROVED AND ADOPTED this 18th day of March 2026.

Signed by:  


BOARD OF COUNTY COMMISSIONERS  
UTAH COUNTY, UTAH

Signed by:  
By: Skylar Beltran  
659A934B495A4BG  
Skylar Beltran, Chair

ATTEST:  
AARON R. DAVIDSON  
Utah County Clerk

Signed by:  
By: Jolynn Clegg 03/18/2026  
9D892F0F25144C0...  
Deputy Date

By: \_\_\_\_\_  
Pleasant Grove City Mayor Date

APPROVED AS TO FORM:  
JEFFREY S. GRAY  
Utah County Attorney

DocuSigned by:  
By: Eschary Zundel 03/18/2026  
114679E6E87A4E8...  
Deputy County Attorney Date

By: \_\_\_\_\_  
Pleasant Grove City Recorder Date

APPROVED AS TO FORM:

Signed by:  
By: Christine Petersen  
00F10C601B8F4A2...

**RESOLUTION NO. 2026-016**

**TO CONSIDER A RESOLUTION AUTHORIZING THE MAYOR TO SIGN A FIRE ACCESS AND WATERLINE EASEMENT AGREEMENT WITH LC RESERVE ONE, LLC, VALLEY GROVE EXCHANGE 1, LLC, AND VALLEY GROVE EXCHANGE II, LLC (ST. JOHN PROPERTIES) AND KLJB, LLC ON REAL PROPERTY LOCATED IN THE VALLEY GROVE BUSINESS PARK PLAT “Q” SUBDIVISION. LOTS 36 AND 37 AT APPROXIMATELY PLEASANT GROVE BLVD, AND VALLY GROVE WAY IN PLEASANT GROVE CITY AND PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS,** LC RESERVE ONE, LLC, VALLEY GROVE EXCHANGE I, LLC AND VALLEY GROVE EXCHANGE II, LLC ("Developer") are Maryland limited liability companies, whose address is 1982 West Pleasant Grove Blvd., Suite, D, Pleasant Grove, Utah 84062; and

**WHEREAS,** KLJB, LLC, Is a Utah Limited Liability company, whose address is 95 West 100 South, #340, Logan, UT 84321; and

**WHEREAS,** KLJB is the owner of real property located in Utah County, Utah, more particularly described as Lot 37, Valley Grove Business Park Plat “Q,” according to the plat thereof as recorded in the office of the Utah County Recorder, and as more particularly described on Exhibit A attached hereto (“Lot 37”); and

**WHEREAS,** City has required that KLJB obtain a non-exclusive fire access easement (“Fire Access Easement”) and a non-exclusive private waterline easement (“Waterline Easement”) across certain portions of Lot 36 to facilitate the continued development and efficient operations of the Properties. The Waterline Easement is required to support fire suppression efforts for Lot 37. The Fire Access Easement and the Waterline Easement are sometimes collectively referred to herein as the “Easements;” and

**WHEREAS,** The Parties anticipate that, upon development of Lot 36, improvements on the Easements which are installed by KLJB for the benefit of Lot 37 will also be used to benefit Lot 36; and

**WHEREAS,** The Easements may be released upon approval by the City of certain development milestones, as more particularly described herein; and

**WHEREAS,** Valley Grove has agreed to provide the Easements, subject to the terms and conditions set forth herein; and

**WHEREAS**, the Council finds that it is in the best interest of the citizens of Pleasant Grove City to accept said storm drain easement and to authorize the Mayor to sign the Fire Access and Waterline Easement Agreement.

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

**SECTION 1.**

The Mayor of Pleasant Grove City is hereby authorized to execute a Fire Access and Waterline Easement Agreement. Said Agreement and related exhibits are attached hereto and incorporated herein.

**SECTION 2.**

This resolution is effective immediately.

**THIS RESOLUTION APPROVED AND ADOPTED** this \_\_\_\_\_ day of April, 2026 by the City Council of Pleasant Grove City, Utah.

\_\_\_\_\_  
Eric Jensen, Mayor

ATTEST:

(SEAL)

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

WHEN RECORDED, MAIL TO:

LC Reserve One, LLC  
Valley Grove Exchange I, LLC  
Valley Grove Exchange II, LLC  
c/o Daniel Thomas  
St. John Properties Utah, LLC  
1064 S. North County Blvd., Suite 190  
Pleasant Grove, UT 84062

Tax Parcel #: 54-459-0037  
54-459-0036

## FIRE ACCESS AND WATERLINE EASEMENT AGREEMENT

THIS FIRE ACCESS AND WATERLINE EASEMENT AGREEMENT (the “Agreement”) is made effective as of \_\_\_\_\_, 2026 (the “Effective Date”), by and among LC RESERVE ONE, LLC, VALLEY GROVE EXCHANGE I, LLC, and VALLEY GROVE EXCHANGE II, LLC, each a Maryland limited liability company (“Valley Grove”), the City of Pleasant Grove, a government municipality (“City”), and KLJB, LLC, a Utah limited liability company (“KLJB”). Valley Grove, City, and KLJB may be referred to herein each as a “Party” or, together, as the “Parties.”

### RECITALS:

- A. KLJB is the owner of real property located in Utah County, Utah, more particularly described as Lot 37, Valley Grove Business Park Plat “Q,” according to the plat thereof as recorded in the office of the Utah County Recorder, and as more particularly described on Exhibit A attached hereto (“Lot 37”).
- B. Valley Grove is the owner of real property located in Utah County, Utah, more particularly described as Lot 36, Valley Grove Business Park Plat “Q,” according to the plat thereof as recorded in the office of the Utah County Recorder, and as more particularly described on Exhibit B attached hereto (“Lot 36”). (Lot 37 and Lot 36 are collectively referred to as the “Properties” and individually as a “Property”).
- C. City has required that KLJB obtain a non-exclusive fire access easement (“Fire Access Easement”) and a non-exclusive private waterline easement (“Waterline Easement”) across certain portions of Lot 36 to facilitate the continued development and efficient operations of the Properties. The Waterline Easement is required to support fire suppression efforts for Lot 37. The Fire Access Easement and the Waterline Easement are sometimes collectively referred to herein as the “Easements”.
- D. The Parties anticipate that, upon development of Lot 36, improvements on the Easements which are installed by KLJB for the benefit of Lot 37 will also be used to benefit Lot 36.
- E. The Easements may be released upon approval by the City of certain development milestones, as more particularly described herein.
- F. Valley Grove has agreed to provide the Easements, subject to the terms and conditions set forth herein.

AGREEMENT:

NOW THEREFORE, in consideration of the mutual covenants contained herein and for other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. Recitals. The Recitals are an integral part of the Agreement and understanding of the Parties and are hereby incorporated by reference as if fully set forth herein.

2. Fire Access Easement.

a. Grant of Easement. Subject to the terms and conditions set forth in this Agreement, Valley Grove, for itself and for its successors and assigns, hereby conveys and grants to City a non-exclusive Fire Access Easement on, over, across, and under that portion of Lot 36 as depicted on Exhibit C-1 attached hereto and legally described on Exhibit C-2 attached hereto (the "Fire Access Easement Area") for fire access and emergency vehicle access, including a fire access road and turnaround.

b. Initial Installation. KLJB shall be solely responsible, at KLJB's cost and expense, for the design, permitting, installation, and construction of all fire access improvements within the Fire Access Easement Area, including but not limited to roadway improvements and required turnarounds ("Fire Access Improvements"), in compliance with all applicable laws, codes, and regulations. Valley Grove hereby grants to KLJB a temporary construction and access easement on, over, and across Lot 36 as reasonably necessary to access the Fire Access Easement Area and install and maintain the Fire Access Improvements. This construction and access easement includes the right to: (i) transport materials, equipment, tools, and workers on, over, and across Lot 36; (ii) stage and store construction materials and equipment in areas designated by Valley Grove, or as mutually agreed upon, that are specific only to the construction of the Fire Access Improvements; and (iii) perform work necessary or desirable to install or maintain the Fire Access Improvements. KLJB shall restore any areas of Lot 36 disturbed by such construction activities to substantially the same condition as existed prior to commencement of the work, reasonable wear and tear excepted.

3. Waterline Easement.

a. Grant of Easement. Subject to the terms and conditions set forth in this Agreement, Valley Grove, for itself and for its successors and assigns, hereby conveys and grants to KLJB, its successors and assigns, a non-exclusive Waterline Easement on, over, across, and under that portion of Lot 36 as depicted on the attached Exhibit C-3 and legally described on the attached Exhibit C-4 (the "Waterline Easement Area") for the purpose of installing, operating, using, maintaining, repairing, replacing, and removing a private underground waterline and related appurtenances (collectively, the "Waterline Improvements") for the benefit of Lot 37. The Fire Access Improvements and Waterline Improvements are sometimes collectively referred to herein as the "Improvements".

b. Installation. KLJB shall be responsible, at KLJB's sole cost and expense, for the installation of the Waterline Improvements within the Waterline Easement Area in compliance with all applicable laws, codes, and regulations. Valley Grove hereby grants to KLJB a temporary construction and access easement on, over, and across Lot 36 as reasonably necessary to access the Waterline Easement Area and install or maintain the Waterline Improvements. This construction and access easement includes the right to: (i) transport materials, equipment, tools, and workers on, over, and across Lot 36; (ii) stage and store construction materials and equipment in areas designated by Valley Grove, or as mutually agreed

upon, that are specific only to the construction of the Waterline Improvements; and (iii) perform work necessary or desirable to install, inspect, maintain, repair, or replace the Waterline Improvements. KLJB shall restore any areas of Lot 36 disturbed by such construction activities to substantially the same condition as existed prior to commencement of the work, reasonable wear and tear excepted.

c. Valley Grove's Use of Waterline Improvements. Valley Grove may tie into the Waterline Improvements and make other use of them, provided that its use does not materially interfere with the use of the Waterline Easement by KLJB, as allowed by this Agreement. Valley Grove shall pay any direct costs of maintenance or repair incurred by KLJB as a result of Valley Grove's tie in or other use of the Waterline Improvements.

4. Approval of Site Plan. Valley Grove has approved the site plan for the Fire Access Improvements and Waterline Improvements, which has also been approved by the City (the "Site Plan"). All modifications to the Site Plan which affect the Fire Access Improvements or Waterline Improvements shall be subject to the prior review and approval of Valley Grove.

5. Relocation of Easements. Valley Grove may, at its option, relocate the Fire Access Improvements and Fire Access Easement and/or the Waterline Improvements and Waterline Easement within Lot 36, provided that it has obtained the approval of the City to such relocation. The approval of KLJB shall not be necessary for such relocation. Valley Grove shall pay all costs of relocation of the Improvements and the Easements. Thereafter, Valley Grove shall assume maintenance, repair, and upkeep obligations for the relocated Improvements and Easements, and KLJB shall have no further maintenance, repair, and upkeep obligations for the relocated Improvements and Easements.

6. Title to Improvements. All Improvements installed by KLJB shall become the sole property of Valley Grove upon and following their installation.

7. Maintenance Responsibilities.

a. General Maintenance Obligations. KLJB shall be solely responsible, at KLJB's expense, for the maintenance, repair, and upkeep of the Fire Access Improvements and related facilities within the Fire Access Easement Area, the Waterline Improvements, and related facilities within the Waterline Easement Area. Such maintenance obligations shall include, without limitation, keeping the Fire Access Easement Area free from obstructions and in a condition suitable for fire and emergency vehicle access.

b. Maintenance Transfer to Valley Grove KLJB's maintenance responsibilities will, however, terminate automatically upon (i) approval of a site plan by the City on all or a portion of Lot 36 in the area of the Easements, which includes provision for alternate fire and emergency vehicle access for both Lot 36 and Lot 37, and for related waterline access to the proposed fire hydrant being installed at the end of the Waterline Improvements in the Fire Access Easement Area, as shown on the Site Plan; and (ii) the commencement of construction of improvements upon Lot 36 (the "Maintenance Transfer Event"). Upon occurrence of the Maintenance Transfer Event, all responsibility for maintenance, repair, and upkeep of the Fire Access Improvements, Fire Access Easement Area, Waterline Improvements, and Waterline Easement Area shall automatically transfer to Valley Grove, and KLJB shall have no further maintenance obligations thereafter.

8. Termination of Easements.

a. Termination Upon Completion Event. The Easements shall remain in full force and effect until fire and emergency vehicle access to the Fire Access Improvements area and access to

the fire hydrant at the end of the Waterline Improvements has been approved by City with an approved site plan on Lot 36. (the “***Completion Event***”) Upon occurrence of the Completion Event, the City shall terminate the Fire Access Easement by executing a Statement of Termination which shall be recorded with the County Recorder of Utah County, Utah. The City shall be the sole Party required to execute the Statement of Termination for the Fire Access Easement. Upon occurrence of the Completion Event and approval by the City of the termination of the Waterline Easement, KLJB and Valley Grove shall terminate the Waterline Easement by executing a Statement of Termination which shall be recorded with the County Recorder of Utah County, Utah. If KLJB fails to execute the Statement of Termination within fifteen (15) days of delivery of a Statement of Termination to it, Valley Grove may execute the Statement of Termination on KLJB’s behalf as its attorney in Fact. No other entities shall be required to execute the Statement of Termination for the Waterline Easement.

b. Termination for Failure to Meet Improvement Deadline. The Easements shall also terminate in the event that KLJB has not received a building permit for improvements upon Lot 37, according to the Site Plan (the “***Building Permit***”), within five (5) years following the Effective Date (the “***Improvement Deadline***”). If KLJB fails to receive the Building Permit on or before the Improvement Deadline, the City shall terminate the Fire Access Easement by executing a Statement of Termination which shall be recorded with the County Recorder of Utah County, Utah. The City shall be the sole Party required to execute the Statement of Termination for the Fire Access Easement. If KLJB fails to receive the Building Permit on or before the Improvement Deadline, KLJB and Valley Grove shall terminate the Waterline Easement by executing a Statement of Termination which shall be recorded with the County Recorder of Utah County, Utah. If KLJB fails to execute the Statement of Termination within fifteen (15) days of delivery of a Statement of Termination to it, Valley Grove may execute the Statement of Termination on KLJB’s behalf as its attorney in Fact. No other entities shall be required to execute the Statement of Termination for the Waterline Easement.

9. Appurtenant Rights. Until such time as they are terminated, the Easements shall be covenants running with the land, and shall bind and benefit Valley Grove and KLJB, as owners of Lot 36 and Lot 37, and their respective successors and assigns. KLJB shall have no personal rights under this Agreement, but only rights attributable to the current owner of Lot 37.

10. Sale or Transfer of Lot 37 or Lot 36. Notwithstanding any other provision of this Agreement, in the event of sale or transfer of Lot 37 or Lot 36, the original owner (KLJB or Valley Grove) shall be responsible only for such claims or obligations arising or accruing prior to sale or transfer of such property and shall have no further obligations or liability under this Agreement.

11. Cooperation. Each Party agrees to promptly execute such documents as either Party or any governing jurisdiction may deem necessary or desirable in connection with the installation, construction, maintenance, or grant of easements relating to the easements granted herein.

12. Reservation by Valley Grove/Non-Exclusive Use/Building Restriction/No Dedication. Valley Grove reserves all rights, title, and interest in and to Lot 36 that may be used and enjoyed without interfering with the Easements, *provided, however*, that Valley Grove shall not erect or maintain any permanent buildings or structures, other than drive aisles, paving, curb and gutter, and ground cover landscaping, which may cause damage to or interfere with the improvements within the Fire Access Easement Area and the Water Pipeline Easement Area. Nothing in this Agreement shall be deemed a gift or dedication of all or any portion of the Easements for the general public or for any public purposes whatsoever, it being the intention of the Parties that the rights granted herein be strictly limited to the purposes expressed in this Agreement; *provided, however*, to the extent required by the City, a portion of the Fire Access Easement Area may be dedicated for the limited purpose of a “public” fire lane easement

or utility easement. The right of any person to make any use whatsoever of the Easements is subject to the permission and control of the Parties.

13. Insurance and Indemnities. Each Party shall include such casualty and liability insurance of their respective obligations under this Agreement in the insurance polic(ies) it obtains for its property that is subject to this Agreement. Each Party shall indemnify, defend, and hold harmless the other Party, together with its officers, managers, directors, employees, agents, affiliates, successors, and permitted assigns, from and against any and all losses, damages, liabilities, deficiencies, claims, actions, judgments, settlements, interest, awards, penalties, fines, costs, or expenses of whatever kind, including professional fees and reasonable attorneys' fees, arising out of or resulting from: (a) any breach of its obligations hereunder; (b) any acts or omissions of such Party, its employees, agents, contractors, or representatives; and (c) any claims by third parties for bodily injury, death, or damage to real or personal property caused by such Party in connection with this Agreement. Such indemnity shall, however, exclude any indirect, consequential, or punitive damages.

14. Notice. All notices, demands, and requests and other communications that may be given, or that are required to be given, by either Party to the other under this Agreement shall be in writing and shall be deemed effective and delivered either: (a) on the date personally delivered to the address of the recipient set forth below, as evidenced by written receipt therefor; (b) on the fifth (5th) Business Day after being sent, by certified or registered mail postage prepaid, return receipt requested, addressed to the intended recipient at the address specified below; (c) on the second (2nd) Business Day after being deposited into the custody of a nationally recognized overnight delivery service such as Federal Express Corporation, DHL Express, or United Parcel Service, addressed to the recipient at the address specified below; or (d) at the time of electronic confirmation of receipt after being sent before 5:00 p.m. local time of recipient on a Business Day by electronic mail to the email addresses set forth below for each recipient, provided that a copy is also sent by nationally recognized overnight delivery service. For purposes of this Section 10, the addresses of the Parties for all notices are as follows (unless changed by similar notice in writing given by particular person whose address is to be changed):

If to Valley Grove: LC Reserve One, LLC  
Valley Grove Exchange I, LLC  
Valley Grove Exchange II, LLC  
c/o St. John Properties  
1064 S. North County Blvd., Suite 190  
Pleasant Grove, UT 84062  
Attn: Daniel Thomas  
Phone: (801) 380-0337  
Email: [dthomas@sjpi.com](mailto:dthomas@sjpi.com)

If to KLJB: KLJB, LLC  
95 West 100 South #340  
Logan, UT 84321  
Attn: Alex Norr  
Phone: 801-614-8176  
Email: [anorr@mountainstatespm.com](mailto:anorr@mountainstatespm.com)

If to City: Pleasant Grove City  
Attn: Mayor  
70 South 100 East  
Pleasant Grove, UT 84062

The attorneys for each Party are authorized to give any notice specified in this Agreement on behalf of their respective clients. Either Party hereto may at any time designate any other address or addressee in substitution for the foregoing address or addressee to which such notices shall be given, following such designation by giving notice thereof in the manner aforesaid to the other Party hereto.

15. Miscellaneous

a. Rights and Remedies. The Parties shall have all rights and remedies available at law or in equity.

b. Entire Agreement. This Agreement constitutes the entire agreement among the Parties pertaining to the subject matter contained in this Agreement and may be amended only by recording, in the office of the Recorder of Utah County, Utah, an instrument in writing reciting such amendment, bearing the acknowledged signatures of the current owners of the Properties.

c. Headings. The captions and headings used in this Agreement are for convenience only and do not in any way limit, amplify, or otherwise modify the provisions of this Agreement.

d. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute but one and the same instrument. A signed copy of this Agreement delivered by facsimile, email, or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original signed copy of this Agreement.

e. Time of Essence. Time is of the essence of this Agreement; however, if the final date of any period which is set out in any provision of this Agreement falls on a day which is not a Business Day, then the time of such period shall be extended to the first succeeding Business Day. The term "Business Day" means every day other than Saturdays, Sundays, state or federal holidays, or other days on which banking institutions in the State of Utah are closed.

f. Invalid Provision. If any provision of this Agreement is held to be illegal, invalid, or unenforceable under present or future laws, such provision shall be fully severable; this Agreement shall be construed and enforced as if such illegal, invalid, or unenforceable provision had never comprised a part of this Agreement; and the remaining provisions of this Agreement shall remain in full force and effect and shall not be affected by such illegal, invalid, or unenforceable provision or by its severance from this Agreement.

g. Exhibits. The exhibits attached to this Agreement and referred to herein are hereby incorporated into this Agreement by reference and made a part hereof for all purposes.

h. Governing Law. This Agreement shall be governed by and interpreted in accordance with the internal laws of the State of Utah. The Parties agree that venue shall lie in any state or federal court located within the State of Utah.

*[Remainder of page intentionally left blank. Signature(s) on following pages.]*

IN WITNESS WHEREOF, the Parties have executed and delivered this Agreement as of the date first above written.

**CITY:**

**CITY OF PLEASANT GROVE, UTAH**

a municipal corporation under the laws of the State of Utah

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

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_  
Attested by: City Recorder

\_\_\_\_\_  
City Attorney  
Approved as to Form

**ACKNOWLEDGMENT OF CITY**

STATE OF UTAH        )  
                                  ): ss.  
COUNTY OF UTAH    )

The foregoing Agreement was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_, the \_\_\_\_\_ of the City of Pleasant Grove, Utah, a municipal corporation under the laws of the State of Utah.

\_\_\_\_\_  
NOTARY PUBLIC

Residing at: \_\_\_\_\_

My Commission Expires:

\_\_\_\_\_

**VALLEY GROVE:**

**LC RESERVE ONE, LLC**

a Maryland limited liability company

By: ST. JOHN PROJECTS, LLC  
a Delaware limited liability company

Its: Manager

By: EDWARD ST. JOHN, LLC,  
a Delaware limited liability company

Its: General Manager

\_\_\_\_\_  
By: Edward A. St. John

Its: General Manager

STATE OF MARYLAND        )  
  ):ss  
COUNTY OF BALTIMORE    )

I HEREBY CERTIFY, that on this \_\_\_\_ day of \_\_\_\_\_, 2026, before me, the undersigned Notary Public of said State, personally appeared Edward A. St. John, who acknowledged himself to be the general manager of Edward St. John, LLC, which entity is the general manager of St. John Projects, LLC, which entity is the manager of LC Reserve One, LLC, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purpose therein contained.

WITNESS my hand and Notarial Seal:

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

**VALLEY GROVE (Cont'd)**

**VALLEY GROVE EXCHANGE I, LLC,**  
a Maryland limited liability company

By: ST. JOHN PROJECTS, LLC  
a Delaware limited liability company  
Its: Manager

By: EDWARD ST. JOHN, LLC,  
a Delaware limited liability company  
Its: General Manager

\_\_\_\_\_  
By: Edward A. St. John  
Its: General Manager

STATE OF MARYLAND     )  
  ):ss  
COUNTY OF BALTIMORE    )

I HEREBY CERTIFY, that on this \_\_\_\_ day of \_\_\_\_\_, 2026, before me, the undersigned Notary Public of said State, personally appeared Edward A. St. John, who acknowledged himself to be the general manager of Edward St. John, LLC, which entity is the general manager of St. John Projects, LLC, which entity is the manager of Valley Grove Exchange I, LLC, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purpose therein contained.

WITNESS my hand and Notarial Seal:

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

**VALLEY GROVE (Cont'd)**

**VALLEY GROVE EXCHANGE II, LLC,**  
a Maryland limited liability company

By: ST. JOHN PROJECTS, LLC  
a Delaware limited liability company  
Its: Manager

By: EDWARD ST. JOHN, LLC,  
a Delaware limited liability company  
Its: General Manager

\_\_\_\_\_  
By: Edward A. St. John  
Its: General Manager

STATE OF MARYLAND        )  
  ):ss  
COUNTY OF BALTIMORE    )

I HEREBY CERTIFY, that on this \_\_\_\_ day of \_\_\_\_\_, 2026, before me, the undersigned Notary Public of said State, personally appeared Edward A. St. John, who acknowledged himself to be the general manager of Edward St. John, LLC, which entity is the general manager of St. John Projects, LLC, which entity is the manager of Valley Grove Exchange II, LLC, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purpose therein contained.

WITNESS my hand and Notarial Seal:

\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires:

**KLJB:**

**KLJB, LLC,**  
a Utah limited liability company

\_\_\_\_\_  
By: Alex Norr  
Its: Authorized Representative

STATE OF UTAH )  
 ) ss:  
COUNTY OF \_\_\_\_\_)

On this \_\_\_\_ day of \_\_\_\_\_, 2026, personally appeared before me Alex Norr, whose identity is personally known to me, or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did affirm that he is the Authorized Representative of KLJB, LLC (the "Company"), and that the preceding document was signed by him on behalf of said Company by written authority properly executed by said Company.

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

My Commission Expires:

**EXHIBIT A**

**LEGAL DESCRIPTION OF LOT 37**

Lot 37, Valley Grove Business Park Plat 'Q', as shown by the official plat thereof filed January 14, 2025 as filing no. 2701:2025 in the office of the Recorder of Utah County, Utah.

Tax Parcel No. 54-459-0037

**EXHIBIT B**

**LEGAL DESCRIPTION OF LOT 36**

Lot 36, Valley Grove Business Park Plat 'Q', as shown by the official plat thereof filed January 14, 2025 as filing no. 2701:2025 in the office of the Recorder of Utah County, Utah.

Tax Parcel No. 54-459-0036

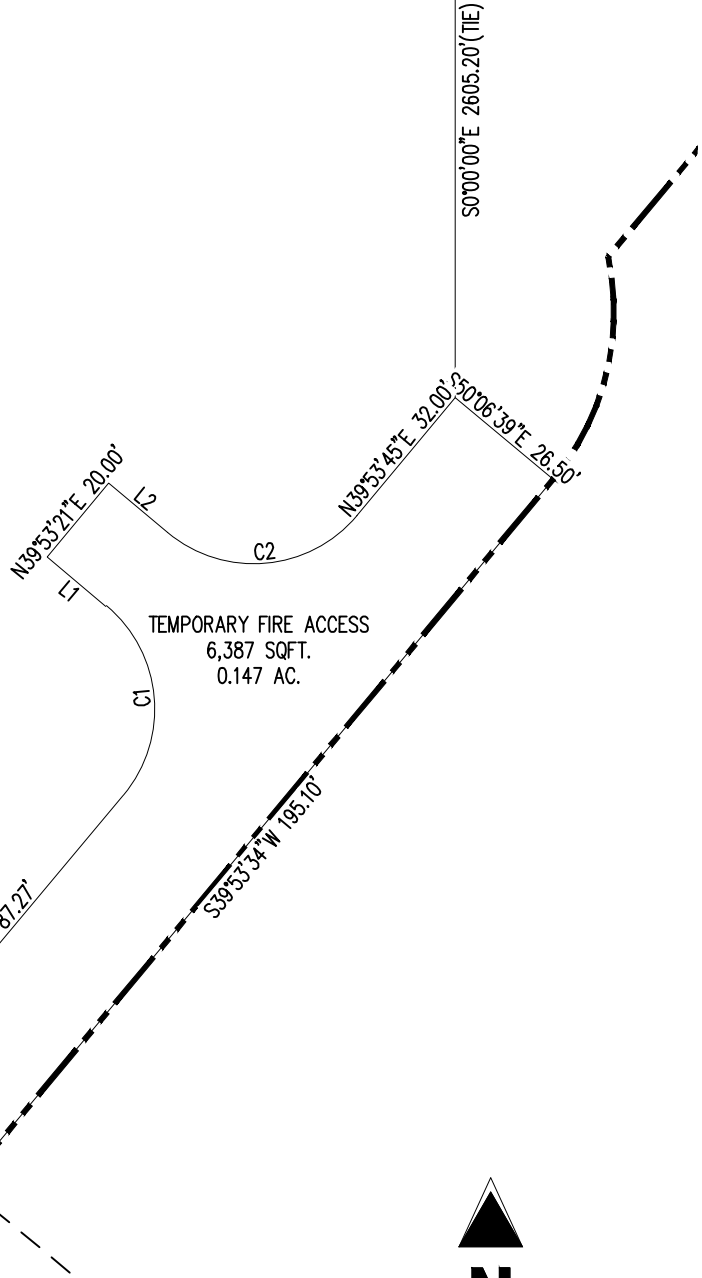
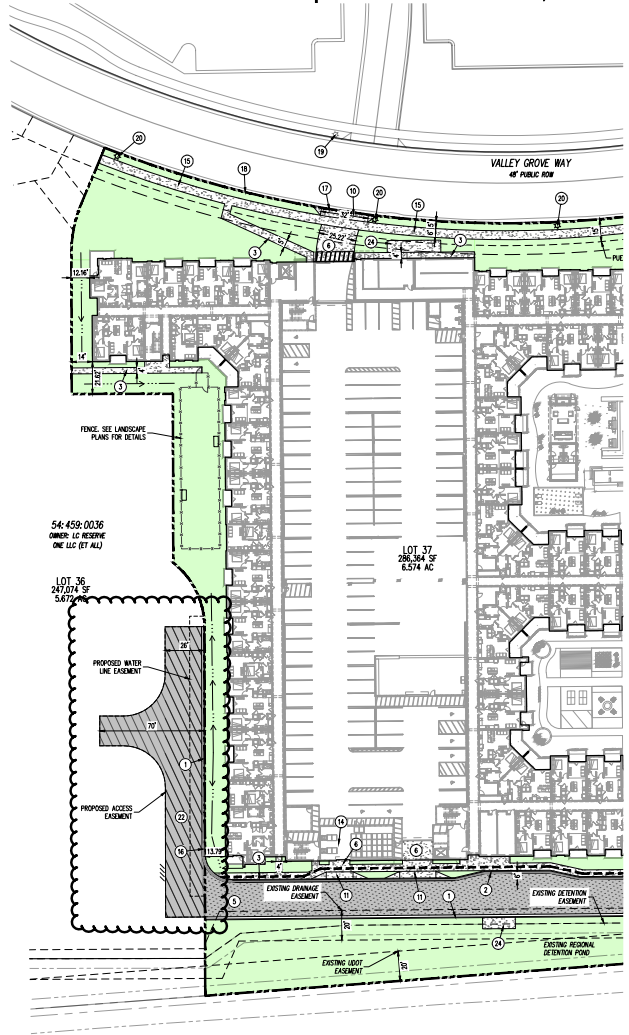
**EXHIBIT C-1**

**DEPICTION OF FIRE ACCESS EASEMENT AREA**

(Attached)

H:\Mountain States Property Management\UT - Pleasant Grove - MOU - Valley Grove Residential\05\11-CAD\Exhibit\20260112\_essments.dwg - Greg Shumaker - 1/12/2026

N89°37'36"E 2666.44'(TIE)  
 WEST QUARTER CORNER OF SECTION 20  
 TOWNSHIP 5 SOUTH, RANGE 2 EAST, SLB&M



PARCEL LINE SEGMENT TABLE

LINE TAG #	BEARING	LENGTH (FT)
L1	N50°06'15"W	16.01
L2	S50°06'15"E	15.99

PARCEL CURVE SEGMENT TABLE

CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	90°00'00"	43.98	28.00	N5°06'15"W	39.60
C2	90°00'00"	43.98	28.00	N84°53'45"E	39.60

MOUNTAIN STATE PROPERTY MANAGEMENT  
 -  
 PLEASANT GROVE, UT  
 -  
 TEMPORARY FIRE ACCESS

Project No: MOU00001.10  
 Drawn By: GJS  
 Checked By: TWO  
 Date: 01/12/2026

**Galloway**  
 1221 S. Valley Grove Way, Suite 140  
 Pleasant Grove, UT 84062  
 385.248.0460  
[GallowayUS.com](http://GallowayUS.com)

**EXHIBIT C-2**

**LEGAL DESCRIPTION OF FIRE ACCESS EASEMENT AREA**

(Attached)

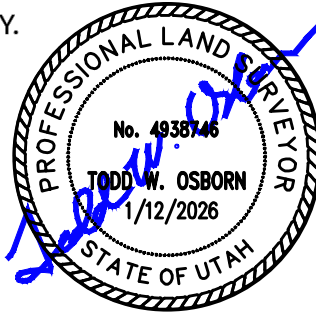
## TEMPORARY FIRE ACCESS

A PARCEL OF GROUND FOR THE USE OF A TEMPORARY FIRE ACCESS EASEMENT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30 AND THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 2666.44 FEET NORTH 89°37'36" EAST ALONG THE QUARTER SECTION LINE, AND 2605.20 FEET SOUTH 00°00'00" EAST FROM THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 50°06'39" EAST, 26.50 FEET; THENCE SOUTH 39°53'34" WEST, 195.10 FEET; THENCE NORTH 50°28'36" WEST, 26.49 FEET; THENCE NORTH 39°53'45" EAST, 87.27 FEET TO THE BEGINNING OF A 28.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE 43.98 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARS NORTH 05°06'15" WEST, 39.60 FEET); THENCE NORTH 50°06'15" WEST, 16.01 FEET; THENCE NORTH 39°53'21" EAST, 20.00 FEET; THENCE SOUTH 50°06'15" EAST, 15.99 FEET TO THE BEGINNING OF A 28.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE 43.98 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARS NORTH 84°53'45" EAST, 39.60 FEET); THENCE NORTH 39°53'45" EAST, 32.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 6,387 SQ. FT. OR 0.147 ACRES, MORE OR LESS.

EXHIBIT B IS ATTACHED HERETO AND IS ONLY INTENDED TO DEPICT EXHIBIT A - LEGAL DESCRIPTION. IN THE EVENT THAT EXHIBIT A CONTAINS AN AMBIGUITY, EXHIBIT B MAY BE USED TO RESOLVE SAID AMBIGUITY.



PREPARED FOR AND ON BEHALF OF GALLOWAY  
BY TODD W. OSBORN, PLS# 4938746

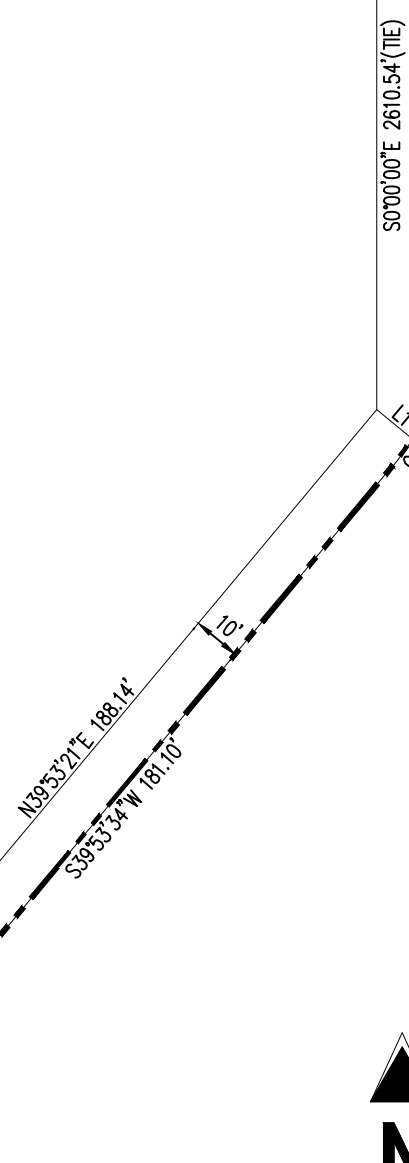
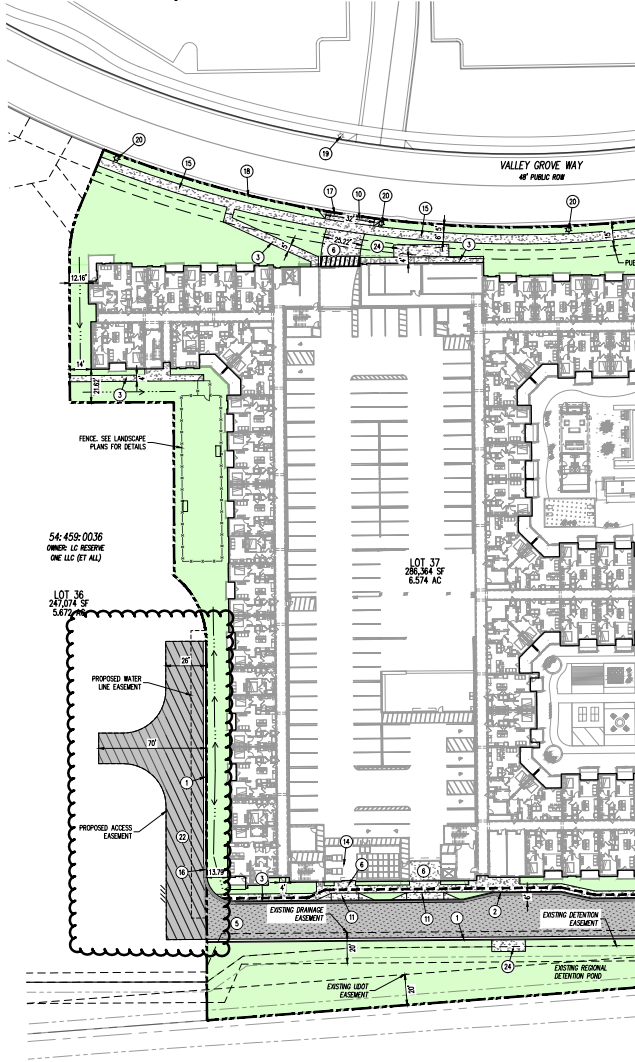
**EXHIBIT C-3**

**DEPICTION OF WATERLINE EASEMENT AREA**

(Attached)

H:\Mountain State Property Management\UT - Pleasant Grove - MOU - Valley Grove Residential\05\YY11-CAD\Exhibit\20260112 easements.dwg - Greg Shumaker - 1/12/2026

N89°37'36"E 2683.58'(TIE)  
 WEST QUARTER CORNER OF SECTION 20  
 TOWNSHIP 5 SOUTH, RANGE 2 EAST, SLB&M

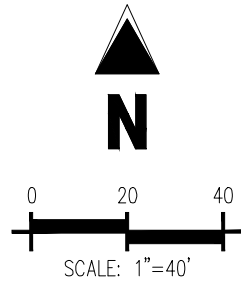


PARCEL LINE SEGMENT TABLE

LINE TAG #	BEARING	LENGTH (FT)
L1	S50°23'09"E	9.55
L2	N50°28'36"W	9.99

PARCEL CURVE SEGMENT TABLE

CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	72°4'30"	7.05	54.50	S36°11'06"W	7.04



MOUNTAIN STATE PROPERTY MANAGEMENT

PLEASANT GROVE, UT

10' WATERLINE EASEMENT

Project No: MOU00001.10

Drawn By: GJS

Checked By: TWO

Date: 01/12/2026

**Galloway**

1221 S. Valley Grove Way, Suite 140  
 Pleasant Grove, UT 84062  
 385.248.0460  
 GallowayUS.com

**EXHIBIT C-4**

**LEGAL DESCRIPTION OF WATERLINE EASEMENT AREA**

(Attached)

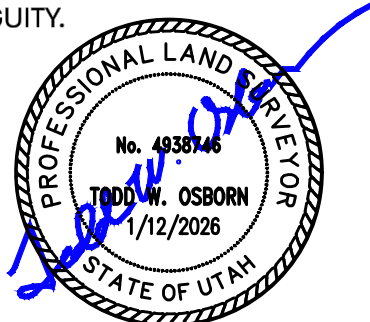
## 10' WATERLINE EASEMENT

A PARCEL OF GROUND FOR THE USE OF A 10-FOOT-WIDE WATERLINE EASEMENT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30 AND THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 2,683.58 FEET NORTH 89°37'36" EAST ALONG THE QUARTER SECTION LINE, AND 2,610.54 FEET SOUTH 00°00'00" EAST FROM THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 50°23'09" EAST, 9.55 FEET TO THE BEGINNING OF A 54.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE 7.05 FEET, THROUGH A CENTRAL ANGLE OF 07°24'30" (CHORD BEARS SOUTH 36°11'06" WEST, 7.04 FEET); THENCE SOUTH 39°53'34" WEST, 181.10 FEET; THENCE NORTH 50°28'36" WEST, 9.99 FEET; THENCE NORTH 39°53'21" EAST, 188.14 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,879 SQ. FT. OR 0.043 ACRES, MORE OR LESS.

**EXHIBIT B** IS ATTACHED HERETO AND IS ONLY INTENDED TO DEPICT EXHIBIT A - LEGAL DESCRIPTION. IN THE EVENT THAT EXHIBIT A CONTAINS AN AMBIGUITY, EXHIBIT B MAY BE USED TO RESOLVE SAID AMBIGUITY.



PREPARED FOR AND ON BEHALF OF GALLOWAY  
BY TODD W. OSBORN, PLS# 4938746

**RESOLUTION NO. 2026-017**

**A RESOLUTION OF THE GOVERNING BODY OF PLEASANT GROVE CITY AUTHORIZING THE MAYOR TO SIGN A DEVELOPMENT AGREEMENT WITH VALLEY GROVE IV, LLC (“DEVELOPERS”) REGARDING A FLEX SPACE DEVELOPMENT LOCATED AT APPROXIMATELY NORTH COUNTY BOULEVARD AND 1300 WEST, PLEASANT GROVE, UTAH PROVIDING FOR DEVELOPMENT OF A FLEX SPACE DEVELOPMENT, AND OTHER RELATED MATTERS.**

**WHEREAS**, City is a municipality and political subdivision of the State of Utah classified as a third-class city under Utah Code Ann. § 10-2-301 and located within Utah County, State of Utah; and

**WHEREAS**, Developer is a Maryland limited liability company; and

**WHEREAS**, Developer is the owner of certain real property which consists of approximately 7.1 acres with 4 proposed lots located approximately along North County Blvd and 1300 West in Pleasant Grove, Utah County, Utah; and

**WHEREAS**, Developer intends to develop said acreage into Flex Uses on the proposed Lot 1 and retail and commercial uses on proposed Lots 2, 3, and 4; and

**WHEREAS**, Developer has submitted a zoning application requesting that Lot 1 (3.65 acres) be subject to the Grove Business Park Overlay zone; and

**WHEREAS**, this Agreement is entered into by City and Developer, to among other things, provide for enhanced landscaping and building design requirements for New Lots 1, 2, 3, and 4 if the zoning application is approved by City; and

**WHEREAS**, the City is legally authorized to enter into development agreements in appropriate circumstances in order to, among other things, promote orderly development of property within its boundaries, to implement the City’s General Plan, to promote and advance infill development; and

**WHEREAS**, City and Developer have reached mutual agreement as to the responsibilities and terms of said development agreement.

**NOW THEREFORE, BE IT RESOLVED** as follows:

The Mayor is authorized to enter into and sign a Development Agreement with Valley Grove IV, LLC, regarding the Valley Grove Phase 4 subdivision. Said Development Agreement is attached hereto and incorporated herein as Exhibit “A.”

**Section 2.**

The provisions of this Resolution shall take effect immediately.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF PLEASANT GROVE,  
UTAH** this, 14th day of April, 2026

\_\_\_\_\_  
Eric Jensen, Mayor

ATTEST:

(SEAL)

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

**WHEN RECORDED, PLEASE RETURN TO:**

Pleasant Grove City  
70 South 100 East  
Pleasant Grove, UT 84062  
Attention: Wendy Thorpe, City Recorder

*Space above for County Recorder's Use*

Tax Parcel I.D. Nos – 40:609:0012; 49:967:0005

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**DEVELOPMENT AGREEMENT FOR VALLEY GROVE PROJECT PHASE 4**

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THIS DEVELOPMENT AGREEMENT FOR VALLEY GROVE PROJECT PHASE 4 (the "Agreement") is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2026 ("Effective Date") by and between the **CITY OF PLEASANT GROVE, UTAH**, a municipal corporation under the laws of the State of Utah (the "City"), and **VALLEY GROVE IV, LLC**, a Maryland limited liability company (the "Developer"). The City and Developer are referred to in this Agreement individually as a "Party" and collectively as the "Parties".

RECITALS:

- A. The City is a municipality and political subdivision of the State of Utah classified as a third-class city under Utah Code Ann. § 10-2-301 and located within Utah County, State of Utah.
- B. Developer is the owner of certain real property more particularly described in Exhibit A attached hereto (the "Developer Property"), which consists of approximately 7.1 acres currently being developed by Developer as part of a commercial multi-use, multi-development project commonly referred to as "Valley Grove."
- C. Developer intends to ultimately develop one lot with Flex Uses that are permitted in the subject zone ("New Lot 1") and three lots with Commercial Uses as described in Recital "E" ("New Lots 2, 3, and 4"). New Lot 1 and New Lots 2, 3, and 4 are sometimes collectively referred to herein as the "New Lots."
- D. Developer has filed zoning applications with the City to subject New Lot 1, consisting of 3.65 acres of the Developer Property (the "Grove Overlay Area") to the Grove Business Park Overlay Zone. A conceptual plat plan showing the approximate location and areas of the New Lots, including the Grove Overlay Area, is attached hereto as Exhibit B. The written legal description of the Grove Overlay Area (Lot 1) is described on Exhibit C.
- E. This Agreement is being entered into by the City and Developer to, among other things, (i) provide for enhanced landscaping and building design requirements for New Lot 1

within the Grove Overlay Area; (ii) require that New Lots 2, 3, and 4 of Developer's Property will have a minimum of 15,000 square feet of Retail Space Uses.

- F. The City is legally authorized to enter into development agreements in appropriate circumstances in order to, among other things, promote orderly development of property within its boundaries.
- G. The City acknowledges that Developer is relying on the legality and continuing validity of this Agreement, including, but not limited to, the uses and development rights as set forth in this Agreement in favor of Developer in connection with the use and development of the Developer Property.

### AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Developer hereby agree as follows:

#### **I. ENHANCED STANDARDS**

1.1 Enhanced Landscaping Requirements. Developer shall construct enhanced landscaping elements on the Grove Overlay Area, which shall consist of the items listed on Exhibit D attached hereto.

1.2 Enhanced Building Design Standards. Developer shall comply with enhanced building design standards on the Grove Overlay Area, which shall consist of more extensive finishes, elevation changes on the façade, and other items similar to the design shown on Exhibit E attached hereto.

#### **II. LOT USES**

2.1 Uses Allowed on Lots 2 and 3. Only Retail Space Uses shall be allowed on Lots 2 and 3 of the Developer Property.

2.2 Developer shall provide a combined minimum of fifteen thousand square feet (15,000 s/f) of Retail Space Uses between Lots 2, 3, and 4. This Retail Space will not be included in calculations to meet the requirements of the previous Development Agreement for Valley Grove Project Phases 4 and 6.

2.3 Definitions. "Retail Space Uses" is defined as a sales tax generating use, meaning City is entitled to receive sales tax revenue from the use as defined in Section 3-3A-4 (A)(1) of the City Code of Pleasant Grove City. "Commercial Space Uses" includes all uses for business purposes, such as offices, hotels, retail, and other uses specifically allowed in the Commercial Sales Subdistrict of the Grove Zone. Flex Uses include those uses allowed by the Grove Business Park Overlay.

#### **III. MULTIFAMILY UNITS**

3.1 Developer acknowledges and agrees that by requesting this change in land use for the subject parcels, the right to develop not more than 1155 units of luxury apartments as set forth in the Development Agreement for Valley Grove Project Phases 4 and 6 is reduced to 1,040 units. The remaining developable area for Valley Grove Project Phases 4 and 6 is 40 acres. Pursuant to City Code Section 10-14-28-3, which establishes a maximum residential density of twenty-six (26) units per net acre (after land dedications), and therefore, the revised maximum allowable density is 1,040 luxury residential apartment units. i

#### **IV. TRANSFERABILITY AND ASSIGNMENT**

4.1 Binding Effect; Agreement Runs with the Land. This Agreement shall be recorded against the Developer Property in the Official Records (as defined below) and is intended to and shall be deemed to run with the land and shall be binding upon all successors and assigns of Developer and the City during the Term. The rights and benefits of this Agreement shall inure to one or more of Developer's successors or assigns. Upon any transfer or assignment by Developer of all or any portion of the Developer Property or all or any portions of Developer's rights, benefits, and interests under this Agreement to a new entity or to any third-parties, the applicable provisions and conditions of this Agreement expressly transferred or assigned to such entities or third-parties shall be binding upon and applicable to such new entities, third-parties, and/or transferred portions of the Developer Property and, concurrently with any such transfer or assignment, Developer will be released from any assumed obligations, liabilities, claims, or causes of action arising under this Agreement. Subject to the foregoing, this Agreement is not intended to benefit or provide any right to any other person or entity other than Developer and the City, and their successors and assigns, and shall not create any rights, benefits, claims, or causes of action in or for the owner of any adjoining properties or other parties. The rights and obligations of the City under this Agreement may not be transferred or assigned, except to a successor governmental entity that has jurisdiction over the Developer Property.

4.2 Assignment. Developer shall have the right to transfer and assign any and all rights, benefits, interests, obligations, liabilities, claims, or causes of action held by Developer under this Agreement to any new entities or affiliates (including, but not limited to, any newly formed entities or affiliates owned or managed by St. John Properties, Inc. or its assigns) or any third-parties and determine as a part of such transfer and assignment what rights, benefits, interests, obligations, liabilities, claims, or causes of action will apply to (or remain with) or be assumed by those applicable portions of the Developer Property.

4.3 Permitted Transfers and Encumbrances. Developer shall have the right and be permitted to sell and transfer all or any portions of the Developer Property (including, each of the development "lots" within the Developer Property), without the prior consent or agreement from the City. In addition, Developer shall have the right and be permitted to pledge or encumber all or any portions of the Developer Property or a portion of its rights, benefits, and interests under this Agreement to a lending or investment entity (including, a Qualified Mortgagee (as defined below)) without the prior consent or agreement from the City, and such pledge or encumbrance shall not be considered a transfer or assignment.

## V. MISCELLANEOUS PROVISIONS

5.1 Term of Agreement. The term of this Agreement shall be for a period of fifteen (15) years following the date of its adoption by the City Council or the entire build-out and final completion of Developer Property, whichever is earlier (the "Term"), unless this Agreement is earlier terminated or the Term is modified by written amendment to this Agreement.

5.2 Binding Effect. This Agreement shall be binding upon, and inure to the benefit of, the City and Developer's successors and assigns. The rights and obligations of the City under this Agreement may not be transferred or assigned, except to a successor governmental entity that has jurisdiction over the Developer Property.

5.3 Further Assurances. Each Party agrees to execute and deliver all documents, provide all information, and take all further acts reasonably necessary in order to carry out more effectively the intent and purposes of the Agreement and the actions contemplated hereby.

5.4 Relationship of Parties and No Third-Party Rights. This Agreement does not create any joint venture, partnership, undertaking, or business arrangement between the Developer and the City, nor, unless otherwise stated, create any rights or benefits in favor of any third parties.

5.5 Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Utah.

5.6 Merger. This Agreement, together with all Exhibits and attachments hereto which are hereby incorporated herein by reference, constitutes the entire Agreement between the City and Developer and supersedes any prior understandings, agreements, or representations verbal or written. Except as expressly provided in this Agreement, this Agreement shall not be amended except in a written form signed and executed by an authorized signatory of Developer and by the Mayor of the City after approval by the City Council.

5.7 Severability. If any part or provision of this Agreement shall be adjudged unconstitutional, invalid or unenforceable by a court of competent jurisdiction such determination shall not affect any other part or provision of this Agreement except that part or provision so adjudged to be unconstitutional, invalid or unenforceable. If any condition, covenant, or other provision of this Agreement shall be deemed invalid, due to its scope or breadth such provision shall be deemed valid to the extent of the scope or breadth permitted by law.

5.8 Default. Neither Developer nor the City shall be in default under this Agreement, unless such Party fails to perform an obligation required under this Agreement within thirty (30) days after written notice is given to the defaulting Party by the other Party, setting forth in sufficient detail the respects in which the defaulting Party has failed to perform an obligation required under this Agreement. If the nature of the defaulting Party's obligation is such that more than thirty (30) days are reasonably required for performance or cure, the defaulting party shall not be in default under this Agreement if such party commences performance within such thirty (30) day period (or, if such commencement is impossible due to Events of Force Majeure (as defined in the following sentence), commences performance when the Events of Force Majeure cease) and after such commencement diligently prosecutes the same to completion. "Events of Force Majeure" means any causes or events identified in Section 5.9 below. In the

event of a default or breach of this Agreement, the non-defaulting Party may bring any legal action to enforce (including for a remedy of specific performance) this Agreement or for damages on account of any default or breach of a liability, obligation, or covenant contained in this Agreement.

5.9 Force Majeure. Neither Party shall be liable for any delays or failure in the keeping or performance of its liabilities, obligations, or covenants under this Agreement during the time and to the extent that any such delays or failure is due to causes or events beyond the control and without the fault or negligence of the Party affected, which shall include, without limitation, causes or events such as any acts of God, acts of civil or military authority, fire, explosion, epidemics, pandemics, contagions, diseases, or viruses (including, by way of example, Covid-19 events), floods, earthquakes, unusually adverse weather conditions, riots, wars, terrorism, sabotage, actions or restrictions of governmental authorities, governmental regulation of the sale, production, or use of materials or supplies or the transportation thereof, government shutdowns or postponements of meetings, or other similar or dissimilar causes or events not within such Party's reasonable control (each, considered acceptable "Events of Force Majeure"), but not including generalized economic conditions, recession, or depression. Upon the occurrence of any such Events of Force Majeure, the Party affected shall promptly give written notice to the other Party and shall promptly resume the keeping and performance of the affected liabilities, obligations, or covenants under this Agreement after any such Events of Force Majeure have come to an end. The notice of any Events of Force Majeure will set forth in reasonable detail the nature and circumstances of the Events of Force Majeure, the expected effect and delays of the Events of Force Majeure on the Party's performance under this Agreement, and the expected date (based on the best information available) the Party will be able to resume performance. As of the date of the Events of Force Majeure, the Party asserting force majeure is excused from performing any liability, obligation, or covenant that the Party is unable to perform under this Agreement due to the Events of Force Majeure for as long as the Events of Force Majeure continue, and such Party is relieved of liability for its failure to perform the excused liabilities, obligations, or covenants during the force majeure period. The Party asserting an inability to perform shall use commercially reasonable efforts to correct such inability and to resume promptly its performance as required under this Agreement. During the existence of any such Events of Force Majeure, each Party shall bear its own costs resulting therefrom.

5.10 Attorneys' Fees. If either the City or Developer brings any legal action to enforce or interpret this Agreement (or any of the documents contemplated or provided for in this Agreement), for damages on account of any default or breach of a liability, obligation, or covenant contained in this Agreement, or with respect to any other issue related to this Agreement, the prevailing Party shall be entitled to recover from the other Party the prevailing Party's reasonable attorneys' fees and costs incurred in any such action or in any appeal from such action, in addition to any other relief, remedies, and damages to which the prevailing Party is entitled.

5.11 Notices. Any notices, requests, or demands required or desired to be given by the City or Developer under this Agreement to the other shall be given in writing by personal service, express mail, or any other similar form of courier or delivery service that keeps receipts of deliveries, or mailing in the United States mail, postage prepaid, certified, return receipt requested and addressed to the Parties at the following addresses:

**If to the City:**

Pleasant Grove City  
Attn: Scott Darrington  
City Administrator  
70 South 100 East  
Pleasant Grove, Utah 84062  
Email: [sdarrington@pgcity.org](mailto:sdarrington@pgcity.org)

**With a required copy to:**

Pleasant Grove City  
Attn: Christine M. Petersen  
City Attorney  
70 South 100 East  
Pleasant Grove, Utah 84062  
Email: [cpetersen@pgcity.org](mailto:cpetersen@pgcity.org)

**If to Developer:**

Valley Grove IV, LLC  
Attn: Larry Maykrantz  
President  
2560 Lord Baltimore Drive  
Baltimore, Maryland 21244  
E-Mail: [lmaykrantz@sjpi.com](mailto:lmaykrantz@sjpi.com)

**With a required copy to:**

St. John Properties  
Attn: Daniel Thomas  
Regional Partner  
1064 S. North County Boulevard, Suite 190  
Pleasant Grove, Utah 84062  
Email: [dthomas@sjpi.com](mailto:dthomas@sjpi.com)

Such notices, requests, or demands may also be given by e-mail transmission, provided any such communication is concurrently given by one of the above methods. Such notices, requests, or demands shall be deemed effective upon receipt. Either the City or Developer may change the addresses or notice parties at which such Party desires to receive notices, requests, or demands under this Agreement on written notice of such change to the other Party. Any such notice shall be deemed to have been given, and shall be effective, on delivery to the notice address then applicable for the Party to which the notice is directed; provided, however, that refusal to accept delivery of any notice, request, or demand or the inability to deliver any notices, requests, or demands because of an address change which was not properly communicated shall not defeat or delay the giving of such notices, requests, or demands.

5.12 Counterparts. This Agreement may be executed in any number of duplicate originals or counterparts, each of which when so executed shall constitute in the aggregate but one and the same document.

5.13 Titles and Headings. Titles and headings of sections or paragraphs of this Agreement are for convenience of reference only and shall not affect the construction of any provision of this Agreement.

5.14 Waiver. No waiver of any of the provisions of this Agreement shall operate as a waiver of any other provision regardless of any similarity that may exist between such provisions nor shall a waiver in one instance operate as a waiver in any future event. No waiver shall be binding on Developer or the City, unless executed in writing by the waiving party.

5.15 Reasonableness. Except as otherwise stated to the contrary in this Agreement, when the consent, approval, or agreement of Developer and/or the City is required or contemplated under this Agreement, such consent, approval, or agreement shall not be unreasonably withheld, conditioned, or delayed; provided, this Section 4.15 shall not bind the City with respect to its legislative actions.

5.16 Non-Liability of City Officials, Employees, Members, or Managers. No officer, representative, agent, or employee of the City shall be personally liable to Developer or any of its successors or assigns in the event of any default or breach by the City or for any amount which may become due to Developer or its successors or assigns for any obligation arising out of the terms of this Agreement. Similarly, no officer, member, manager, or representative, agent, or employee of Developer shall be personally liable to the City or any of its successors or assigns in the event of any default or breach by the Developer or for any amount which may become due to the City or its successors or assigns for any obligation arising out of the terms of this Agreement.

5.17 Conveyances and Dedications. Any transfer of property to the City and acceptance of such property by the City, as contemplated in this Agreement being offered for dedication by Developer pursuant to the Plat as roadway dedications for public use), shall be made by way of an owners dedication on a subdivision plat and will be made without warranty or covenants of title of any kind and will be subject to all current taxes and assessments and all existing rights-of-way, easements, covenants, restrictions, reservations, and other matters of record. General real property taxes for property transferred or dedicated to the City shall be prorated as of the date of recording of the subdivision plat.

5.18 Incorporation of Recitals. The foregoing recitals are true and correct and hereby incorporated by reference as part of this Agreement.

5.19 Definitions. When used in this Agreement, each capitalized term shall have the meaning as set forth in the Valley Grove Overlay Zone, the City's Development Code, or as otherwise defined in this Agreement, unless such meaning is clearly precluded by the context in which the term is used.

***[Intentionally Blank – Signature Page and Acknowledgements to Follow]***

**CITY'S SIGNATURE AND ACKNOWLEDGEMENT PAGE**

IN WITNESS WHEREOF, the City has executed this Agreement as of the Effective Date.

**CITY:**

**CITY OF PLEASANT GROVE, UTAH,**  
a municipal corporation under the laws of the State of  
Utah

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Attested by: City Recorder

\_\_\_\_\_  
City Attorney  
Approved as to Form

**ACKNOWLEDGMENT OF CITY**

STATE OF UTAH    )  
  ):ss.  
COUNTY OF UTAH)

The foregoing Development Agreement was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_, the \_\_\_\_\_ of the City of Pleasant Grove, Utah, a municipal corporation under the laws of the State of Utah.

\_\_\_\_\_  
NOTARY PUBLIC

Residing at: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**DEVELOPER’S SIGNATURE AND ACKNOWLEDGEMENT PAGE**

IN WITNESS WHEREOF, the Developer has executed this Agreement as of the Effective Date.

**DEVELOPER:**

**VALLEY GROVE IV, LLC,**  
a Maryland limited liability company

By: ST. JOHN PROJECTS, LLC  
a Delaware limited liability company  
Its: Manager

By: EDWARD ST. JOHN, LLC  
a Delaware limited liability company  
Its: General Manager

\_\_\_\_\_  
By: Edward A. St. John  
General Manager

STATE OF MARYLAND )  
  ):ss  
COUNTY OF BALTIMORE)

I HEREBY CERTIFY, that on this \_\_\_\_ day of \_\_\_\_\_, 2026, before me, the undersigned Notary Public of said State, personally appeared Edward A. St. John, who acknowledged himself to be the general manager of Edward St. John, LLC, which entity is the general manager of St. John Projects, LLC, which entity is the manager of Valley Grove IV, LLC, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purpose therein contained.

WITNESS my hand and Notarial Seal.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

**EXHIBIT A**

**TO**

**DEVELOPMENT AGREEMENT FOR VALLEY GROVE PHASE 4**

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**LEGAL DESCRIPTION OF DEVELOPER PROPERTY**

The real property referenced in the foregoing Agreement as the “Developer Property” is located in the County of Utah, State of Utah. and is more particularly described as follows:

Lot 12, The Grove Subdivision Plat C, according to the official plat thereof as recorded in the office of the Utah County Recorder on July 26, 2023, as Entry No. 48485:2023.

And,

Lot 5, Pen & Ink Subdivision – Plat B, according to the official plat thereof as recorded in the office of the Utah County Recorder on September 20, 2021, as Entry No. 162391:2021.

**EXHIBIT B**

**TO**

**DEVELOPMENT AGREEMENT FOR VALLEY GROVE PHASE 4**

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**CONCEPTUAL PLAT PLAN FOR NEW LOTS**

(Attached)

**EXHIBIT C**

**TO**

**DEVELOPMENT AGREEMENT FOR VALLEY GROVE PHASE 4**

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**GROVE OVERLAY AREA LEGAL DESCRIPTION**

A parcel of land being a portion of Lot 12 of The Grove Subdivision Plat C, recorded July 26, 2023 as Entry No. 48485:2023 and a portion of Lot 5 of Pen & Ink Subdivision Plat B, recorded September 20, 2021 as Entry No. 162391:2021. Said parcel of land being situate in the Southeast Quarter of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian. Said parcel of land being more particularly described as follows:

Beginning at a point on the southerly right-of-way line of Mountain View Lane, said point South 89°37'36" West 2011.19 feet and South 810.17 feet from the East Quarter Corner of Section 30 Township 5 South, Range 2 East, Salt Lake Base and Meridian; and running

thence along said right-of-way line the following five (5) courses:

- (1) North 40°32'07" East 46.42 feet;
- (2) North 49°27'52" West 6.00 feet;
- (3) North 40°32'08" East 124.79 feet;
- (4) Northeasterly 143.05 feet along the arc of a 215.00 feet radius curve to the right (center bears South 49°27'52" East and the chord bears North 59°35'49" East 140.43 feet with a central angle of 38°07'22");
- (5) Southeasterly 44.37 feet along the arc of a 25.00 feet radius curve to the right (center bears South 11°20'30" East and the chord bears South 50°29'53" East 38.77 feet with a central angle of 101°41'15") to the southwesterly right-of-way line of 1300 West Street;

thence along said right-of-way line the following three (3) courses:

- (1) South 00°20'45" West 13.36 feet;
- (2) Southerly 225.82 feet along the arc of a 385.00 feet radius curve to the left (center bears South 89°39'15" East and the chord bears South 16°27'27" East 222.60 feet with a central angle of 33°36'24");
- (3) South 33°15'39" East 294.06 feet;

thence South 89°32'23" West 139.53 feet;

thence Southwesterly 35.28 feet along the arc of a 29.50 feet radius curve to the left (center bears South 00°27'37" East and the chord bears South 55°16'45" West 33.21 feet with a central angle of 68°31'17");

thence Southwesterly 7.62 feet along the arc of a 20.50 feet radius curve to the right (center bears North 68°58'54" West and the chord bears South 31°40'12" West 7.58 feet with a central angle of 21°18'12");

thence South 00°27'37" East 13.22 feet;

thence South 89°32'02" West 288.79 feet;

thence North 00°26'01" West 189.18 feet;

thence South 89°33'59" West 20.00 feet;

thence North 00°26'01" West 145.33 feet to the point of beginning.

Area contains 158,854 square feet or 3.647 acres.

**EXHIBIT D**  
**TO**  
**DEVELOPMENT AGREEMENT FOR VALLEY GROVE PHASE 4**

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**ENHANCED LANDSCAPING REQUIREMENTS IN GROVE OVERLAY AREA**

(See Attached Concept)

**EXHIBIT E**  
**TO**  
**DEVELOPMENT AGREEMENT FOR VALLEY GROVE PHASE 4**

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**ENHANCED BUILDING DESIGN STANDARDS IN GROVE OVERLAY AREA**

(See Attached Concept)

**RESOLUTION NO. 2026-18**

**A RESOLUTION OF THE GOVERNING BODY OF PLEASANT GROVE CITY AUTHORIZING THE MAYOR TO DECLARE A 2020 FORD F150 CREW CAB TRUCK AND A 2021 FORD F150 CREW CAB TRUCK AS SURPLUS AND DIRECT THAT THEY BE DISPOSED OF ACCORDING TO THE CITY'S POLICY FOR DISPOSING OF SURPLUS PROPERTY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Pleasant Grove City Public Works Department has a 2020 Ford F150 Crew Cab VIN# 1FTFW1E41LKD52572 truck and a 2021 Ford F150 Crew Cab truck Vin# 1FTFW1E80MFC09514, that they would like to surplus; and

**WHEREAS**, the City has established a process for selling or disposing of surplus property with a value of more than \$500.00; and

**WHEREAS**, the City would like to declare these items as surplus and direct that they be disposed of according to the City's policy; and

**WHEREAS**, the City Council finds that it is in the best interests of the City to divest itself of the item(s) and recoup their fair market value for the citizens by selling said surplus property.

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

**SECTION 1.**

The Mayor hereby declares the 2020 Ford F150 Crew Cab truck 1FTFW1E41LKD52572 and the 2021 Ford F150 Crew Cab truck 1FTFW1E80MFC09514 as surplus property and directs that they be disposed of according to the City's policy for disposing of surplus property.

**SECTION 2.**

The provisions of this Resolution shall take effect immediately.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF PLEASANT GROVE, UTAH,**  
this 14<sup>th</sup> day of April, 2026.

\_\_\_\_\_  
Eric Jensen, Mayor

**ATTEST:**

(SEAL)

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

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

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

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



# Proclamation

## “Arbor Day” April 23, 2026

**WHEREAS**, Arbor Day is observed throughout the nation; and

**WHEREAS**, trees provide beauty to the community; and

**WHEREAS**, trees provide valuable shade from the hot summer sun; and

**WHEREAS**, trees can reduce the erosion of topsoil and produce oxygen and provide habitat for wildlife; and

**WHEREAS**, trees are valuable in purifying the air in Utah’s arid climate; and

**WHEREAS**, having beautiful trees planted in the community is an important matter to the citizens; and

**WHEREAS**, the city was named “Pleasant Grove” because of a beautiful grove of trees and reflects the appreciation our forefathers had for them, and

**WHEREAS**, Pleasant Grove, as “Utah’s City of Trees,” continues to be characterized by the scenic landscape that trees provide.

**NOW, THEREFORE**, I, Eric Jensen, Mayor of Pleasant Grove City, on behalf of the City Council, do hereby proclaim that the citizens of Pleasant Grove observe April 23, 2026, as **Arbor Day**, by joining the Beautification Commission at the Anderson Park 950 East 100 South at 8 a.m. for a tree planting ceremony and, further urge everyone to plant a tree.

DATE: \_\_\_\_\_

\_\_\_\_\_  
Eric Jensen, Mayor

(SEAL)

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

**Pleasant Grove City  
City Council Planning and Budget Meeting Minutes  
Friday, February 4, 2026  
8:30 A.M.**

Mayor: Eric Jensen

Council Members: Dianna Andersen  
Cyd LeMone  
Dustin Phillips  
Steve Rogers  
Todd Williams

Staff Present: Scott Darrington, City Administrator  
Deon Giles, Parks Director  
Wendy Thorpe, City Recorder  
Denise Roy, Finance Director  
Drew Engemann, Fire Chief  
Sheri Britsch, Library and Arts Director  
Neal Winterton, Public Works Director  
Sierra Pierson, Assistant to the City Administrator  
David Packard, Human Resources Manager  
Keldon Brown, Police Chief  
Megan Zollinger, Recreation Director  
Daniel Cárdenas, Community Development Director  
Britton Johnson, Admin Intern  
Communication Director, Lisa Flinders

Excused: Christine Petersen, City Attorney

The City Council and Staff met at The Ruth and Nathan Hale Theater, 401 South Pleasant Grove Boulevard, Pleasant Grove, Utah.

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

**1) OPEN MEETING**

Mayor Eric Jensen called City Council Planning and Budget Meeting to order at 8:40 a.m. and welcomed those present. A welcome video was presented.

Mayor Jensen reported that over the past week, he had time to reflect on previous planning meetings. His first budget meeting was in a large, open room at Fox Hollow. It was a lot to take in and a weighty responsibility. He was proud to be a Pleasant Grove resident and happy with the direction the City is moving in, which he attributed to the efforts of the City Council and the love

they have for the community. He wanted to ground the day’s budget discussions in stewardship, accountability, clarity, and responsibility. The word “transparency” is often used out of context, but they can strengthen the public’s trust in the Council by communicating their priorities, goals, visions, and responsibilities. The City Council is a team that needs to work together, bridge gaps, and communicate with citizens.

City Administrator, Scott Darrington, led the Council in a team-building activity.

## 2) YEAR IN REVIEW

Staff members were asked to share year-in-review information for their departments.

Fire Chief, Drew Engemann, reported on the Fire Department structure and stated that their goal is to have seven people (five full-time and two part-time) on shift every day. In 2023, there were 1,851 calls. In 2024, that number increased to 2,205. In 2025, crews responded to 2,152 calls, and 2,243 calls were logged through iSpyFire. The difference is due to calls that were logged through that system but City engines did not respond to. American Fork responded to 68 medical and 167 mutual aid calls in Pleasant Grove, and City crews responded to 38 calls in American Fork.

On average, the Fire Department responds to six calls per day. Medical calls include motor vehicle accidents, falls, overdoses, etc. A total of 563 IVs were started in 2025, and medications were given to approximately 580 patients. Fire calls include structure, vehicle, and brush fires. Engines responded to 12 total brush fires, none of which were significant.

Chief Engemann reviewed response times and reported that they are under the national standard.

Fire

- In-route: 1:32
- Arrive on scene: 4:30

Medical

- In-route: 1:45
- Arrive on scene: 5:50

The Battalion Chief/Fire Marshal, Jake Larsen, completed 543 fire prevention inspections in 2025. He has cleared the City’s backlog and identified some significant issues with sprinkler and alarm systems.

A total of 2,550 shifts must be filled each year. In 2025, 368 were left open as staffing averaged six people per day. In 2024, only 283 shifts were unfilled. It is challenging to attract part-time staff. Pleasant Grove, American Fork, Lone Peak, Lehi, and Saratoga Springs hold joint training and recruitment camps, and 900 total training hours were completed during the year. There are also three City firefighters currently in medic school, which requires approximately 1,300 training hours per person.

Three seasonal firefighters were hired in 2025 for the wildland team. Approximately \$293,000 was billed for six fires, with a net profit of \$153,000 that was used to purchase training equipment. Administrator Darrington stated that because it is one-time money, not ongoing revenue, it would not be prudent to use it to hire additional staff. Chief Engemann stated that in response to HB 48, the wildland team will be doing Wildland Urban Interface (“WUI”) work in eastern Pleasant Grove.

Total call volumes for neighboring cities were reviewed as follows:

- Pleasant Grove: 2,152;
- Lehi: 5,300;
- Orem: 7,900; and
- American Fork: 2,500.

Chief Engemann reported that American Fork logged 2,500 calls from two stations, but approximately 1,300 of those calls are hospital transports that are completed with a dedicated ambulance. West Valley has an extremely high call volume of approximately 13,000, but that is only 1,900 per station. Pleasant Grove is always on the high end of the list of calls per station and has roughly half the personnel of other cities. Most municipalities strive for one firefighter per 1,000 residents and average one per 1,400; Pleasant Grove has one firefighter per 2,500 residents.

The average call takes one hour, and during that time a maximum of two employees have to cover the entire City. Chief Engemann reported that it took almost an hour and a half to reach a cyclist who had wrecked on a trail and the City had no coverage during that time. The mutual aid agreement is in place for those instances, and those other departments are not paid for responding in the City. Dispatch is very good at routing for fastest response, but if Lehi needs to respond it will add between 10 and 12 minutes to the arrival time. Pleasant Grove has a reputation for needing more help than other cities. Administrator Darrington reported that the American Fork city manager has communicated to him that they are responding to too many calls in the City.

Council Member Williams stressed the importance of residents understanding that Pleasant Grove is standing out in the County both in terms of the number of calls and its budget management. Council Member Andersen stated that the City is running too lean. Council Member Williams agreed but remarked that residents should know how well the City has done historically. Administrator Darrington stated that if the comparison statistics were announced to citizens, they could have concerns about whether they are protected. Council Member Andersen remarked that most citizens think the City spends too much money on services, and this type of information shows that it is not spending enough.

Chief Engemann reported that the number of calls puts a lot of stress on his staff, and they are getting burned out. If a firefighter calls out sick, another firefighter may not be able to go home because they are needed to cover the shift. Council Member Williams stated that maybe the message should be about how truly busy the City’s firefighters are and how much they care about their jobs and the residents. Council Member Rogers remarked that people are stuck in the mindset that Pleasant Grove is a small town. Chief Engemann stated that in 2008, the population was approximately 31,000 and the Fire Department responded to 1,000 calls per year. There were

twelve firefighters, four per shift, and three admins. Call volume has more than doubled since then, but there is only one more firefighter per shift. There has been an influx of residents and the demographic is trending older. Medicare reimbursements have been cut, but there are more calls for those residents.

Council Member Williams asked how many calls are from south or west of State Street. Chief Engemann stated that it fluctuates throughout the day, but the numbers are very close throughout the City.

Police Chief, Keldon Brown, reported that the Police Department currently has 30 full-time employees. With the City Council's help, they added a part-time records employee last year who has been very helpful. There are currently two open full-time positions; one officer recently left for a position in Saratoga Springs and the other position has been open since an officer retired in Fall 2025. They are currently conducting interviews.

Responding to calls for service is their top priority, followed by an increased focus on traffic enforcement. Staffing is always a concern, as is leadership training for the City's young police force.

In 2025, there were three significant automobile/pedestrian accidents with one fatality. There were some substantial sex offenses, including a junior high school teacher that was convicted and imprisoned. The department also assisted Lindon in the recovery of 70 stolen firearms. Overdose calls increased by 25%; the City has fentanyl, heroin, and prescription medication problems.

There were two retirements in 2025 but they were able to bring back a 20-year veteran, Sergeant Henderson. Most candidates for open positions are in the academy and have no experience. The City is not attracting lateral applicants. In response to a question from Council Member Andersen, Chief Brown reported that police academy candidates are not increasing in quality. He participated in mock interviews with the current class of 30 cadets; there were only five standouts in the class, and all cities are competing for those five cadets. Pleasant Grove has been lucky in that its last five hires are outstanding, but that increases the chance of another city luring them away.

Overtime requests to provide coverage for outside agencies like Brigham Young University and Utah Valley University have doubled. That provides a good opportunity for officers to work overtime, and the City is reimbursed for those costs.

Chief Brown reported that the Flock camera system has been very useful in recovering stolen vehicles and identifying suspects. The traffic radar trailer is also valuable for data acquisition.

Officers conducted approximately 2,000 more traffic stops than in 2024. Citations and arrests have also increased, with approximately 19,000 total calls for service. Just that morning, the three-officer crew had already responded to nine calls. One was a domestic violence call, which requires a minimum of two officers. Those calls are in addition to patrolling neighborhoods and crosswalks. The high school and junior high school have also planned a walkout for the following day that will have to be monitored.

Utah County Major Crimes Task Force data was reviewed. Fentanyl use is increasing in the City, followed by methamphetamine and heroin. Drug arrests decreased, primarily due to the fact that the City did not have an officer on the task force for one year. In response to a question from Council Member Andersen, Chief Brown reported that six pounds of methamphetamine and several thousand fentanyl pills were recovered from Pleasant Grove residents. Heroin is usually confiscated in small amounts, and marijuana possession is just a standard citation.

Council Member Williams remarked that it was strange that use is increasing, but arrests and indictments are decreasing. Chief Brown reported that several agencies were unable to supply an officer for the task force because they are so short-staffed. Approximately 70% of agencies are currently hiring. The United States Drug Enforcement Agency (“DEA”) reported that drug use in Utah is at record levels. He believes it is due to open borders, and he has seen some improvement in that area. The problem manifests more with overdose fatalities.

Council Member Andersen state that there would be an Immigration and Customs Enforcement protest the following day at Walgreens. Chief Brown stated that he is not concerned, as they are typically peaceful, and it will be cold.

Chief Brown stated that the City’s reserve program is working wonderfully and ensures that there are always three officers on duty, even if one calls out sick. The City could use more full-time or part-time officers. Issues with being short-staffed include citizens waiting longer for an officer to respond and officers not being able to respond to multiple concurrent incidents. For example, that morning there was a domestic violence call at the same time as a shots-fired call in the foothills. If the latter had been an active shooter situation, someone would have died.

Council Member Rogers stated that the Flock cameras have been a great enhancement. Chief Brown reported that they will alert you when a stolen car enters the City or when a stolen car exits. They were also used to track the 70 stolen firearms.

Finance Director, Denise Roy, reported that Pleasant Grove was recognized as a Triple Crown winner by the Government Finance Officers Association (“GFOA”) for excellence in financial reporting. Budgets must include debt schedules and other items in order to be certified, and Assistant to the City Manager, Sierra Pierson, has been very helpful in preparing those documents. The Comprehensive Financial Report is independently audited yearly. There is also a federal Single Audit that is required for municipalities that receive over \$750,000 in federal monies. Pleasant Grove received \$11 million in 2025. The secondary metering project was completed with American Rescue Plan Act (“ARPA”) funds, and an ongoing weir project is from the United States Department of Agriculture’s Natural Resources Conservation Services (“NRCS”). A federal audit may not be required for the next fiscal year. Director Roy serves on the Pleasant Grove Metropolitan Water District Board and Pleasant Grove Irrigation Board.

The Finance Department’s part-time internal auditor helped the Parks and Recreation Department create a payroll and time-sheet process in 2025 and performed credit card audits in 2024. Their billing system, Caselle, has been moved to the cloud, and timesheets are now completed through Caselle Connect. Utility Billing Specialist, Jody Walker, has worked closely with Public Works Department staff as their secondary metering bills will also go through Caselle.

Assistant to the City Manager, Sierra Pierson, reported on her projects for the year. The State requires every city to complete an annual Data Privacy Report, which includes a review of 24 privacy practices and creation of a maturity model specifying how the City will be brought into compliance with new data privacy requirements. The report also requires that you document high-risk activities. She met with each department to review their data processes and began implementing required training. The report was completed in December 2025. The City Council had already approved the new privacy policy required by the State, and a website privacy policy would be presented in the future.

The employee newsletter has been published consistently and expanded to include all employee events, wellness resources, and a good news corner. The website has been updated for consistency and accuracy. The Community Events page now includes all events with photographs and links. Staff trainings have been completed to ensure everyone who edits the website is trained in best practices. She has also been working on website analytics and Americans with Disabilities Act (“ADA”) compliance prior to the 2027 deadline.

The employee intranet was officially launched the previous day. Assistant Pierson worked with Human Resources Director, David Packard, to move the previous employee website onto the City’s site. Employees can log in to view the updated employee directory, important documents and forms, and a list of frequently asked questions. Employee events like the steps challenge will also be posted there. Administrator Darrington reported that the employee directory will be useful for the City Council. Assistant Pierson added that all Council Members should have received an email with login information and instructions. The employee website is a work in progress, and all feedback is appreciated.

Council Member LeMone asked about employee response to the changes. Assistant Pierson reported that employees have commented that they appreciate the newsletter’s consistency and content. An average of 50 to 60 employees read the website version every month, but the PDF version is not tracked. She hopes to transition to the web version only for improved analytics. Manager Packard stated that it has been very well-received. Anecdotally, more people are wishing other employees a happy birthday or work anniversary that they would not know about without the newsletter.

Communication Director, Lisa Flinders, reported that 73% of people are now on social media, so she still caters to the remaining 27%. The City now has 11,000 active followers on Facebook and 8,000 on Instagram, with women comprising 70% of the followers on both platforms. The mood online has softened and become more positive and accepting. Administrator Darrington stated that the City is doing a better job of pushing information out online so people know what is going on in the City. Director Flinders gave the example of road work announcements. When people had questions, the Public Works Department was very responsive, and it was a very successful program.

Director Flinders discussed the Google reviews of City amenities. Most reviews are very positive, and the people who were initially upset about Cook Family Park have quieted down. One resident who was very vocally against the park had given it a five-star review. Discovery Park, the

Recreation Center, and the library also have overwhelmingly positive reviews. The library is very good at keeping people engaged on social media.

Council Member Williams remarked that there have been a lot of haters over the last 12 years, but it improved significantly as the City's social media continued to focus on improvements and got ahead of the comments. The City Council does not spend as much time fighting fires in their comment sections. He congratulated Director Flinders on her efforts. Director Flinders stated that people just want to be informed, so it is important to take a proactive approach. If any department is doing something new, she can get that information out there through social media and traditional public relations campaigns. They run features on different employees to remind citizens that the City is run by people just like them. Between 93% and 95% of residents have access to the internet, and Staff focuses on educating people on where to find basic information like trash pickup schedules on the website rather than individually responding to questions on social media.

Council Member Rogers stated that the new website is much more intuitive. It was very difficult to find information in the past. Administrator Darrington reported that Kyler Brower began working on the updated website prior to his departure, and Assistant Pierson continued that work. She frequently reviews pages to determine ways to make information easier to find.

Parks Director, Deon Giles, reported on Parks Department projects for the year. He reviewed progress photographs of Cook Family Park and the cemetery. There were fewer burials in 2025, but lot sales increased. As of December 2025, there were 193 lots available. The new section near the park has 700 available, and Section H will open soon. The other sections will not open until they are needed. There are 9,000 existing headstones. Staff was able to trim weeds four times, up from two times the previous year.

In response to a question raised by Council Member Williams, Director Giles reported that there have always been issues with vandalism and he has not seen an increase since the opening of Cook Family Park. There have been a few arrests over the years. Vandalism is a common issue with all cemeteries nationwide. He is at the cemetery often and does not see a lot of children there. Council Member LeMone stated that the cemetery needs cameras, and there was not enough data to determine if it is an issue. The citizen who spoke at the previous evening's meeting stated that her sister's headstone was vandalized four times, and another citizen reported that his daughter's headstone had been vandalized twice. She believes it is a problem that needs to be addressed. Administrator Darrington stated that Staff will discuss the problem and report back to the Council.

Director Giles reported that pavilion rentals had increased due to the opening of Cook Family Park's large pavilion. It was full every day, and he anticipates that the revenue will increase this year as it will be rented from April through September. Custodial staff event hours were down, but project hours increased by 1,340 hours due to staffing needs at the new park.

Facilities Manager, Bill Candland's events and project hours increased from 161 in 2024 to 263 in 2025. He is responsible for 161 facilities, including buildings, pavilions, restrooms, pickleball courts, etc. Cook Family Park was vandalized almost daily, and all vandalism occurred in the bathrooms and slides, where there are no cameras. Manager Candland assisted with the generator, wall, and roof at the Recreation Center, as well as the pool. He also completed pool operator

certification. He replaces approximately 400 HVAC filters every three months and inspects the City's fire systems and extinguishers. Manager Candland is planning to retire on June 1, and they hope to hire someone who can train under him prior to his retirement.

Director Giles reported on the number of park and non-park acreage maintained and noted that tree maintenance hours increased. A lot of money was spent on tree removal and pruning, including the removal of many trees at Anderson Park in preparation for the landscaping project that was scheduled to begin the following week. Trails maintenance hours decreased due to help from local schools on three Trail Days.

Parks Department staff worked with the State on the widening of Interstate 15 and Pleasant Grove Boulevard Clocktower, the County on the wellhouse, Main Street light poles and decorations, and the pool. They also installed LED lighting, replaced the small playground, and resurfaced Discovery Park.

Photographs of vandalism at other parks were reviewed. In response to a question raised by Council Member Williams, Director Giles reported that only Cook Family Park currently has cameras. Mayor Jensen stated that the Council had discussed adding some at Discovery Park.

In response to a follow-up question, Director Giles stated that fake cameras cannot be used due to potential liability issues. Fiber needs to be in place before cameras can be installed. Director Roy reported that money had been budgeted for that project. Director Giles stated that he has met with Utopia Fiber twice about Discovery Park, but an installation date had not been set. He is researching Starlink as an option, but it would be better to keep the system in-house because it is easier to maintain and keep secure. The police department also has access to the existing cameras. The Council discussed the benefits and vulnerabilities of Utopia Fiber versus Starlink. Administrator Darrington reported that the matter will be made a priority.

Director Giles also reported on the following:

- All full-time employees are now certified pool operators.
- New signage was installed at Valley Vista Trail, and they added maintenance markers and stickers on the United States Forest Service trails.
- Parks Superintendent, Kenny Rymer spent four weekends removing thistle as part of the City's agreement with the Forest Service. That agreement ends in 2026, but they plan to continue maintaining the area as weeds could easily overtake the G.
- Parks and Public Works staff worked to design the Battle Creek Trailhead.
- VeloLove Trail Day was very successful. That event teaches young children to respect the trails.
- They worked with the Fire Department on Wildland Urban Interface mitigation near the Battle Creek Trailhead.
- New sprinkler filters were installed at Discovery Park and Shannon Field. They previously had to manually clean the Shannon Field filter daily, and the new self-cleaning filter has significantly improved the turf health.
- There were 14 volunteer projects, but volunteer hours are declining.
- There was high attendance at all City events.

- The Senior Center served 12,000 meals.
- The Angel memorial was designed and should arrive in March 2026.
- All irrigation controllers were moved outside due to chlorine safety concerns in the wellhouses.

The City Council took a break 10:42 a.m. to 10:54 a.m.

Community Development Director, Daniel Cardenas, reported that land use applications remained steady in 2025 and new subdivision plats increased to 27. The three-member Building Division team issued 614 building permits, and one employee performed 2,940 inspections.

In response to a question from Council Member Williams, Director Cardenas reported that building permit fees are based on square footage and valuation. The average fee for a single-family home is between \$15,000 and \$20,000, including impact fees. Most new homes are being built with an accessory apartment, which increases the fee. 2021 was the City's busiest year, with 2025 a close second. A total of 63 building permits were issued for single-family homes and 204 for multifamily. Director Cardenas expects that number to double next year as Saint John's Properties has submitted an application for a 420-unit multi-family development. Commercial development has increased since 2016, with The Grove and development on North County Boulevard driving the current increase.

A total of 247 new business licenses were issued by Business Licensing Official, Melissa Cook, who came into the position with no experience and now serves on multiple boards in Utah. There were approximately 900 business licenses in Pleasant Grove and 1,622 in 2025. Director Cardenas expects the number to continue growing at an even pace for the next five to 10 years.

Code Enforcement Officer, Gail Connely, resolved 300 cases in 2025. The City's Code Enforcement is primarily complaint-based and was part of the Police Department until 2021. Officer Connely began working with the City in that year. New cases will always arise, but she does a very good job of working with residents until issues are resolved. Photographs of Code Enforcement cases were reviewed.

Director Cardenas stated that the Community Development Department works on large projects as well, but he appreciates his staff's commitment to their day-to-day duties and assisting citizens.

Library Director, Sheri Britsch reported that in 2025, the library had:

- 140,000 visits;
- 616 events with 24,000 attendees, 15,000 of whom were children;
- 1,600 reference questions were answered;
- 116 Hot Spot circulations;
- 19,700 self-directed activity participants; and
- 252 volunteers.

In response to a question from Council Member Andersen, Director Britsch reported that volunteers include reading tutors, church groups, and individuals. The library can always use

volunteers; however, their preference is for individuals or small groups as it can be difficult to keep large groups busy.

Director Britsch presented a trivia question in honor of the library's new Trivia Nights: What group is not underserved at the library? The answer is teens. Adults aged 20 to 40, socially anxious children, and tweens have been underserved in the past. Program Coordinator, Stacy Martineau, has focused her efforts on those groups. Trivia Night is open to all ages, but it is drawing young adults in their 20s. The book binding class drew the same age group. Tween activities include manga graphic novels.

The library has focused on preparing children for school. The 1,000 Books Before Kindergarten program has also been very popular. Children receive a prize for every 100 books read. The new Kindergarten Readiness class is taught by a former teacher who works at the library part-time.

Library staff has a total of five master's degrees, and two employees are currently in master's programs. The library's mascot, Simon, will soon be featured on bookbags and other items. Director Britsch reported that the library benefits from other departments. Firefighters and police officers visit the library for activities, and the Recreation Center and library staff work together on events. The Public Works Department sometimes brings trucks for children to play in, and the Parks Department is always helpful.

Photographs of the 2025 events were displayed. Director Britsch reported that the library staff works with large groups, but also one-on-one. Hazel is a local child with a tracheotomy and other physical challenges who comes to story time in the summer but cannot attend in the winter during cold season. They now film story time so Hazel can watch it. A local teenager could not recite his ABCs at age 13 when he started working with the literacy center three years ago. He loves cars, and his incentive to learn to read was the driver's license test. He has come in weekly for three years to work with a volunteer, and he now reads at a fifth-grade level.

The library's annual Training Day evening included a guest speaker, Brandon Eisenhut, a guest chef who gave a cooking lesson, and PG Cares. It was a very good event.

The Timpanogos Library Consortium has been very popular, and Highland has been lending as much as American Fork and Pleasant Grove. When people request books, they can often get them from other libraries instead of purchasing new copies.

The wreath fundraiser was discussed. The administrative team's wreath sold for the highest amount. The City Council will participate in 2026. Director Britsch reported that the Pleasant Grove City Library won the Utah Quality Library award again in 2025.

Recreation Director, Meagan Zollinger, expressed gratitude for the Recreation Department team and presented a photograph of the full-time and part-time staff. She then provided a summary of 2025 events and participation.

- The Adaptive Program had 307 participants.
- Junior Jazz increased from 52 to 76 teams.

- The Utah County Adaptive Coalition is working on eight new adaptive sports programs. Track and field and potentially flag football will begin in 2026. American Fork has soccer, Saratoga Springs has pickleball and volleyball, and Orem has T-ball programs. All participants are charged resident rates.

Pleasant Grove is at the forefront of adaptive programming in Utah, and Davis County is working to replicate its program. Director Zollinger will be speaking on the Coalition at the national Move United Education Conference in April.

In response to a question, Director Zollinger reported that there was an increase in Junior Jazz participation, but overall Recreation Center programming participation has decreased by 200 children. Membership has also slightly decreased. Children from other cities are participating in Junior Jazz. Nonresidents pay an additional \$20 for sports programs. Proof of residency is not currently required, but they are researching ways to implement it. As the City's demographic changes, there will be a natural decline in membership, which may require a change in programming to serve the current demographic.

Council Member Andersen stated that the move to homeschooling is changing the demographic, and they receive vouchers that may be used for daytime activities. Director Zollinger reported that physical education programs are commonly offered for homeschooled children.

Council Member Rogers asked if residents are having trouble getting into programs. Director Zollinger reported that they can usually find space in youth programs, but adult programs can be more difficult. Adult basketball, softball, and volleyball opened on Sunday and only three spots were left. Council Member Rogers suggested that fees for nonresident team members be reconsidered and residents should be given priority.

Director Zollinger continued reviewing the 2025 program participation.

- Adult sports had 1,751 participants.
- Childcare had 16,923 participants, with up to 60 children on some mornings.
- Enrichment programs had 4,872 participants. The top three programs were summer cooking, summer camp, and toddler gym.
- Group fitness had 34,452 participants.
- Funshine early learning had 168 participants. Director Zollinger reported that registrations are declining, which is likely related to demographics.
- Youth sports had 4,872 participants, with an estimated 9,700 spectators.

Recreation Center memberships had decreased slightly. Council Member LeMone asked if someone could reach out to residents who did not renew their passes. It was determined that a Qualtrics survey could be set up to obtain that information.

There are more individual than family or student memberships. In response to a question, Director Zollinger stated that the data does not include information on family size. Senior memberships are tracked separately from regular individual memberships. If someone is claimed as a dependent

on your taxes, they can be included on a family pass up to age 26 or if they have a disability. The different types of passes were discussed.

The number of scans per month was reviewed. Between 2022 and 2025 membership decreased slightly, but use of the facility increased. Director Zollinger reported that scans can be missed. Moving the desk will narrow the space and may help ensure that everyone is scanned. Pool scans cannot be separated from the Recreation Center, but there are significantly more scans during summer months. Because fee schedules are regularly reviewed and updated, revenues remain on track. Director Zollinger also tracks direct costs to ensure that they are covered.

The Recreation Center's top social media was on the Berserker Blitz wheelchair race with 75,000 views. The Christmas tree lighting had 30,000 views. The top reels were Cook Family Park Drone Show, The City Council Makes a Splash, Lighting Strikes PG Pool, Cook Family Grand Opening, and Smokin' Hot Firefighters. Someone in Arizona saw the Berserker Blitz post and contacted her to discuss setting up their own program, and they may work together on a joint clinic.

Director Zollinger reviewed photographs of programming highlighting and reported that the Recreation Center received the Utah Recreation and Parks Association's Adaptive Program of the Year Award. They were also awarded a grant to purchase three all-terrain wheelchairs.

Council Member Rogers stated that adaptive programming information should be easy to find on the website. Director Zollinger reported that it is currently under "Programs" and then "Adaptive Programs." However, it could be brought forward to the main Recreation Department page. Director Zollinger reported that they will be reaching out to local news about the Berserker Blitz and Junior Jazz.

Sports psychologist, Brandan Eisenhut, has been conducting monthly one-on-one trainings with the administrative team, and he also helped with the annual Recreation Department training. The team completed assessments at the beginning and six months into the training program, and there was notable improvement in the areas of mental wellbeing, thought and emotion management, and self-compassion.

Director Zollinger thanked Director Winterton and his team for managing the pool renovation, and Director Giles and his team for their assistance throughout the year. She then played a video of the year's highlights.

### **3) BUDGET**

Finance Director, Denise Roy presented the FY 2027 Budget timeline.

- The Utility Rate Study will be discussed at the February 17 City Council meeting.
- Supplemental requests for capital and operational expenses will be reviewed on March 3.
- She is researching potential medical, property, and liability insurance increases.
- The fee schedule will be sent to department heads for review and any proposed changes the week of February 9.
- Utility rate increases will be discussed on March 17.

- Utility rate increases and the one-pager will be reviewed again in April.
- The tentative Budget must be adopted on May 5.
- Budget discussions will continue throughout May.
- A public hearing will be held at the first meeting in June, and the final Budget will be adopted at the last June meeting.
- If Truth in Taxation is required, the Budget must be adopted by September 1.
- To be certified, the Budget must be provided to GFOA within 90 days of adoption.

Administrator Darrington stated that the process will be similar to previous year with the exception of the Utility Rate Study. Those rates should be determined by April.

#### 4) **ECONOMIC DEVELOPMENT UPDATE**

Community Development Director, Daniel Cardenas, presented slides related to the St. John Properties development.

- An application had been received for 422 luxury apartments and was still in administrative review.
- The Tru by Hilton hotel will have 143 suites and is nearly complete.
- Tenants had not been announced for the Valley Grove retail area. Each building requires its own Certificate of Occupancy and building permit, and individual units will have different requirements based on the actual tenants.
- Longhorn Steakhouse is in the Site Plan process. Large chains often have specific preferences for aesthetics, landscaping, etc., that must be modified to fit City requirements. Administrator Darrington reported that St. John Properties worked with Longhorn Steakhouse for a long time. They were frustrated by City Code several times, and in each instance, Director Cardenas worked with them to find a solution.
- Other projects include a flex-space building and two additional St. Johns parcels. Administrator Darrington reported that the developer had spoken individually with Council Members about their plans, and Staff would have a follow-up conversation with the Council regarding their concerns about the proposal.

Director Cardenas also provided the following updates:

- Magleby's is almost completed, and the final inspection is scheduled for February 11. The Certificate of Occupancy should be issued the same day, and the business license will be issued a few days later.
- They are currently working on a new restaurant in the Jared Osmond development, and a new sushi restaurant recently opened there.
- Most of the units in North Cove development are under construction.
- Missionary Mall is moving to a property north of the above developments. They will have a small retail area, and the rest of the building will be used for storage. Their application is still pending.
- A 120-room Marriott hotel was approved for Battle Creek and a building permit was issued. The applicant is working on finalizing the bonds to begin construction.

- In response to a question from Council Member LeMone, Director Cardenas reported that he had not received an update from Tropical Smoothie Café. Council Member LeMone asked that the sign be removed if they will not be opening.
- Two buildings were approved in the Dave Runnels project. The three-unit building will have a Zeppe's Italian Ice and TAVVA Italian Kitchen, with the third tenant to be announced. The standalone building will be a Freddy's Frozen Custard and Steakburgers. A building permit has been issued for issued for Popeye's but construction had not begun. The other parcels will likely contain retail businesses.
- A future townhome development will have commercial frontage as required by City Code.
- South of the above development, construction has begun on 193 residential units. The corner parcels will be retail.
- New flex space buildings are being constructed on West Sam White Lane.

## 5) **WORKING LUNCH – PUBLIC WORKS PROJECTS**

Public Works Director, Neal Winterton, presented photographs of 2025 projects and team events. Two contractor-engineer trainings were conducted on how to do plans and projects in Pleasant Grove, and 2026 trainings will occur after the required Code changes are approved.

2025 projects included:

- Road rehabilitation on all scheduled roads except Murdock Drive, which was excluded due to drainage concerns. All roads need to be treated every 10 to 15 years.
  - 1520 West from 1800 North to 1100 North was the biggest road rehabilitation project. It required a new water main as well as curb and gutter.
  - Windsong Drive was rehabilitated early due to a water line replacement.
  - 500 East from 1100 North to 200 South travel lanes were completed. It would have cost \$9 million to do the full length of the sidewalk.
- Approximately \$550,000 in sidewalk repairs were completed.
- The drainage issue at the intersection of 1550 East and Murdock Drive was corrected, and the water now diverts to the detention basin. That was a \$500,000 project.
- Pleasant Grove is a sponsor for the American Fork River Diversion Structure, which is now complete. Pleasant Grove provided \$10 million for the structure and \$2.5 million for the pipeline, most of which will be reimbursed by the federal government. The match will be split between irrigation companies. The entire project was managed inhouse.
- The pool project involved many different contractors, and it was a monumental effort to make the opening date. Parks and Public Works staff put a lot of effort into making the soft opening happen.
- Work on Cook Family Park was completed, and both the park and surrounding amenities look great. The storm drain system now has two key components for slow release into Utah Lake.

Council Member Rogers asked about warranty work. Director Winterton reported that the warranty item list includes plants, the sign, and miscellaneous items. The punch list is being cleared quickly. Director Giles stated that the one-year warranty period differs for the park, soccer fields, and the cemetery, as it is based on the completion date for each facility.

- Pressurized irrigation (“PI”) meters were installed throughout the City, with 50 remaining to be installed. Approximately 1,000 secondary water meters need to be added to the software, but enough data has been collected to create the rate study that will be discussed in the February 17 Work Session. The EyeOnWater signup campaign will be rolled out in late March. The app will help residents know their daily, weekly, and monthly usage.
- The Division of Drinking Water Corrective Action Plan started with a score of 380. The team worked hard to improve the system, and the last score was perfect. Water and Sewer Division Manager, Drew Hoffman and his team did an amazing job.
- All well buildings were chlorinated and upgraded to add things like windows into the chlorine rooms, generator connections, and other improvements. Fiber connectivity and security cameras were also added to the well sites.
- All water operators became Grade IV certified.

Director Winterton displayed an AI slideshow and remarked that you cannot put stop signs at every intersection, but you can try turning right instead of left. It does not make sense to install a stop sign at an intersection that is only busy during rush hour.

Planned projects include:

- The 4000 North and Harvey Boulevard project has been in the works for several years. It was federally funded through the Mountainland Association of Governments (“MAG”), applied for by Cedar Hills, and supported by Pleasant Grove. The project has moved very slowly, and costs have increased exponentially. The agreements are currently being finalized, and he hopes that construction will begin in Fall 2026.
- Roads and water lines will be replaced in the area of North County Boulevard, 1300 West, 680 North and 800 North. The engineer’s estimate was \$4.5 million, but the final bid was \$3.7 million. Construction will begin as soon as possible and will create challenges for residents of the area.
- The bid was awarded for water line work on 450, 500, 550, and 600 South.
- The \$1 million Battle Creek Trailhead project has been designed and construction should be completed in June. In response to a question from Council Member Rogers, it was confirmed that conduit was installed for fiber and security cameras, and there is an existing Flock camera at the trailhead.
- Improvements at 600 West and Center Street was scheduled for construction in 2028. The City began studying the project in 2023 and was awarded \$13 million from MAG for its completion. The City Council had chosen a preliminary design that needs to be completed.

In response to a question, Director Winterton reported that property acquisition was included in the estimate. If any property the City acquires for the project is disposed of or sold, its value must be refunded to MAG. Administrator Darrington added that the auto body shop knew that the project was in process, but he anticipates pushback from the Fraternal Order of Eagles. The City does not want to condemn property. They will enter into negotiations with the property owners and hopefully reach a resolution. Staff was also surprised at how quickly the project was funded, but the Utah Department of Transportation (“UDOT”) is pushing for its completion due to its impacts on State Street. Now that it is funded, they will begin moving forward on design and

negotiations.

Director Winterton stated that the next step would be to create an agreement with MAG accepting the money, but the Council first needed to be committed to completing the project, including potential property condemnation. After the agreement is signed, the City will hire an engineer to complete the design.

Council Member Andersen stated that her preference would be that the City communicate with the property owners prior to any official Council action. Director Winterton stated that he could personally contact them. The funds will not be available until 2027 or 2028, but the monies must be accepted soon.

Council Member Rogers asked if there was a scenario in which both properties would not need to be acquired. Director Winterton stated that the design needs to be finalized, but it is likely that at least portions of both properties will be required. However, relocation is part of negotiations and would be required in the event of condemnation. The Council discussed potential solutions. It was decided that Administrator Darrington and Director Winterton will speak with the property owners.

Director Winterton provided the following additional updates as follows:

- In 2025, the City completed \$42 million of Public Works projects. He projects \$17.5 million in 2026.
- The railroad crossings are a priority. They need widening, sidewalks, crossings, and arms. All cars must stop at the crossing on 700 South, but there are only two trains per week.
- The Brimley Well is being converted for use in the pressurized irrigation system. It was taken out of service in the culinary system due to air quality problems. The Ekins well is also out of service but will be repaired in 2026.
- City Staff installed crossing signs on June 5<sup>th</sup> so they would be ready for the opening of Cook Family Park.
- Road crews are often out working late at night. Council Member LeMone stated that photos like those Director Winterton had of City employees should be posted on social media, and the employees should be recognized.

Administrator Darrington stated that employees in all departments go above and beyond. Manager Packard reported that the Employee Recognition Event will be held on April 16.

The pickleball courts were discussed. Administrator Darrington reported that he had a telephone conversation with the manufacturer of the pickleball surface. When City Council Members and Staff visited Lifetime Fitness in South Jordan to inspect the proposed surface, the company's salesperson stated that the surface will play the same as a new hard court. He requested the Council's feedback on whether the tennis courts should be changed to pickleball courts as that will affect the negotiations. Staff was of the opinion that the courts should be redone, not resurfaced, and pickleball courts would be cheaper than restoring the tennis courts. Director Winterton stated that the company representative indicated that cushion will not be affected by the ball; it is meant for joint comfort. The pace of play is determined by slickness.

Council Member Rogers was not in favor of incurring additional costs to convert the tennis courts. However, if it is used as a negotiation tactic and the contractor is willing to absorb the additional costs to convert them, he would be in favor of the option. If there is an additional cost to the City, he prefers that they remain tennis courts. Council Member Williams stated that it is in the contractor's best interest to convert them, and the City does not want to lose the value of its warranty by incurring the extra cost of conversion. Council Member Andersen remarked that the City paid for good pickleball courts. Her preference is that the contractor supply the good-quality service the City paid for. If turning the tennis courts into pickleball courts will achieve that goal, she is in favor of it. Council Member LeMone stated that she would need exact numbers to make a decision, but the surface needs to be like the Veteran's Memorial Park courts, not the ones at Lifetime Fitness.

Council Member Rogers stated that he has received a lot of feedback about the courts, and the public perception is that the City bungled it. If the City pays to convert them to pickleball courts, residents will be upset. All options are on the table, but he wants to do what is most beneficial to the City. Administrator Darrington stated that Staff will meet with the contractor to discuss the options. City Attorney, Christine Petersen will be at the meeting as it could become a legal issue.

In response to a question from Council Member LeMone, Administrator Darrington stated that there is a potential legal issue with the surface that is best discussed in a closed meeting. His focus was not on the upcoming pickleball season but rather on ensuring that a long-term solution is found.

Council Member Rogers stated that the City Council has put a lot of time and discussion into the matter, and he feels like the City is negotiating against itself. The contractor had not provided numbers, and he did not want to concede any negotiating positions until they proposed a solution under the warranty. Administrator Darrington clarified that numbers had not been provided, but the City was not negotiating against itself. Negotiations had begun, and the contractor had offered resurfacing. He anticipated that they would make the same offer at the next meeting, after which they would enter a new phase of the discussion. The situation had been very frustrating for both the Council and Staff, but they all wanted to find a resolution.

Council Member Williams stated that he would be fine with incurring costs in converting the courts for pickleball, but he would need specific information on what is being covered through the warranty and what the City is being asked to cover. Council Member Rogers stated that it would depend on whether it is a \$10,000 or \$250,000 expense. The history of the issue and how the contractor's position had changed were discussed, and it was noted that the next discussion would be in a closed meeting.

Administrator Darrington reported that the Ruth and Nathan Hale Theater is required to have three years of bond payments in reserve. It will likely be fully funded in 2027, but until that time, the City must contribute \$300,000 per year into the reserves. Once the account is fully funded, that money will go into operational costs. They are using monies received from the state to pay the first two years of bond payments. The ramp-up period was expected because the old facility had 250 seats and the new one has 1,000, and there are now two theaters instead of one. They have a

new CEO and CFO with expertise in running an operation of this size. The second season has more well-known plays, and ticket sales are trending upward.

The Ruth is a community gathering place, and cities have the responsibility of enhancing community. It also has an impact on economic development that may not be measurable. If 1,000 people are in the community every night, some of them will eat at a local restaurant or purchase something in the City. Pleasant Grove's investment in the theater is a positive one.

The soft opening of Cook Family Park was on March 22, 2025, and the ribbon cutting was on June 7, 2025. A survey indicated that 77% of patrons are from out of town. It has become a regional park and has put Pleasant Grove on the map. It has unique features in the pump track and futsal courts that people drive to the City to use. The skate park, pump track, and futsal courts are in use no matter the weather. American Ramp, the contractor responsible for the skate park and pump track, received the *Parks and Recreation Business* magazine award for Best Outdoor Recreation Project of 2025 for those facilities.

Administrator Darrington provided the following staff updates:

- Executive Staff and supervisors completed a Dominance, Influence, Steadiness, and Conscientiousness (“DISC”) assessment. Approximately 3% of the population falls under Dominance, 11% Influence, 69% Steadiness, and 17% Conscientiousness. Out of 30 participants, no one on staff was a D and most were an S. Some individual results were discussed, and Administrator Darrington will provide a summary to the Council. They will be revisiting the Mission, Vision, and Values Statement.
- The Leadership Academy has had 14 cohorts, with a total of 139 employees completing the program.
- He focuses on employee engagement and team building through events like the Summer Steps Challenge as well as monthly activities like Pie Day in March, lunches, and trivia day. The intent is for departments to interact with each other.
- The City also has monthly departmental lunches, the annual recognition event, the summer pool party, service projects, March Madness, Wellness Bingo, employee tickets to the Ruth Theater, and they will be implementing a challenge coin program.
- Administrator Darrington set a goal to meet with each employee this year. On Mondays, he will meet with three employees for 30 minutes each so they can get to know each other. He has met with 67 employees since June 2025. He also does ride-along with a police officer on most Wednesdays at 2:00 p.m. and has completed 13 ride-alongs in the past six months. These interactions have confirmed that the City's employees care about Pleasant Grove.
- He regularly has lunch with each firefighter shift and has brown-bag lunches with all employees every six months.
- An employee survey is conducted yearly, and the next one will be in April 2026. It is the same survey each year to ensure an accurate year-over-year comparison. Participation is anonymous. A total of 113 employees participated in 2025 and 111 in 2024. Manager Packard remarked that it is an impressive response rate because the City has 130 full-time and 70 permanent part-time employees.

- When asked about their opinion on Administrator Darrington's performance, 88.3% were neutral or better.
- 88.3% responded neutral or better when asked if the City does a good job of recognizing its employees.
- 89% would recommend the City as an employer to others.
- 92% feel like they are part of a team.
- 96.4% feel like they are part of something bigger than themselves.
- 97.2% get a sense of pride and accomplishment working for Pleasant Grove City.
- 98.2% feel like they are making a difference in the community.

## **6) FUTURE ITEMS/ISSUES**

Director Cardenas reported that Staff is working on a master plan to revitalize the downtown area. The plan will cost \$134,000, \$126,000 of which will be paid through a MAG grant with a City match of \$9,000. The plan will cover five specific areas and provide technical advice on how to develop those sites. A technical memo on current conditions was compiled over the holidays. A downtown visioning survey is currently available on the City website.

Administrator Darrington stated that the main property owners are involved in the meetings, as well as Council Member Rogers and Council Member Williams. The level of engagement has been encouraging. Director Cardenas added that Community Development staff knocked on doors collecting contact information to ensure that all property owners were involved in the process.

A downtown parking study was recently completed. A design charette would be presented to the City Council at a March 11 public work session.

Director Cardenas reported that the Pleasant Grove Bicycle and Pedestrian Master Plan was created in 2013 and updated three years ago with the General Plan. Council Member Rogers stated that the plan includes separated bicycle trails along North County Boulevard and State Street that were not constructed when the areas were developed. Director Cardenas clarified that one was installed, and Staff is currently discussing another planned trail with McKay Christensen. Sometimes, sidewalks are widened to eight feet in lieu of installing a separate bicycle trail.

In response to a question from Council Member Rogers, Administrator Darrington stated that the issue with a bicycle lane on 1100 North is that people would no longer be able to park in front of their homes. Director Winterton remarked that a bicycle lane on 500 North would require installation of a trail. Some trails are included on the MAG plan for eventual funding. Cook Family Park has connectivity from Center Street as part of the trail network, and a trail is planned on 600 West. From Center Street to 1100 North, trails have been implemented in conjunction with construction.

Council Member Rogers stated that he does not know whether the trails plan is being implemented or whether residents know extra-wide sidewalks are for bicycles. Director Winterton reported that if you call it a bicycle lane, it must be a certain width and have clear-view areas on the sides and specific signage. Director Cardenas stated that the City can do a better job of informing residents. The Council then reviewed a map of City trails. Council Member Rogers remarked that the trails

plan may need to be updated. He would like to see connectivity between the coming promenade, Cook Family Park, Battle Creek Trailhead, and other areas of the City. The item will be discussed in more detail at a future meeting.

## 7) CITY COUNCIL ITEMS/ISSUES FOR 2026

Administrator Darrington asked the City Council to discuss their priorities for the year.

Council Member LeMone stated that the City could use a full-time or part-time information technology (“IT”) employee to manage the website, cameras, etc., and assist departments. In response to a question, Administrator Darrington confirmed that the City currently outsources those needs. Staff will review the matter and bring it back to the Council. However, the benefit of contracting is that the work is split between multiple people rather than relying on one employee. Manager Packard added that the website is under Communications, not IT. Council Member LeMone clarified that she was referring to the back end of the website, not the front end or social media.

Council Member Andersen stated that Strawberry Days will soon need a new director and recommended that Special Events Coordinator, Andi Veenker, be brought on full-time and Strawberry Days be one of their responsibilities. She currently works 29 hours per week, and bringing her on full-time to assist with communications was discussed during the last Budget planning meeting. The City Council agreed that the matter should be reconsidered.

Administrator Darrington clarified that the City does not own Strawberry Days and does not have control over their staffing decisions. Council Member Andersen stated that if someone does not want to step into the role, a City employee could fill the position. She believes that the Strawberry Days volunteers love the event and would stay on even if the City took over the event. Council Member Phillips agreed.

In response to a question raised by Council Member Andersen, Administrator Darrington agreed that the City needs more public safety and reported that adding firefighters and police officers will be discussed at the March 3 work session. He and Director Roy have formulated a plan that will be presented at that time. Council Member Rogers requested that the presentation include ways technology can be upgraded to assist those departments, especially the Police Department.

Administrator Darrington reported that the reserve program brings in police officers from other agencies to fill shifts. Those officers are well-qualified, but it is not the same as having a full-time City employee. He will speak with Chief Brown about potential ways to use technology to fill those gaps. Council Member Rogers asked for information on the reserve program expenses and if equivalent value can be obtained by hiring new people, as well as the salary that needs to be offered to encourage lateral moves. He wants to ensure that the Pleasant Grove Police Department remains the gold standard.

Council Member Rogers stated that he is the Council liaison for the Historic Preservation Commission, and he believes their budget is too low. Everyone on the Commission loves the community and how it is connected to the history of Pleasant Grove. He believes the City could

demonstrate its commitment to preserving that history with a larger contribution. Administrator Darrington reported that Commission Chair, Laurel Cunningham, had provided him with a budget proposal, and it is not a big request. Their current budget is \$5,000, and the City usually matches any grants.

Council Member LeMone left the meeting at 3:42 p.m.

Council Member Rogers thinks the public needs to know about everything the City is doing. For example, Pleasant Grove now has a community-wide emergency shelter, and many residents do not know that City departments worked together to ensure that citizens have a safe place to go in the event of a natural disaster. That information should be widely available. Administrator Darrington stated that Director Flinders is now a member of the executive staff, and more information is being captured now that she participates in meetings.

Council Member Rogers stated that information needs to be disseminated in multiple layers. It should be on social media, in the newsletter, and in places like the library marquee. When the City wins a national award, that information should be broadcast multiple times and in many ways to capture as many people as possible. Council Member Williams stated that currently residents come to the Council with questions and are informed one person at a time, and then they accuse the City of not being transparent.

Council Member Andersen stated that she would like an app. It was reported that they are looking at options, but there are associated costs. In response to a question, Administrator Darrington stated that Pleasant Grove and other cities use Everbridge to push emergency information, but that is not the appropriate avenue for other information, as it should be used for emergency purposes only.

In response to a question from Mayor Jensen, Director Winterton reported that the area across from City Hall will be red-curbed when weather allows. Administrator Darrington stated they are working to hire a part-time parking enforcement officer to issue tickets to people parking along red curbs. They will not tow, but they will issue fines. He believes the position can be funded through those fines. In response to a question raised by Council Member Rogers, Administrator Darrington reported that Attorney Petersen was involved because the fines will be administrative, not criminal.

Council Member Rogers stated that a review of parking ordinances is needed to determine what needs to be updated, particularly around Safe Routes to School. Many streets do not have sidewalks. The City cannot fund all the needed sidewalks, but it can enforce parking restrictions so that children do not have to walk in the middle of the road. If the current parking regulations do not allow that enforcement, they need to be changed.

Mayor Jensen stated that he has met with residents regarding safety concerns with ebikes. In response to his question, Administrator Darrington reported that the City is working with the Utah League of Cities and Towns ("ULCT") regarding potential legislation. Enforcement is a challenge, but police officers educate children on safety when they notice issues. Assistant Pierson stated

that she is following the legislation. It is primarily focused on State roads, but the City could potential adopt the language in its own ordinance.

Administrator Darrington reported that he will begin working with the schools on Safe Routes to Schools. Council Member Rogers stated that a median was installed at Manila Academy that slows traffic down, and he would be in favor of allocating resources for those types of safety measures. Administrator Darrington stated that he will meet with the schools and return with a list of potential enhancements. Director Winterton stated that the mechanism and process for Safe Routes to School is supposed to be driven by the school.

**8) FINAL THOUGHTS**

Administrator Darrington expressed his appreciation for the City's elected officials. The hard decisions are usually made by the City Council, and Staff does its best to make those decisions as easy as possible. The executive team and employees work together to get things done, and there is good communication and trust between the Council and Staff. The City Council has always taken care of employees as best as the Budget allows, and there would be more budget requests aimed at continuing to do so. Most employees stay; some permanent part-time employees have been with the City over 20 years. He hopes that everyone present feels the same sense of pride in the City because they have done amazing things.

**9) ADJOURN**

**MOTION:** At 4:02 p.m. Council Member Williams moved to ADJOURN the City Council Planning and Budget Meeting. Council Member rogers seconded the motion. The motion carried unanimously with Council Members Andersen, Phillips, LeMone, Rogers, and Williams voting "Yes".

The City Council Planning and Budget Meeting Minutes of February 4, 2026, were approved by the City Council on March 3, 2026.

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Wendy Thorpe, CMC  
City Recorder

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

**Pleasant Grove City  
City Council Meeting Minutes  
Work Session  
Tuesday, February 17, 2026  
4:30 p.m.**

Mayor: Eric Jensen

Council Members: Dianna Andersen  
Cyd LeMone  
Dustin Phillips  
Steve Rogers  
Todd Williams

Staff Present: Scott Darrington, City Administrator  
Christine Petersen, City Attorney  
Wendy Thorpe, City Recorder  
Denise Roy, Finance Director  
David Packard, Human Resources Manager  
Drew Engemann, Fire Chief  
Neal Winterton, Public Works Director  
Sierra Pierson, Assistant to the City Administrator  
Keldon Brown, Police Chief  
Megan Zollinger, Recreation Director  
Daniel Cardenas, Community Development Director  
Andi Veenker, City Event Coordinator  
Britton Johnson, Admin Intern  
Deon Giles, Parks Director  
Amber Ard, Assistant Library Director

Excused: Sheri Britsch, Library & Arts Director

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

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

Mayor Eric Jensen called the Work Session to order at 4:30 p.m. and welcomed those present.

**a. Utility Rate Study.**

Public Works Director, Neal Winterton, reported that utility rates should be reviewed every five to seven years, and more often in certain situations. Bowen, Collins and Associates was asked to review the following rates:

- Secondary water;
- Culinary water;

- Sewer;
- Storm drain; and
- Transportation.

Utility rates must meet financial obligations and be administrable, fair, and legal. Those principles are used to create the level of service (“LOS”) that determines the utility’s quality, quantity, and reliability. Director Winterton reported that the City’s LOS has increased dramatically over the past five years. He then reviewed the specific areas that must be considered with each principle.

Principle 1: Meet financial obligations

1. Day-to-day operations
  - Personnel
  - Supplies
  - Computers and subscriptions
  - Contracted services
  - Increased regulations and mandates
  - Deferred maintenance
2. Debt/Bond Payments
  - Minimum fund balances
3. Capital projects
  - Water quality improvements
  - Replacement and upsizing
  - New installations
  - Deferred projects

Principle 2: Fair

1. User classes
  - Property size
  - Residential
  - Commercial
2. Use more, pay more
  - Utilities must be built for the system’s peak, and those with the ability to use more should pay more
3. Two Charges
  - Fixed base rate
  - Volume charges equalize the “use more, pay more” concept

Principle 3: Ability to Administer

\*\*

1. The City has one account clerk and 9,500 accounts.
2. Exceptions, agreements, deals, allowances, and special cases are hard to track and manage.
3. No hand calculations or interpretations.
4. Bills must be easy to understand and explain.

Principle 4: Legal

1. There are federal laws related to fairness and balanced methods, although the City Council currently has broad authority in this area.
2. State Code requires tiered water rates.

Director Winterton reported that capital projects are the only financial obligation for which the City has some leeway. Day-to-day operating costs must be covered and debts must be paid, but the project schedule can be altered. Information from Pleasant Grove's 10-year capital plan and annual needs list, which ranks each planned project by importance and year, was used to create the rate proposals.

Keith Larsen of Bowens Collins and Associates presented the rate study. Mr. Larsen is a civil engineer who specializes in utility rate planning for municipalities on the Wasatch Front, including recent studies for American Fork, Provo, Herriman, and Sandy.

Pleasant Grove faces three major challenges: system expansion and new regulations, inflation, and aging infrastructure.

Inflation is affecting communities across Utah. Long-term inflation is traditionally projected at 3% annually, in line with the Consumer Price Index. Construction costs, however, have increased three times more than expected. As a result, many communities are facing the need for significantly increased funding. Pleasant Grove is in much better shape than other communities Mr. Larsen works with because the City Council has been committed to funding its utility systems. Most of those communities need increases of 20% to 30%.

Secondary Water

Mr. Larsen reviewed historic and projected secondary water system revenues and expenditures. Current rates fall short of project needs, and that deficit will increase significantly over time. Two options were created, one to immediately solve the problem and provide funding for the future and one to phase increases in. If rates are kept steady, the City will run out of money for its secondary water system within two to three years.

The monthly median secondary water bill increase for each option would be as follows:

- Option 1
  - 2027: \$4.45
  - 2028: \$0.99
  - 2029: \$0.93
  - 2030: \$7.75
  - 2031: \$1.15
  - 2032: \$1.10
- Option 2
  - 2027: (\$0.47)
  - 2028: \$3.28
  - 2029: \$3.02
  - 2030: \$3.02
  - 2031: \$3.02
  - 2032: \$3.02

Mr. Larsen reported that the 2027 decrease shown for Option 2 would be due to a change in the rate structure.

In response to a question raised by Council Member Rogers, Mr. Larsen clarified that the graphs being displayed were for the secondary water system only (right) and combined culinary and secondary systems (left). The graphs were combined because cash reserves for both systems are kept in the same fund. The proposed rate increases were for secondary water only.

### Culinary Water

Mr. Larsen reported that the City has a large amount of needed capital asset expenditures relative to operations and maintenance costs due to its aging culinary water system. Large portions of the culinary system are from the 1950s and have reached end of life.

The rate increase options for culinary water are:

- Option 1
  - 2027: \$18.05
  - 2028: \$1.41
  - 2029: \$1.33
  - 2030: \$5.27
  - 2031: \$1.63
  - 2032: \$1.67
- Option 2
  - 2027: \$6.39
  - 2028: \$5.21
  - 2029: \$5.21
  - 2030: \$5.21
  - 2031: \$5.18
  - 2032: \$1.67

### Sanitary Sewer

Operations and maintenance costs due to treatment costs at the Timpanogos Special Service District are the primary expenditure. The City has done a good job of maintaining the system, but adjustments are needed to keep up with increased costs and to increase cash reserves.

The rate increase options for sanitary sewer fees are:

- Option 1
  - 2027: \$8.06
  - 2028: \$1.99
  - 2029: \$2.05
  - 2030: \$7.57
  - 2031: \$2.54
  - 2032: \$2.91
- Option 2
  - 2027: \$6.52
  - 2028: \$4.96
  - 2029: \$2.10
  - 2030: \$7.72

- 2031: \$2.60
- 2032: \$3.38

### Storm Drains

Mr. Larsen reported that the City has a large number of upcoming storm water projects, but cash reserves will cover some of those.

The rate increase options for storm drain fees are:

- Option 1
  - 2027: \$13.86
  - 2028: \$0.02
  - 2029: \$0.02
  - 2030: \$0.12
  - 2031: \$0.02
  - 2032: \$0.02
- Option 2
  - 2027: \$3.93
  - 2028: \$3.93
  - 2029: \$3.93
  - 2030: \$3.93
  - 2031: \$3.93
  - 2032: \$2.86

### Transportation Utility Fund

This fund can only be used for projects. A significant increase is proposed for 2027 based on identified needs. This fund has almost no cash reserves. Option 1 would maintain a positive balance in the fund. The original fee was calculated at \$8.45 in 2018 but a fee of \$6.76 was adopted. With inflation and actual construction costs, it should have increased to \$13.86. Option 2 would keep the fund in the negative but would bring the fee to \$13.86, and Option 1 would keep some cash in reserve.

The rate increase options for transportation utility fees are:

- Option 1
  - 2027: \$11.28
  - 2028: \$0.82
  - 2029: \$0.82
  - 2030: \$0.88
  - 2031: \$0.87
  - 2032: \$0.90
- Option 2
  - 2027: \$7.10
  - 2028: \$2.23
  - 2029: \$2.23
  - 2030: \$2.23
  - 2031: \$0.87
  - 2032: \$0.90

In response to a question raised by Mayor Jensen, City Administrator, Scott Darrington reported that the City had never increased its Transportation Utility Fee. Pleasant Grove was sued after the fee was instituted, so it was not collected for a couple of years. When it was reintroduced, it was reduced by 20%. The amount was always number driven, and this proposal changed it to a project-driven model. Mayor Jensen asked if other revenues were taken into consideration. Administrator Darrington clarified that the rate study only considers fees, not Class C Roads funds or other revenues. The project list includes those revenues, but the study only considers items that cannot be funded through other sources.

Mr. Larsen reviewed results based on legal and industry standards for cost of service.

### Secondary Water

HB 242 requires all secondary water connections to be metered and HB 274 requires tiered rates for secondary systems by 2030. Four secondary tiers were proposed. Mr. Larsen reviewed a chart of recommended and expected usage. Estimated average use falls into tier two, with tiers three and four being for above-average use. Users currently pay a flat fee based on meter size. Moving forward, they propose decreasing the base fee by almost \$19 and charging volume rates based on capacity.

In response to a question raised by Council Member Williams, Mr. Larsen confirmed that the proposed rates were based on capacity. If someone owns but does not use a four-inch line, the system must still have the storage and production capacity to support its use. Tiered rates would be based on volume, and the amount of water received would be adjusted by tier. For example, someone with a four-inch meter would receive 167,000 gallons at Tier 1 pricing. Someone with a large yard and more capacity will pay more but will also receive larger volumes of water at a lower price.

Mr. Larsen reviewed a comparison pricing chart and indicated that the average user would pay \$43 per month, \$1 less than they currently pay. The 10<sup>th</sup> percentile user would see a reduction and the 90<sup>th</sup> percentile user would see a significant increase.

### Culinary Water

Historically, culinary water has been billed at the same rate regardless of meter size. The study proposed that Pleasant Grove begin charging based on capacity using the same principles and tier sizes as secondary water. Culinary water includes those with and without access to pressurized irrigation ("PI"). Because of that, different tiers are proposed for those with PI. The average user with access to PI has steady usage, whereas those without access have higher water usage in summer

### Sanitary Sewer

No significant structural changes were proposed. Currently residential is charged a flat rate of \$31.59 on a per-door basis. Commercial, industrial, and institutional were charged on a per-business-unit basis, which can be difficult to administer. The study proposed moving these users to capacity-based billing. The cost per 1,000 gallons is determined by the Timpanogos Special Service District.

### Storm Water

A flat, across-the-board increase with no structural changes was proposed.

### Transportation

The proposed percentage increases would also utilize the current structure.

Mr. Larsen reviewed the average monthly increase for typical users for Option 2.

- Secondary Water: (\$0.47)
- Culinary Water: \$6.39
- Sanitary Sewer: \$6.52
- Storm Drain: \$3.93
- Transportation: \$7.10
- Total increase: \$23.47

Mayor Jensen stated that residents had a lot of questions about secondary water rates. Administrator Darrington stated that people who use more secondary water will pay more now that it is metered. The largest percentage of users will see a small decrease. Most residents have three-quarter-inch meters, and a few have two-inch meters.

Council Member LeMone stated that she lives on a large lot and asked how her rate would be affected if she removes her grass and does not water. Mr. Larsen reported that she would pay a reduced volumetric rate but a higher monthly rate. Director Winterton added that residents have the option of decreasing their line size by one unit. For example, a two-inch line could go down to 1.5 inches. All residents are allowed one free meter exchange. Mr. Larsen added that a resident with a one-inch line would currently pay \$52.68, which would decrease to \$42.68 plus the volumetric rate for their tier. High water users may want to pay higher base rates to have access to larger amounts of water.

The study used capacity ratios created by the American Water Works Association. A one-inch meter has the ability to flow at 50 gallons per minute, and a three-quarter-inch meter flows at 30 gallons per minute. The ratio is determined by dividing the original capacity by the additional capacity.

Council Member Phillips stated that it is a matter of education because the rate table may be overwhelming. Council Member Williams stated that people will only see the rate increase. He would like the opportunity to review the numbers. Council Member Rogers stated that he lives in an agricultural area with large lots. His neighbors switched their irrigation to PI based on the promise that it would remain affordable, and he believes the City had broken its promise to not raise irrigation water rates. He would also like to review the underlying numbers and consider alternate solutions.

In response to a question from Administrator Darrington, Mayor Jensen stated that he remembered someone saying it would only cost \$15 per month and never increase. That was not an elected official but may have been someone who worked for the City. Council Member Rogers stated that it may not bind the City legally, but when PI was installed, water sharers were told not to worry. People were irrigating their fields with their own water rights, and then Pleasant Grove made representations at meetings that the PI system would be affordable. It may have been taken out of context. Mayor Jensen agreed that they did not account for future growth or maintenance. It is a perception and policy problem. Council Member Rogers does not believe the City should incentivize development in areas where it wants to maintain rural zoning, but it will be impossible to maintain with this water structure.

City Attorney, Christine Petersen stated that she understands residents' perception of what was discussed when the City moved to secondary water, but no one knew that the State would mandate the secondary meter project that is costing Pleasant Grove millions of dollars and require a tiered rate structure. Those requirements were not even on the horizon when the public meetings were held.

That does not make the situation easier for residents, but it may help the Council to know that no intentional misrepresentations were made. Rather, factors came into play that were not anticipated.

Council Member Rogers stated that it behooves the Council to evaluate what can be done to ensure that longstanding residents who have the least ability to pay seven times more than their current bill are not forced to do so. They need to evaluate whether it is reasonable to charge \$256 per month for a three-inch water meter even during the eight months that the water is not available. He found the proposal untenable.

Administrator Darrington stated that Staff can work with the consultant on ways to bring the base rate down and asked if the Council would prefer something closer to the 2026 base rate. Council Member Rogers stated that the usage rate should be what makes the difference. He understands that it costs extra to service a large pipe due to its potential usage, but the State's purpose is to encourage conservation and that is what should be incentivized. Council Member Williams stated that all utility fees should be reevaluated in the same way.

Council Member Andersen asked if usage correlates to pipe size. Mr. Larsen stated that there is not enough data available for two-inch or larger pipes, but the other data could be evaluated. He can also pull in data from other communities.

Director Winterton stated that the City must meet its day-to-day obligations and pay for projects, and the way to accomplish that is through rates. The base rates can be softened, but the revenue will need to be made up for elsewhere. If the City Council believes it is fairer to pay based on volume, those rates can be changed to meet the revenue goal.

Council Member Phillips stated that only 121 units are 1.5 inches or above. A minor adjustment could be added to the other rates to accommodate a decrease in those rates. Council Member Rogers stated that many people in his neighborhood are retirees who have lived in their homes their entire lives. They do not overwater, but they do have large lots. The 121 households' costs can be decreased dramatically by spreading it over the entire system and shifting the larger burden to the usage rate. Charging more for higher usage is an easier conversation because that is controlled by the consumer. Most residents had no control over their irrigation pipe size, and dramatically increasing their monthly rate based on the size of the line would be unfair.

Administrator Darrington thanked the Council for their feedback. The proposed rates would be modified and brought back for further discussion. The presentation, spreadsheets, and other available data would be forwarded to the Council for review.

**b. Staff Business.**

Staff business was moved to the Regular City Council Meeting.

**ADJOURNMENT**

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

The City Council Work Session Minutes of February 17, 2026, were approved by the City Council on March 24, 2026.

**Pleasant Grove City  
City Council Meeting Minutes  
Regular Session  
Tuesday, February 17, 2026  
6:00 p.m.**

Mayor: Eric Jensen

Council Members: Dianna Andersen  
Cyd LeMone  
Dustin Phillips  
Steve Rogers  
Todd Williams

Staff Present: Scott Darrington, City Administrator  
Christine Petersen, City Attorney  
Wendy Thorpe, City Recorder  
Denise Roy, Finance Director  
David Packard, Human Resources Manager  
Drew Engemann, Fire Chief  
Neal Winterton, Public Works Director  
Sierra Pierson, Assistant to the City Administrator  
Keldon Brown, Police Chief  
Megan Zollinger, Recreation Director  
Daniel Cardenas, Community Development Director  
Andi Veenker, City Event Coordinator  
Britton Johnson, Admin Intern  
Deon Giles, Parks Director  
Amber Ard, Assistant Library Director

Excused: Sheri Britsch, Library & Arts Director

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

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

**1) CALL TO ORDER**

Mayor Eric Jensen called the Regular Session to order at 6:00 p.m. and welcomed those present.

**2) PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Fire Chief, Drew Engemann.

**3) OPENING REMARKS**

The Opening remarks were offered by Council Member LeMone.

4) **APPROVAL OF MEETING AGENDA**

City Attorney, Tina Petersen, reported that item 10C would be continued to a date uncertain.

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

5) **RECOGNITION OF THE PGHS 2026 DRILL TEAM 5A STATE CHAMPIONS**

Mayor Jensen expressed the Council’s appreciation for and pride in the Pleasant Grove High School Drill Team. Council Member Williams stated that his daughter danced for the Vikettes and won the national championship with Weber State, but the state championship eluded her. He then read the following recognition:

The City Council is very proud that the state championship is now part of the Drill Team’s legacy. On behalf of Mayor Jensen and City Council, it was his honor to recognize and celebrate the extraordinary accomplishments of the Pleasant Grove Vikettes Drill Team. Setting a new standard in 5A, the team captured the regional championship and went on to earn Pleasant Grove’s first ever 5A state drill team championship. They then carried that momentum to the national stage in Florida, where they were crowned national champions in hip hop with a show routine that remained undefeated all season long. Comprised of nine seniors, twelve juniors, eight sophomores, and two freshmen, the team has demonstrated what is possible through dedication, teamwork, and a commitment to something bigger than themselves. Their success is not measured in titles but in the pride, unity, and spirit they have brought to the community. The City Council was incredibly proud of each member of the team and grateful for the way they represent Pleasant Grove and congratulated them on a historic championship season.

A video of the team's winning performance was played.

Mayor Jensen stated that the Council is very proud of what the Vikettes accomplished for the community. He then read the Recognition for Coach Sami Jo Carson.

On behalf of the Mayor and Pleasant Grove City Council, it is our privilege to recognize Sami Jo Carson for her outstanding leadership and congratulate her on being named 5A Coach of the Year. After seven years of dedicated service as an assistant coach, this was her first year as head coach, and what a remarkable year it was for her. Leading the team in 5A, she guided them to a regional championship and Pleasant Grove's first-ever state drill team title and national championship in hip hop with a routine that went undefeated throughout the entire season. Her leadership, preparation, and commitment to her athletes have built a culture of excellence that will have a lasting impact on this program and our community moving forward. She has not only developed champions on the floor but strong, confident young leaders for the future. We are proud to recognize Sami Jo Carson for this well-deserved honor and thank her for the difference she is making in the lives of students in Pleasant Grove.

Photographs were taken with the City Council.

**6) OPEN SESSION**

Mayor Jensen opened the Open Session. There were no public comments. The Open Session was closed.

**7) CONSENT ITEMS**

- A. City Council Minutes for the January 20, 2026 meeting.**
- B. To consider for approval Payment No. 19 to HydroVac Excavation for the Pressurized Irrigation Meters Installation Project.**
- C. To consider for approval Change Order No. 4 to Geneva Rock Products, Inc. for the 2025 Pavement Preservation Project.**
- D. Payment Approval Report for February 5, 2026.**

**ACTION:** Council Member Andersen moved to APPROVE the Consent Items, as presented. Council Member Williams seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting "Yes."

**8) BOARD, COMMISSION, AND COMMITTEE APPOINTMENTS:**

- A. None Scheduled.**

**9) PRESENTATIONS**

- A. None Scheduled.**

**10) PUBLIC HEARING ITEMS**

**A. Public Hearing to consider an Ordinance (2026-005) for a zone change on approximately 1.98 acres of land from the RR (Rural Residential) Zone to the R1-10 Zone, located at 1381 North 600 West. Applicant: Scott Dent. Presenter: Director Cárdenas.**

Community Development Director, Daniel Cardenas presented the Staff Report and indicated that application was to rezone the subject property from RR, which requires 0.50-acre lots, to R1-10, which allows 10,000-square-foot lots. An aerial map was reviewed, and Director Cardenas reported that the property is directly south of the Makin Dreams subdivision that is currently under construction. Neighboring properties are zoned R1-8 Zone, R1-10, and R1-12, and the General Plan supports rezoning the property to R1-10. The item was presented to the Planning Commission, which forwarded a unanimous recommendation of approval.

In response to a question raised by Council Member Rogers, Council Member Williams stated that the subject property is currently a flag lot, and the property owner is looking at options to incorporate the parcel into the Makin Dreams development. Director Cardenas confirmed that the City would require a road connection.

Mayor Jensen opened the public hearing. No comments were offered. The public hearing was closed.

**ACTION:** Council Member Williams moved to APPROVE Ordinance 2026-005 for a zone change on approximately 1.98 acres of land from the RR (Rural Residential) Zone to the R1-10 Zone, located at 1381 North 600 West. Council Member Phillips seconded the motion. The motion carried unanimously with Council Members Andersen, Rogers, Phillips, LeMone, and Williams voting “Yes.”

**B. Public Hearing to consider an Ordinance (2026-006) to amend Section 10-11E-1-1: Table of Permitted, Conditional and Accessory Uses, to amend the qualifying provisions for mixed use developments, by making sales tax revenue generating uses required for mixed use development. Presenter: Director Cárdenas.**

Director Cardenas reported that for the past nine years, mixed uses have been allowed on Main Street in the Downtown Commercial Zone. For every three residential units, 1,000 square feet of commercial space is required. The amendment will require the commercial use to be one that generates sales tax revenue. The Planning Commission reviewed the item and forwarded a unanimous recommendation of approval.

In response to a question raised by Council Member Rogers, Director Cardenas clarified that other uses like professional services would still be allowed but would not count toward the requirement for residential units. He has always communicated to developers that the commercial use must be retail in nature, and the amendment would codify that requirement.

Mayor Jensen opened the public hearing. No comments were offered. The public hearing was closed.

**ACTION:** Council Member Rogers moved to APPROVE Ordinance 2026-006 to amend Section 10-11E-1-1: Table of Permitted, Conditional and Accessory Uses, to amend the qualifying provisions for mixed use developments, by making sales tax revenue generating uses required for mixed use

development. Council Member Andersen seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Rogers, Williams, and Phillips voting “Yes.”

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

This item was continued to a date uncertain and will be re-noticed.

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

- A. To consider awarding the 800 North Area Waterline, Drainage and Roadway Reconstruction Project to Condie Construction Co., LLC with a base bid price of \$3,556,724.10 authorize the Mayor to sign the Notice of Award, Notice to Proceed and the Agreement upon receipt and Approval of Final Contract Documents. *Presenter: Director Winterton.***

Director Winterton reported that 14 bids were received for the project. He was very pleased with the bids as the engineer’s estimate was approximately \$4.5 million. Condie Construction Co., LLC is a competent contractor, and he recommended approval of the Notice to Proceed.

Council Member Rogers asked if there were any concerns about change orders increasing the project cost. Director Winterton stated that he has worked with the contractor many times. If there were only a few bidders with a large gap between the bids, he would have a discussion with them to ensure that the bid is solid. In this situation, many of the bids were in the same range as the winning proposal. Conditions can warrant a change order, and sometimes the City initiates a change in scope. Condie Construction is a reputable company that typically completes much larger projects, and he was very pleased that they submitted a bid.

**ACTION:** Council Member Williams moved to AWARD the 800 North Area Waterline, Drainage and Roadway Reconstruction Project to Condie Construction Co., LLC with a base bid price of \$3,556,724.10 authorize the Mayor to sign the Notice of Award, Notice to Proceed and the Agreement upon receipt and Approval of Final Contract Documents. Council Member Andersen seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting “Yes.”

- B. To consider for approval a Permit to Exceed Noise Restrictions for Geneva Rock Products, Inc. for the purpose of performing pavement preservation activities throughout various locations in the City between May 1, 2026 and August 31, 2026 from 10:00 pm to 7:00 am. *Presenter: Director Winterton.***

Director Winterton presented the item and reported that outside of emergencies, even the City must comply with noise ordinances. Geneva Rock Products will be performing work on the City’s roads this summer, and work on the busier roads will be completed at night. To avoid closing these roads during daylight hours, an exception to the noise ordinance must be granted.

**ACTION:** Council Member Phillips moved to APPROVE a Permit to Exceed Noise Restrictions for Geneva Rock Products, Inc. for the purpose of performing pavement preservation activities throughout various locations in the City between May 1, 2026 and August 31, 2026 from 10:00 pm to 7:00 am. Council Member LeMone seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting “Yes.”

**C. To consider Resolution (2026-08) authorizing the Mayor to Sign a Cooperative Agreement between the Utah Division of Forestry, Fire, and State Lands and the City of Pleasant Grove regarding Wildland Fire Management; and providing an effective date. Presenter: Fire Chief Engemann.**

Fire Chief, Drew Engemann reported that the item was renewal of the five-year contract and meets an insurance requirement. After a fire approximately six years ago, insurance costs rose to \$3,400 per year. It is now approximately \$1,500 per year. This agreement is not associated with the Wildland Urban Interface (“WUI”) Map.

**ACTION:** Council Member Anderson moved to APPROVE Resolution 2026-08 Authorizing the Mayor to sign a Cooperative Agreement between the Utah Division of Forestry, Fire, and State Lands and the City of Pleasant Grove regarding Wildland Fire Management; and providing an effective date. Council Member Rogers seconded the motion. The motion carried unanimously with Council Members Andersen, Rogers, Phillips, LeMone, and Williams voting “Yes.”

**12) ITEMS FOR DISCUSSION.**

**A. Continued items from the Work Session, if needed.**

The Staff Business portion of the Work Session continued.

Police Chief, Keldon Brown reported on the following:

- Awards Banquet attendance was the highest ever.
- They will be celebrating Pi Day early, on Thursday, March 12 from 1:30 p.m. to 3:00 p.m.
- An officer will be retiring in April, and they are performing a background check on their potential replacement.
- Night shifts have been conducting parking enforcement in problem areas of the City and red tagging a lot of vehicles. The effort will be ongoing to remedy concerns that were brought up to Mayor Jensen.
- Officer Christian Erickson was recognized by the Brigham Young University Police Department for his outstanding service in intercepting a problem person before an incident occurred.

Community Development Director, Daniel Cardenas reported on the following:

- He has received a lot of questions about Magleby's. It will be a full-service restaurant, not just catering. They passed the final inspection the previous week and are now working to obtain their business license. The Utah County Health Department inspection is pending.
- He did not have specific information the Freddy's Frozen Custard and Steakburgers development but would report on it at the next meeting.

Public Works Director, Neal Winterton reported on the following:

- He thanked the City Council for attending the Public Works Department recognition event.
- He was happy to see the storms, but the dry weather had allowed them to complete many additional projects.
- Employees completed all concrete in the 1100 East project area. Completing the work in-house was significantly less expensive than contracting it out.
- They were caught up on asphalt and pothole patching.
- The storm drain audit is ongoing, as is cleaning and maintenance of detention basins.
- Street sweeping has continued throughout the winter.
- Construction began on the Battle Creek Trailhead parking lot.
- A pre-construction meeting was held for the 1100 East project, which is expected to start soon.

Fire Chief, Drew Engemann reported on the following:

- He shared an email regarding HB 65, which expanded cancer screening for firefighters. Firefighters are 9% more likely to be diagnosed with cancer and 14% more likely to die from it. Testing began approximately six months previously. Out of 128 firefighters who have been tested to date, 13 cancers were found, all asymptomatic. There were also 103 additional findings. In response to a question from Council Member Andersen, Chief Engemann reported that testing involves an MRI, CAT scan, and examination by a dermatologist and urologist. They plan to test 500 firefighters every year.

Assistant Library Director, Amber Ard reported on the following:

- They recently met with Overdrive, the company that owns the Libby ebook and audiobook app. The Beehive Library Consortium includes most libraries in Utah. Similarly sized consortiums average 50,000 unique users per month, but Beehive averages 130,000 uses who check out more audio books than ebooks. Hold times average 49 days, which is lower than average. Overdrive complimented the consortium on its efficient management of the demand. The top 10 audio books from the past six months were *Pride and Prejudice*, three volumes of *The Unselected Journals of Emma M. Lion*, *The House of My Mother*, *The Housemaid*, *The Women*, *The Anxious Generation*, *Sunrise on the Reaping*, and *The Four Winds*. It is also "Love Your Library" month.

13) **REVIEW AND DISCUSSION OF THE MARCH 3, 2026, REGULAR CITY COUNCIL MEETING AGENDA.**

Attorney Petersen reported that the City Council will review an Interlocal Agreement with the Utah County Water Conservancy District to set terms for installation of two Flock cameras at the diversion dams in Battle Creek and Grove Creek. A surplus property resolution will also be reviewed for a 2016 Harley Davidson that the Police Department will be trading in for a new leased Harley Davidson. The Work Session will include a budget discussion.

**14) MAYOR AND COUNCIL BUSINESS.**

Mayor Jensen thanked Assistant to the City Administrator, Sierra Pierson and City Recorder, Wendy Thorpe for their help with recognition video and wording.

In response to a question from Council Member Rogers, Mayor Jensen stated that City Event Coordinator, Andi Veenker and others have been working on America250 events. A video had been forwarded to the City Council, and he asked for their feedback on that item.

Council Member Rogers stated that there was vigorous discussion about the rate study, but he appreciated Director Winterton ensuring that they have the best information possible to maintain infrastructure and remain a great city moving forward.

Council Member Phillips stated that in his experience, construction costs vary significantly. The consultants may have used research from the COVID period where supply chain issues were at play. The Council was just presented with a bid 25% below the engineer's estimates, so maybe costs are coming down. If so, the projections may not be quite as bleak.

Mayor Jensen thanked Staff for continuing to provide a high level of service. He is grateful for their dedication. He also thanked everyone who attended the gala to recognize businesses in the community. They served great cookies from a local business, Cam's Cookies, as well as truffles from CandyCo in Lindon. A total of \$6,000 was raised for Choose Kindness donations.

**15) SIGNING OF PLATS.**

No plats were signed.

**16) REVIEW CALENDAR.**

**17) ADJOURN**

**ACTION:** At 7:03 p.m., Council Member Williams moved to ADJOURN. Council Member Rogers seconded the motion. The motion carried unanimously with Council Members Andersen, Williams, LeMone, Phillips, and Rogers voting "Yes."

The City Council Minutes of February 17, 2026, were approved by the City Council on April 14, 2026.

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Wendy Thorpe, CMC

City Recorder

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

**Pleasant Grove City  
City Council Meeting Minutes  
Work Session  
Tuesday, March 3, 2026  
4:30 p.m.**

Mayor: Eric Jensen

Council Members: Cyd LeMone  
Dustin Phillips  
Steve Rogers

Staff Present: Scott Darrington, City Administrator  
Christine Petersen, City Attorney  
Wendy Thorpe, City Recorder  
Denise Roy, Finance Director  
David Packard, Human Resources Manager  
Drew Engemann, Fire Chief  
Neal Winterton, Public Works Director  
Sierra Pierson, Assistant to the City Administrator  
Keldon Brown, Police Chief  
Megan Zollinger, Recreation Director  
Daniel Cardenas, Community Development Director  
Britton Johnson, Admin Intern  
Deon Giles, Parks Director  
Sherri Britsch, Library Director

Excused: Council Member Todd Williams  
Council Member Dianna Andersen

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

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

Mayor Eric Jensen called the Work Session to order at 4:30 p.m. and welcomed those present.

**a. Introduction of New Employees.**

Police Chief, Keldon Brown, introduced Jenna Henderson, who is a new employee in the Records Division. Ms. Henderson grew up in Missouri and is participating in a Criminal Justice Program at Utah Valley University. She loves working for Pleasant Grove.

**b. PG Robotics Team Presentation.**

City Administrator, Scott Darrington, introduced the Pleasant Grove Robotics Team. The Masters (Team 8641) and Rogue Robotics (Team 31143) will compete in First Tech Challenge (“FTC”),

which allows students to compete in seasonal robotics events and socialize with their peers. Each team described their robot and performed a demonstration. Photographs were taken with the City Council.

**c. North Pointe Solid Waste Special Service District Presentation.**

Public Works Director, Neal Winterton, introduced North Pointe Solid Waste Special Service District Manager, Neil Schwendiman. Mr. Schwendiman reviewed the District's history. The current transfer station opened in 1993, and waste was shipped via rail to a landfill in East Carbon. In 2006, they began transporting via truck to the Wasatch Regional Landfill in Tooele County. In 2012, the District purchased the Cedar Valley Construction and Demolition Landfill in Fairfield. In 2014, it joined the Northern Utah Environmental Resource Agency ("NUERA"), which provides the right to dispose of waste in the Bayview Landfill, as well as the ability to help control disposal rates.

The transfer station offers the following services:

- Municipal solid waste;
- Construction and demolition waste;
- Green waste;
- Clean concrete;
- Household hazardous waste; and
- Recycling.

Mr. Schwendiman reviewed the total tons of different waste types handled by the transfer station in 2025. He then reviewed the totals by vehicle type. They picked up 12,211 tons of curbside waste from residential customers in Pleasant Grove, which was approximately 10% of the District total. Total tonnage for the City has remained flat for the past several years. Residential fees have slowly increased over the past 16 years. As part of the NEURA, the District currently pays a tipping fee of \$11.50 per ton at Bayview Landfill. The average fee in Utah is \$36.90 per ton. The North Pointe Transfer Station charges \$41.50 per ton in tipping fees, with member cities paying \$4 per ton less for residential curbside waste.

Since 2021, the District had been considering options to upgrade the transfer station. However, it is not feasible to expand the current structure. Other options included constructing a new building on the 40 acres of District-owned property north of the animal shelter, finding an additional site on the west side of the lake, and constructing a new building on the current site. They determined that a new building on the current site would best fit their needs, and the project is currently in the design phase. Mr. Schwendiman reviewed the proposed site plan and construction phasing. Director Winterton was on the design subcommittee and provided very helpful insights.

**d. Municipal Wastewater Planning Program.**

Director Winterton reported that the Municipal Wastewater Planning Program must be presented to the City Council on a yearly basis. He then reviewed the staff structure of the Water and Sewer Division, led by Manager Drew Hoffman and Sewer Foreman Jared Barnett.

The report includes the following three areas:

1. Financial evaluation.
2. Collection systems.
3. Mechanical plant (handled by the Timpanogos Special Service District).

Director Winterton reported that lateral sewer pipes are the property owner's responsibility to the road connection. The City repairs main sewer lines, with roots and corrosion being the main causes for repair. Lines are typically 10 feet deep, and during repairs older pipes are lined to extend their useful life. In response to a question from Mayor Jensen, Director Winterton, reported that cured-in-place liners are still used.

2025 statistics include:

- Average monthly user charge: \$46.19.
- New commercial and industrial connections: 34.
- New residential connections: 266.
- Equivalent residential connections: 12,084.
- The system was estimated to have been constructed in 1954 .
- The City has four Grade IV sewer operators.

**e. Staff Business.**

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

- The Downtown Visioning Meeting will take place on March 11 at 4:00 p.m. It will be an opportunity to ensure that the committee's efforts align with the City Council's vision for downtown.

Fire Chief, Drew Engemann, reported on the following:

- Wildland season has begun. The crew left the previous Friday to assist with a wildfire in Texas. They will be adding four seasonal firefighters to ensure that staffing is not affected.

Human Resources Director, David Packard, reported on the following:

- The Annual Employee Recognition Event was scheduled for Thursday, April 16. Award nominations were in process and will close on March 9. The City Council and Directors will then vote on the full- and part-time employees of the year.

Recreation Director, Megan Zollinger, reported on the following:

- Junior Jazz and winter sports are concluding.
- The point-of-sale system had been down for five days but was now operational.
- Most Recreation Department staff would attend the Utah Recreation and Parks Association conference the following week.
- Countertops would be installed at the front desk the following week.

Library Director, Sherri Britsch, reported on the following:

- In coordination with Kale DeGraff from the Pleasant Grove High School Girls in STEM club, they created a monthly all-ages STEM program. Ms. DeGraff was recently awarded a scholarship based on her involvement in the program.
- Work on the downstairs water leak was ongoing. Drywall, shelving, and some carpet squares need to be replaced.

City Manager, Scott Darrington, reported on the following:

- The Magleby's ribbon cutting was scheduled for March 4 at 11:00 a.m.
- The downtown visioning meeting will be held on March 11 at 4:00 p.m.
- Pi Day will be celebrated on March 12 at 2:00 p.m.
- The volunteer dinner was scheduled for April 13 at 6:00 p.m. at the Ruth and Nathan Hale Center.
- The next City Council meeting was rescheduled from March 17 to March 24. The Work Session will focus on the budget. Victim Advocate, Kim Schroepel will also present. Agenda items for the Regular Session include public hearings, a proclamation to become a JustServe city, and an ordinance regarding the parade and right-of-way access.

In response to a question raised by Council Member Rogers, Administrator Darrington reported that departmental budget requests and proposed utility rates will be reviewed in the Work Session. He is working to ensure that the budget request narratives are as detailed as possible. Council Member Rogers requested an overview of City finances and a year-over-year review of sales tax revenues. Administrator Darrington stated that 50% of sales tax revenue is based on population, and the City's population has stagnated in recent years.

City Attorney, Christine Petersen, reviewed Regular Session action items. Item A was Ordinance 2026-009 amending Title 9, Chapter 8. Title 9 adopts all international codes by reference. However, in order for the Fire Marshall to enforce International Fire Code building requirements, specific appendices must be adopted. The ordinance will adopt appendices B, C, D, and L.

Item B was Ordinance 2026-010, which would officially adopt State Wildland-Urban Interface ("WUI") Code.

Item C was Resolution 2026-09, an Interlocal Agreement to allow the North Utah County Water Conservancy District to use the City's Flock Security contract to install security cameras at the Grove Creek and Battle Creek basins. The Water Conservancy District will pay all associated costs. The City's only financial obligation was to extend the electrical lines for the camera connections.

Item D was Ordinance 2026-011, which renews the basic franchise agreement with Rocky Mountain Power allowing them to work in City rights-of-way.

Chief Brown reported that the Police Department has two Harley Davidson motorcycles, 2016 and 2018 models. The 2016 model had a high trade-in value, and Resolution 2026-10 would surplus it and enter into a lease agreement for a new motorcycle. The City has five motorcycle-certified

officers. They join neighboring cities on parade and funeral assignments, but the equipment is typically used for summer traffic enforcement.

### **ADJOURNMENT**

**MOTION:** At 5:28 p.m. Council Member Rogers moved to ADJOURN the Work Session. Council Member Phillips seconded the motion. The motion carried unanimously with Council Members Rogers, Phillips, and LeMone voting “Yes.”

The City Council Work Session Minutes of March 3, 2026, were approved by the City Council on April 14, 2026.

**Pleasant Grove City  
City Council Meeting Minutes  
Regular Session  
Tuesday, March 3, 2026  
6:00 p.m.**

Mayor: Eric Jensen

Council Members: Cyd LeMone  
Dustin Phillips  
Steve Rogers

Staff Present: Scott Darrington, City Administrator  
Christine Petersen, City Attorney  
Wendy Thorpe, City Recorder  
Denise Roy, Finance Director  
David Packard, Human Resources Manager  
Drew Engemann, Fire Chief  
Neal Winterton, Public Works Director  
Sierra Pierson, Assistant to the City Administrator  
Keldon Brown, Police Chief  
Megan Zollinger, Recreation Director  
Daniel Cardenas, Community Development Director  
Britton Johnson, Admin Intern  
Deon Giles, Parks Director  
Sherri Britsch, Library Director

Excused: Council Member Todd Williams  
Council Member Dianna Andersen

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

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

1) **CALL TO ORDER**

Mayor Eric Jensen called the Regular Session to order at 6:00 p.m. and welcomed those present.

2) **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Parks Director, Deon Giles.

3) **OPENING REMARKS**

The Opening remarks were offered by Council Member Phillips.

4) **APPROVAL OF MEETING AGENDA**

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

5) **OPEN SESSION**

Mayor Jensen opened the Open Session. There were no public comments. The Open Session was closed.

6) **CONSENT ITEMS**

- A. **City Council Minutes for the February 3, 2026, meeting.**
- B. **Payment Approval Report for February 19 and February 26, 2026.**

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

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

- A. **None Scheduled.**

8) **PRESENTATIONS**

- A. **None Scheduled.**

9) **PUBLIC HEARING ITEMS**

- A. **Public Hearing to consider an Ordinance (2026-007) – Amending the Compensation Schedule for the Statutory Officers, and Appointed Officers of Pleasant Grove City and providing for an Effective Date. *Presenter: Administrator Darrington.***

City Administrator, Scott Darrington, presented Items 9A and 9B in conjunction. Market analysis is conducted yearly on different departments to ensure that Pleasant Grove stays competitive with other cities. Over the past three years, analyses were conducted for the Police, Fire, and Public Works Departments, respectively. The 2026 analysis focused on the remaining departments: Administrative, Community Development, Recreation, and Library.

Current and proposed ranges for appointed positions were reviewed. Research indicated that Pleasant Grove is competitive with the market, so some ranges would not change.

In response to a question raised by Council Member Rogers, Administrator Darrington reported that Pleasant Grove was compared to other cities in Utah County. There are only three cities of comparable size in the county, so the comparison includes both larger cities like Provo and Orem and

smaller cities like Santaquin and Payson. The City subscribes to the TechNet service, which consolidates salary information for its subscriber cities. That data is customized and reviewed. Most cities give raises in July, and some, like Pleasant Grove, perform mid-year analyses.

Administrator Darrington reported that because increases were recommended for appointed officials, a second public hearing would be required. Appointed official increases ranged from 3% to 6%. All municipal employee salaries are available online; it is a transparent process that shows how citizens' tax dollars are spent. The City's goal is to attract good employees, and he believes Pleasant Grove is very fair to its staff.

In response to a question raised by Council Member LeMone, Administrator Darrington stated that he would forward the analysis to the City Council, and it would also be available for any citizen Government Records Access and Management Act ("GRAMA") requests.

Mayor Jensen opened the public hearing. There were no comments. The public hearing was closed.

**ACTION:** Council Member Rogers moved to APPROVE Ordinance 2026-007 Amending the Compensation Schedule for the Statutory Officers and Appointed Officers of Pleasant Grove City and Providing for an Effective Date. Council Member Phillips seconded the motion. The motion carried unanimously with Council Members LeMone, Rogers, and Phillips voting "Yes."

- B. Public Hearing to Consider an Ordinance (2026-008) Enacting Compensation Increases for Specific Statutory and Appointed Officers of Pleasant Grove City Reflecting Market Study Salary Increases between Three and Seven Percent and Providing for an Effective Date. Presenter: Administrator Darrington.**

This item was presented in conjunction with item 9A.

Mayor Jensen opened the public hearing. There were no comments. The public hearing was closed.

**ACTION:** Council Member Phillips moved to APPROVE Ordinance 2026-008 Enacting Compensation Increases for Specific Statutory and Appointed Officers of Pleasant Grove City Reflecting Market Study Salary Increases between Three and Seven Percent and Providing for an Effective Date. Council Member Rogers seconded the motion. The motion carried unanimously with Council Members LeMone, Rogers, and Phillips voting "Yes."

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

- A. To Consider an Ordinance (2026-009) Amending Title 9 "Buildings and Construction" Chapter 8 "Fire Code" Adopting Appendix B (Fire-flow Requirements for Buildings), Appendix C (Fire Hydrant Locations and Distribution, Appendix D (Fire Apparatus Access Roads), and Appendix L (Requirements for Fire Fighter Air Replenishment Systems in High-rise and Large Footprint Buildings) of the International Fire Code and Providing for an Effective Date. Presenter: Attorney Petersen.**

City Attorney, Christine Petersen, reported that the purpose of the ordinance was to amend Title 9,

Chapter 8. The City typically adopts International Fire Code by reference, which is sufficient under State code. However, it was discovered that in order to enforce certain appendices, they must be adopted specifically. The Fire Department requested that the four appendices be adopted to strengthen fire protection, enhance firefighter safety, improve emergency response effectiveness, and align local regulations with nationally recognized best practices.

**ACTION:** Council Member Rogers moved to APPROVE Ordinance 2026-009 Amending Title 9 “Buildings and Construction” Chapter 8 “Fire Code” Adopting Appendix B (Fire-flow Requirements for Buildings), Appendix C (Fire Hydrant Locations and Distribution, Appendix D (Fire Apparatus Access Roads), and Appendix L (Requirements for Fire Fighter Air Replenishment Systems in High-rise and Large Footprint Buildings) of the International Fire Code and Providing for an Effective Date.. Council Member LeMone seconded the motion. The motion carried unanimously with Council Members Phillips, Rogers, and LeMone voting “Yes.”

**B. To Consider for Approval an Ordinance (2026-010) Amending Title 9 “Buildings and Construction” Chapter 8 “Fire Code” Adding Subsection 2 Adopting the International Wildland-Urban Interface Code and providing for an Effective Date. Presenter: Attorney Petersen.**

Attorney Petersen reported the ordinance amended Title 9, Chapter 8 to specifically adopt the International Wildland-Urban Interface (“WUI”) Code. HB 48 of the 2024 Utah State Legislative Session enacted provisions requiring counties and municipalities to adopt the State Wildland-Urban Interface Code. That adoption was delayed until the WUI Map was finalized, which had been finalized and subsequently approved by the City Council. The ordinance would bring the City into compliance with State code, define responsibility for fighting wildfires in the WUI area, and provide for reimbursement for any City costs to fight wildfires in that area.

**ACTION:** Council Member Rogers moved to APPROVE Ordinance 2026-010 Amending Title 9 “Buildings and Construction” Chapter 8 “Fire Code” Adding Subsection 2 Adopting the International Wildland-Urban Interface Code and providing for an Effective Date. Council Member Phillips seconded the motion. The motion carried unanimously with Council Members LeMone, Rogers, and Phillips voting “Yes.”

**C. To Consider for Adoption a Resolution (2026-09) – Authorizing the Mayor to Sign an Interlocal Cooperative Agreement with the North Utah County Water Conservancy District (NUCWCD) Regarding the Use and Placement of Security Cameras at Grove Creek and Battle Creek Basins. Presenter: Attorney Petersen.**

Attorney Petersen reported that the City currently has a master services agreement with Flock Safety cameras, and the Police Department has successfully utilized the cameras in crime detection and solving activities. The North Utah County Water Conservancy District (“NUCWCD”) is concerned about criminal mischief and graffiti at the Grove Creek and Battle Creek Basins and has approached the Public Works and Police Departments, requesting that they be allowed to utilize the City’s master services agreement to place one camera at each basin. Because Pleasant Grove and NUCWCD are both governmental agencies, it must be memorialized in an interlocal agreement outlining each party’s responsibilities.

**ACTION:** Council Member Rogers moved to APPROVE Resolution 2026-09 Authorizing the Mayor to Sign an Interlocal Cooperative Agreement with the North Utah County Water Conservancy District (NUCWCD) Regarding the Use and Placement of Security Cameras at Grove Creek and Battle Creek Basins. Council Member LeMone seconded the motion. The motion carried unanimously with Council Members Rogers, Phillips, and LeMone voting “Yes.”

**D. To Consider an Ordinance (2026-011) Granting an Electric Utility Franchise and General Utility Easement to Rocky Mountain Power. Presenter: Attorney Petersen.**

Attorney Petersen reported that the ordinance would extend the existing easement for Rocky Mountain Power to work in the City’s public rights-of-way. The agreement expires and must be replaced every five to eight years, and no significant changes have been made.

**ACTION:** Council Member LeMone moved to APPROVE Ordinance 2026-11 Granting an Electric Utility Franchise and General Utility Easement to Rocky Mountain Power. Council Member Rogers seconded the motion. The motion carried unanimously with Council Members LeMone, Phillips, and Rogers voting “Yes.”

**E. To Consider for Adoption a Resolution (2026-10) – Authorizing the Mayor to Declare a 2016 Harley Davidson Motorcycle as Surplus and Direct that it be Disposed of According to the City’s Policy for Disposing of Surplus Property; and providing an Effective Date. Presenter: PD Chief Brown.**

Administrator Darrington reported that the above item was discussed during the Work Session. The motorcycle would be surplus and the proceeds used to purchase a new one.

**ACTION:** Council Member Phillips moved to APPROVE Resolution 2026-10 Authorizing the Mayor to Declare a 2016 Harley Davidson Motorcycle as Surplus and Direct that it be Disposed of According to the City’s Policy for Disposing of Surplus Property; and providing an Effective Date. Council Member LeMone seconded the motion. The motion carried unanimously with Council Members LeMone, Phillips, and Rogers voting “Yes.”

**11) ITEMS FOR DISCUSSION**

There were no items for discussion.

**12) REVIEW AND DISCUSSION OF THE MARCH 11, 2026, CITY COUNCIL VISIONING SESSION. THE CITY COUNCIL MEETING SCHEDULED FOR MARCH 17, 2026, HAS BEEN RESCHEDULED TO MARCH 24, 2026.**

The above item was discussed during the Work Session.

**13) MAYOR AND COUNCIL BUSINESS.**

Council Member LeMone requested an update on the pickleball courts. Administrator Darrington reported that he received an email from the contractor asking that the City reconsider the surface. He

will respond by reiterating the City Council’s position. All correspondence was now in writing because at this stage, everything needed to be documented through official channels.

Council Member Rogers stated that there were a lot of events for Choose Kindness Month in February. He enjoyed visiting local businesses with the wearable coupon. A highlight was the six scholarships awarded to Pleasant Grove High School seniors by Rogers and Russell in conjunction with the Pleasant Grove-Lindon Chamber of Commerce. A total of \$5,500 was awarded. The City has exceptional youth who want to care for each other, and he loves that February allows residents the chance to focus on kindness.

Mayor Jensen stated that Choose Kindness has been part of Pleasant Grove for almost 10 years, and it has come a long way in that time. He enjoyed seeing the seniors accept their scholarships. He thanked City Staff for their daily efforts to make Pleasant Grove a better place.

Council Member Rogers stated that the ordinances passed in the meeting reflect the quality of the City’s leadership. The City is lucky to have such great department heads who care about Pleasant Grove and are putting in extraordinary effort.

Mayor Jensen stated that the City will treat the Pleasant Grove basketball team to lunch at Chick-fil-A to celebrate their win.

**14) SIGNING OF PLATS.**

No plats were signed.

**15) REVIEW CALENDAR.**

**16) ADJOURN**

**ACTION:** At 6:28 p.m., Council Member LeMone moved to ADJOURN. Council Member Phillips seconded the motion. The motion carried unanimously with Council Members LeMone, Phillips, and Rogers voting “Yes.”

The City Council Minutes of March 3, 2026, were approved by the City Council on April 14, 2026.

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

**PARTIAL PAYMENT ESTIMATE  
NO. 11**

Name of Contractor: <b>FX Construction</b>		
Name of Owner: <b>Pleasant Grove City</b>		
Date of Completion:	Amount of Contract:	Dates of Estimate:
Original: 15-Apr-25	Original: \$9,911,900.00	From: 1-Jan-26
Revised: 31-Mar-26	Revised: \$10,085,048.00	To: 28-Feb-26
Description of Job: <b>American Fork River Diversion Reconstruction</b>		
Amount	This Period	Total To Date
Amount Earned	\$20,910.00	\$10,116,218.00
Retainage Being Held	\$1,045.50	\$505,810.90
Retainage Being Released	\$0.00	\$0.00
Previous Payments		\$9,522,223.35
Amount Due	<b>\$19,864.50</b>	<b>\$88,183.75</b>

Contractor's Construction Progress is ON SCHEDULE

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

54-70-937 BJT  
This pay request may be paid after the Mayor signs it

Recommended by Horrocks Engineers

Date: 3/10/2026

**John Schiess**

Digitally signed by John Schiess  
DN: E=JSchiess@horrocks.com,  
CN=John Schiess, OU=PS, OU=Users,  
OU=Accounts, DC=horrocks, DC=local  
Date: 2026.03.10 13:20:40-06'00'

**John E. Schiess, P.E.**  
Project Engineer

Accepted by: **FX Construction**

Date: 3/10/2026

**Tyler Stoker**

Digitally signed by Tyler Stoker  
DN: C=US, E=tyler@fxconstruction.com, O=FX  
Construction, OU=FX Construction, CN=Tyler Stoker  
Reason: I am approving this document  
Date: 2026.03.10 13:31:04-06'00'

**Tyler C. Stoker**  
Project Manager

Approved By: **Pleasant Grove City**

Date: \_\_\_\_\_

~~Guy Fugal~~ **Eric Jensen**  
Mayor

Approved By: **American Fork Irrigation Company**

Date: 3-25-2026

**Ernie John**  
President

Budget Code \_\_\_\_\_ Staff Initial \_\_\_\_\_

PROJECT: American Fork River Diversion Reconstruction

PAY PERIOD:

11

Feb-26

ITEM NO.	NATURE OF WORK	CONTRACT ITEMS				QUANTITY		EARNINGS	
		Qty	Units	Unit Price	Bid Amt.	This Month	To Date	This Month	To Date
<b>Base Bid</b>									
1	Mobilization	1.00	LS	\$357,600.00	\$357,600.00	0.00%	100.00%		\$357,600.00
2	Traffic Control	1.00	LS	\$166,000.00	\$166,000.00	0.00%	100.00%		\$166,000.00
3	SWPPP	1.00	LS	\$26,800.00	\$26,800.00	0.00%	100.00%		\$26,800.00
4	River Bypass	1.00	LS	\$205,600.00	\$205,600.00	0.00%	100.00%		\$205,600.00
5	Demolition	1.00	LS	\$319,500.00	\$319,500.00	0.00%	100.00%		\$319,500.00
6	South Vault	1.00	LS	\$276,500.00	\$276,500.00	0.00%	100.00%		\$276,500.00
7	North Vault	1.00	LS	\$553,300.00	\$553,300.00	0.00%	100.00%		\$553,300.00
8	Building Piping and Site Piping	1.00	LS	\$2,987,000.00	\$2,987,000.00	0.00%	100.00%		\$2,987,000.00
9	Diversion Structure	1.00	LS	\$3,265,400.00	\$3,265,400.00	0.00%	100.00%		\$3,265,400.00
10	Gates	1.00	LS	\$418,200.00	\$418,200.00	0.63%	100.00%	\$2,635.00	\$418,200.00
11	Coanda Screens	1.00	LS	\$464,600.00	\$464,600.00	0.00%	100.00%		\$464,600.00
12	Electrical, Mechanical, and Communications	1.00	LS	\$365,500.00	\$365,500.00	5.00%	100.00%	\$18,275.00	\$365,500.00
13	Site Grading	1.00	LS	\$222,800.00	\$222,800.00	0.00%	100.00%		\$222,800.00
14	Fencing, Railing, Catwalks, and Protection Bar Screen	1.00	LS	\$283,100.00	\$283,100.00	0.00%	100.00%		\$283,100.00

<b>Subtotal</b>	<b>\$9,911,900.00</b>			<b>\$20,910.00</b>	<b>\$9,911,900.00</b>
Change Order #2 - RMP conduits and tie in	\$23,340.00	0%	100%	\$0.00	\$23,340.00
Change Order #3 - Transfer switch, Manhole, Temp gates, etc	\$96,450.00	0%	100%	\$0.00	\$96,450.00
Change Order #4 - Tariff and paint change	\$31,808.00	0%	100%	\$0.00	\$31,808.00
Change Order #5 - Sluice Gate Cat Walk	\$10,600.00	0%	100%	\$0.00	\$10,600.00
Change Order #6 - Connex Electrical Service	\$10,950.00	0%	100%	\$0.00	\$10,950.00
Change Order #7 - Flood Switch, Gate Modifications, Re-seeding	\$31,170.00	0%	100%	\$0.00	\$31,170.00

<b>Total</b>	<b>\$10,085,048.00</b>	<b>TOTAL</b>	<b>\$20,910.00</b>	<b>\$10,116,218.00</b>
		AMOUNT RETAINED	\$1,045.50	\$505,810.90
		RETAINAGE RELEASED		\$0.00
		PREVIOUS RETAINAGE		\$447,873.90
		PREVIOUS PAYMENTS		\$9,590,542.60
		<b>AMOUNT DUE</b>	<b>\$19,864.50</b>	<b>\$19,864.50</b>

## Contractor's Application for Payment

	Application Period: February 1-March 6, 2026	Application Date: 9-Mar-26
To: Pleasant Grove	From (Contractor): FX Construction	Via (Engineer): Horrocks
Project: American Fork River Diversion Reconstruction Project	Contract:	Application Number: 11
Owner's Contract No.:	Contractor's Project No.: AF Diversion	Engineer's Project No.:

### Application For Payment Change Order Summary

Approved Change Orders				
Number	Additions	Deductions		
1				
2	\$23,340.00			
3	\$96,450.00			
4	\$31,808.00			
5	\$10,600.00			
6	\$10,950.00			
7	\$31,170.00			
TOTALS		\$204,318.00		
NET CHANGE BY CHANGE ORDERS		\$204,318.00		

<b>1. ORIGINAL CONTRACT PRICE</b> .....			\$ <u>9,911,900.00</u>
<b>2. Net change by Change Orders</b> .....			\$ <u>204,318.00</u>
<b>3. Current Contract Price (Line 1 ± 2)</b> .....			\$ <u>10,116,218.00</u>
<b>4. TOTAL COMPLETED AND STORED TO DATE</b> (Column F on Progress Estimate).....			\$ <u>10,116,218.00</u>
<b>5. RETAINAGE:</b>			
a. 5% X <u>10,116,218.00</u> Work Completed.....			\$ <u>505,810.90</u>
b. X _____ Stored Material.....			\$ _____
c. Total Retainage (Line 5a + Line 5b).....			\$ <u>505,810.90</u>
<b>6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c)</b> .....			\$ <u>9,610,407.10</u>
<b>7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)</b> .....			\$ <u>9,590,542.60</u>
<b>8. AMOUNT DUE THIS APPLICATION</b> .....			\$ <u>19,864.50</u>
<b>9. BALANCE TO FINISH, PLUS RETAINAGE</b> (Column G on Progress Estimate + Line 5 above).....			\$ <u>505,810.90</u>

<b>Contractor's Certification</b>	
<p>The undersigned Contractor certifies that to the best of its knowledge: (1) all previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with Work covered by prior Applications for Payment; (2) title of all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to Owner at time of payment free and clear of all Liens, security interests and encumbrances (except such as are covered by a Bond acceptable to Owner indemnifying Owner against any such Liens, security interest or encumbrances); and (3) all Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.</p>	
By:	Date: <u>3/9/2026</u>

Payment of:	\$ _____	19,864.50
		(Line 8 or other - attach explanation of the other amount)
is recommended by:	_____	_____
	(Engineer)	(Date)
Payment of:	\$ _____	
		(Line 8 or other - attach explanation of the other amount)
is approved by:	_____	_____
	(Owner)	(Date)
Approved by:	_____	_____
	Funding Agency (if applicable)	(Date)

Endorsed by the Construction Specifications Institute.

**Progress Estimate**

**Contractor's Application**

For (contract): American Fork River Diversion Reconstruction Project										Application Number: 11			
Application Period: February 1-March 6, 2026										Application Date: March 9, 2026			
A		B				Work Completed				E	F		G
		Scheduled Value				(C) Previous Application		(D) Current Application		Materials Presently Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (E)	Balance to Finish (B - F)
Item	Description	Estimated Quantity	Unit	Unit Price	Scheduled Value	Quantity	Value	Quantity	Value				
1	<b>Mobilization</b>	1	LS	\$ 357,600.00	\$ 357,600.00	1.00	\$357,600.00				\$357,600.00	100.0%	
2	<b>Traffic Control</b>	1	LS	\$ 166,000.00	\$ 166,000.00	1.00	\$166,000.00				\$166,000.00	100.0%	
3	<b>SWPPP</b>	1	LS	\$ 26,800.00	\$ 26,800.00	1.00	\$26,800.00				\$26,800.00	100.0%	
4	<b>River Bypass</b>	1	LS	\$ 205,600.00	\$ 205,600.00	1.00	\$205,600.00				\$205,600.00	100.0%	
5	<b>Demolition</b>	1	LS	\$ 319,500.00	\$ 319,500.00	1.00	\$319,500.00				\$319,500.00	100.0%	
6	<b>South Vault</b>												
6a	South Vault Excavation/Shoring	1	LS	\$ 60,000.00	\$ 60,000.00	1.00	\$60,000.00				\$60,000.00	100.0%	
6b	South Vault Footing	1	LS	\$ 40,000.00	\$ 40,000.00	1.00	\$40,000.00				\$40,000.00	100.0%	
6c	South Vault Walls	1	LS	\$ 80,000.00	\$ 80,000.00	1.00	\$80,000.00				\$80,000.00	100.0%	
6d	South Vault Deck	1	LS	\$ 50,000.00	\$ 50,000.00	1.00	\$50,000.00				\$50,000.00	100.0%	
6e	South Vault Hatches, Grating, Ladder	1	LS	\$ 46,500.00	\$ 46,500.00	1.00	\$46,500.00				\$46,500.00	100.0%	
7	<b>North Vault</b>												
7a	North Vault Excavation/Shoring	1	LS	\$ 100,000.00	\$ 100,000.00	1.00	\$100,000.00				\$100,000.00	100.0%	
7b	North Vault Footing	1	LS	\$ 100,000.00	\$ 100,000.00	1.00	\$100,000.00				\$100,000.00	100.0%	
7c	North Vault Walls	1	LS	\$ 120,000.00	\$ 120,000.00	1.00	\$120,000.00				\$120,000.00	100.0%	
7d	North Vault Deck	1	LS	\$ 120,000.00	\$ 120,000.00	1.00	\$120,000.00				\$120,000.00	100.0%	
7e	North Vault Hatches, Grating, Ladder	1	LS	\$ 113,300.00	\$ 113,300.00	1.00	\$113,300.00				\$113,300.00	100.0%	
8	<b>Building Piping and Site Piping</b>												
8a	South Vault Piping	1	LS	\$ 400,000.00	\$ 400,000.00	1.00	\$400,000.00				\$400,000.00	100.0%	
8b	North Vault Piping	1	LS	\$ 1,200,000.00	\$ 1,200,000.00	1.00	\$1,200,000.00				\$1,200,000.00	100.0%	
8c	Drain Piping	1	LS	\$ 387,000.00	\$ 387,000.00	1.00	\$387,000.00				\$387,000.00	100.0%	
8d	Site Piping HDPE and DIP	1	LS	\$ 1,000,000.00	\$ 1,000,000.00	1.00	\$1,000,000.00				\$1,000,000.00	100.0%	
9	<b>Diversion Structure</b>												
9a	Excavation and Shoring	1	LS	\$ 350,000.00	\$ 350,000.00	1.00	\$350,000.00				\$350,000.00	100.0%	
9b	Subgrade	1	LS	\$ 50,000.00	\$ 50,000.00	1.00	\$50,000.00				\$50,000.00	100.0%	
9c	Footing - Main Channel	1	LS	\$ 272,000.00	\$ 272,000.00	1.00	\$272,000.00				\$272,000.00	100.0%	
9d	Walls - Main Channel and Secondary Intake	1	LS	\$ 506,000.00	\$ 506,000.00	1.00	\$506,000.00				\$506,000.00	100.0%	
9e	Decking	1	LS	\$ 130,000.00	\$ 130,000.00	1.00	\$130,000.00				\$130,000.00	100.0%	
9f	<b>Upstream</b>												
9f	South Wall & Footing	1	LS	\$ 202,000.00	\$ 202,000.00	1.00	\$202,000.00				\$202,000.00	100.0%	
9g	Cutoff footing	1	LS	\$ 134,000.00	\$ 134,000.00	1.00	\$134,000.00				\$134,000.00	100.0%	
9h	South Bypass Channel Footing	1	LS	\$ 158,000.00	\$ 158,000.00	1.00	\$158,000.00				\$158,000.00	100.0%	
9i	Bypass channel wall	1	LS	\$ 190,000.00	\$ 190,000.00	1.00	\$190,000.00				\$190,000.00	100.0%	
9j	Main channel	1	LS	\$ 320,000.00	\$ 320,000.00	1.00	\$320,000.00				\$320,000.00	100.0%	
9k	6" Topping slab	1	LS	\$ 87,700.00	\$ 87,700.00	1.00	\$87,700.00				\$87,700.00	100.0%	
9l	North Wall	1	LS	\$ 100,000.00	\$ 100,000.00	1.00	\$100,000.00				\$100,000.00	100.0%	
9m	<b>Downstream</b>												
9m	Cutoff footing	1	LS	\$ 14,000.00	\$ 14,000.00	1.00	\$14,000.00				\$14,000.00	100.0%	
9n	Footing - Main Channel	1	LS	\$ 266,000.00	\$ 266,000.00	1.00	\$266,000.00				\$266,000.00	100.0%	
9o	Walls	1	LS	\$ 316,000.00	\$ 316,000.00	1.00	\$316,000.00				\$316,000.00	100.0%	
9p	6" Topping slab	1	LS	\$ 169,700.00	\$ 169,700.00	1.00	\$169,700.00				\$169,700.00	100.0%	
10	<b>Gates</b>	1	LS	\$ 418,200.00	\$ 418,200.00	0.95	\$397,290.00	0.05	\$20,910.00		\$418,200.00	100.0%	
11	<b>Coanda Screens</b>	1	LS	\$ 464,600.00	\$ 464,600.00	1.00	\$464,600.00				\$464,600.00	100.0%	
12	<b>Electrical, Mechanical, and Communications</b>	1	LS	\$ 365,500.00	\$ 365,500.00	1.00	\$365,500.00				\$365,500.00	100.0%	
13	<b>Site Grading</b>	1	LS	\$ 222,800.00	\$ 222,800.00	1.00	\$222,800.00				\$222,800.00	100.0%	
14	<b>Fencing, Railing, Catwalks and Protection Bar Screen</b>	1	LS	\$ 283,100.00	\$ 283,100.00	1.00	\$283,100.00				\$283,100.00	100.0%	
CO2	<b>RMP Tie in and Additional Conduits</b>	1	LS	\$ 23,340.00	\$ 23,340.00	1.00	\$23,340.00				\$23,340.00	100.0%	
CO3.1	<b>Additional Manhole Access on North Channel</b>	1	LS	\$ 6,900.00	\$ 6,900.00	1.00	\$6,900.00				\$6,900.00	100.0%	
CO3.2	<b>Add MTS</b>	1	LS	\$ 13,150.00	\$ 13,150.00	1.00	\$13,150.00				\$13,150.00	100.0%	
CO3.3	<b>Temporary Slide Gates</b>	1	LS	\$ 76,400.00	\$ 76,400.00	1.00	\$76,400.00				\$76,400.00	100.0%	
CO4.1	<b>Add Tariff increase to screen costs</b>	1	LS	\$ 58,275.00	\$ 58,275.00	1.00	\$58,275.00				\$58,275.00	100.0%	
CO4.2	<b>Delete Paint on Walls and Ceiling in Vaults</b>	1	LS	\$ (16,950.00)	\$ (16,950.00)	1.00	\$(16,950.00)				\$(16,950.00)	100.0%	
CO4.3	<b>Delete Paint on Floors in Vaults</b>	1	LS	\$ (9,517.00)	\$ (9,517.00)	1.00	\$(9,517.00)				\$(9,517.00)	100.0%	
CO5	<b>Sluice Gate Catwalk</b>	1	LS	\$ 10,600.00	\$ 10,600.00	1.00	\$10,600.00				\$10,600.00	100.0%	
CO6	<b>Add Electrical Service to Connex</b>	1	LS	\$ 10,950.00	\$ 10,950.00	1.00	\$10,950.00				\$10,950.00	100.0%	
CO7	<b>Add Vault Flood Switches, Gate Modifications and Re-seeding</b>	1	LS	\$ 31,170.00	\$ 31,170.00	1.00	\$31,170.00				\$31,170.00	100.0%	
<b>Totals</b>							<b>\$ 10,085,048.00</b>	<b>\$10,064,138.00</b>	<b>\$20,910.00</b>		<b>\$10,116,218.00</b>	<b>100.3%</b>	





**PARTIAL PAYMENT ESTIMATE  
NO. 1**

Name of Contractor:	<b>Black Forest Paving</b>		
Name of Owner:	<b>Pleasant Grove City</b>		
Date of Completion:	Amount of Contract:	Dates of Estimate:	
Original: September 15, 2026	Original: \$1,231,834.55	From: 3/1/26	
Revised: na	Revised: na	To: 3/31/26	

Description of Job: **1100 EAST AREA WATERLINE AND ROADWAY RECONSTRUCTION**

Amount	This Period	Total To Date
Amount Earned	\$41,850.00	\$41,850.00
Retainage Held	\$2,092.50	\$2,092.50
Retainage Being Released	\$0.00	\$0.00
Previous Payments	-	\$0.00
Amount Due	\$39,757.50	\$39,757.50

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.

51-70-986 Culinary  
\$11,321.3916-70-986 Cul impact  
\$19,517.9975-40-986 Trans  
\$8,918.13BJT

Recommended by: Pleasant Grove City Engineering

Date: 4/1/2026

Accepted by: Black Forest Paving

Date: 3/31/2026

*Carmen Stone*

Approved by: Pleasant Grove City Mayor

Date: \_\_\_\_\_

**Schedule of Values**

PROJECT: Pleasant Grove City – 1100 EAST AREA WATERLINE AND ROADWAY RECONSTRUCTION

PAY PERIOD: 1

3/31/2026

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	1	Lump	\$45,000.00	\$45,000.00	0.25	0.25	\$11,250.00	\$11,250.00
2	Traffic Control	1	Lump	\$27,000.00	\$27,000.00	0.25	0.25	\$6,750.00	\$6,750.00
3	SWPPP BMPs	1	Lump	\$3,100.00	\$3,100.00	0.25	0.25	\$775.00	\$775.00
4	Remove Existing Asphalt, Regrade, and Compact	19,401	SY	\$4.05	\$78,574.05		0.00	\$0.00	\$0.00
5	Excavate Soft Spots (contingency item)	1,293	CY	\$27.00	\$34,911.00		0.00	\$0.00	\$0.00
6	Granular Borrow (contingency item)	131	Ton	\$20.00	\$2,620.00		0.00	\$0.00	\$0.00
7	Road Base	2,652	Ton	\$28.50	\$75,582.00		0.00	\$0.00	\$0.00
8	HMA - APWA Class II	3,845	Ton	\$90.50	\$347,972.50		0.00	\$0.00	\$0.00
9	Remove and Install Monolithic Concrete Sidewalk	180	SF	\$25.00	\$4,500.00		0.00	\$0.00	\$0.00
10	Remove and Install Waterway	40	SF	\$50.00	\$2,000.00		0.00	\$0.00	\$0.00
11	Remove Survey Monument	3	Each	\$1,000.00	\$3,000.00		0.00	\$0.00	\$0.00
12	Adjust Valve Box Collars	36	Each	\$770.00	\$27,720.00		0.00	\$0.00	\$0.00
13	Adjust Manhole Collars	16	Each	\$880.00	\$14,080.00		0.00	\$0.00	\$0.00
14	8" C-900 Water Line	3,913	FT	\$75.00	\$293,475.00	225.00	225.00	\$16,875.00	\$16,875.00
15	8" Gate Valve	8	Ea	\$4,150.00	\$33,200.00		0.00	\$0.00	\$0.00
16	8" Bends	11	Ea	\$1,100.00	\$12,100.00		0.00	\$0.00	\$0.00
17	8" X 8" X 8" Tee	4	Ea	\$2,300.00	\$9,200.00		0.00	\$0.00	\$0.00
18	Connect to Existing Water line	6	Ea	\$1,600.00	\$9,600.00	1.00	1.00	\$1,600.00	\$1,600.00
19	Culinary Service Connection	51	Ea	\$3,000.00	\$153,000.00		0.00	\$0.00	\$0.00
20	Remove and Install Fire Hydrant	4	Each	\$9,200.00	\$36,800.00		0.00	\$0.00	\$0.00
21	New Fire Hydrant	2	Each	\$9,200.00	\$18,400.00	0.50	0.50	\$4,600.00	\$4,600.00
	<b>Subtotal</b>				<b>\$1,231,834.55</b>			<b>\$41,850.00</b>	<b>\$41,850.00</b>
	<b>Total</b>				<b>\$1,231,834.55</b>				


75% of 300' of 8" C-900 paid out.  
 Half of a new fire hydrant paid out until pressure test and Bac Ts

TOTAL	\$41,850.00	\$41,850.00
AMOUNT RETAINED	\$2,092.50	\$2,092.50
RETAINAGE RELEASED		\$0.00
PREVIOUS RETAINAGE	-	
PREVIOUS PAYMENTS	-	
<b>AMOUNT DUE</b>	<b>\$39,757.50</b>	<b>\$39,757.50</b>

1100 e Quantities March  Summarize

E

Ethan <ethan@blackforestpaving.com>

To:  Shawn Pitts

Cc:  Britton Tveten

  Reply  Reply all  Forward   ...

Wed 3/25/2026 3:05 PM

Shawn,

Here are the quantities you and I discussed.

- 1) mobilization 25%
- 2) Traffic control 25%
- 3) SWPPP 25%
- 14) 8" C900 300 FT
- 18) Connect to existing waterline 1 ea
- 21) New fire hydrant 1 ea

Ethan Weight  
Black Forest Paving

 Reply  Reply all  Forward



# INVOICE

INVOICE NO: **75833**

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

DATE: 11/30/2025

JOB NO: 123715

**Job Name** COOK FAMILY PARK

### PAYMENT REQUEST # 29

ORIGINAL CONTRACT AMOUNT	\$	8,500.00
NET CHANGE BY CHANGE ORDER	\$	<u>23,923,014.26</u>
ADJUSTED CONTRACT AMOUNT	\$	<u><u>23,931,514.26</u></u>
TOTAL COMPLETED TO DATE	\$	23,652,951.47
LESS RETENTION	\$	<u>-</u>
TOTAL EARNED LESS RETAINAGE	\$	23,652,951.47
LESS PREVIOUS INVOICES	\$	<u>23,441,585.57</u>
<b>AMOUNT DUE THIS REQUEST</b>	\$	<u><u>211,365.90</u></u>

**PLEASE REMIT PAYMENT TO: BIG-D CONSTRUCTION**

IF THERE ARE ANY QUESTIONS REGARDING THIS INVOICE, PLEASE NOTIFY US AT ONCE.

404 WEST 400 SOUTH  
SALT LAKE CITY, UTAH 84101

**APPLICATION AND CERTIFICATION FOR PAYMENT**

DOCUMENT G702

**TO OWNER:**

CITY OF PLEASANT GROVE  
70 S 100 E  
PLEASANT GROVE, UT 84062

**PROJECT:**

COOK FAMILY PARK  
400 N 600 W  
PLEASANT GROVE, UT 84062

APPLICATION NO: 29

PERIOD FROM: 11/1/2025

PERIOD TO: 11/30/2025

Distribution to:

OWNER  
 ARCHITECT  
 CONTRACTOR

**FROM CONTRACTOR:**

BIG-D INC.  
404 W 400 S  
SLC, UT 84101

**VIA ARCHITECT:**

HORROCKS  
2162 WEST GROVE PARK SUITE 100  
PLEASANT GROVE, UT 84062

PROJECT NO: 123715

**CONTRACTOR'S APPLICATION FOR PAYMENT**

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$ 8,500.00
2. Net change by Change Orders	\$ 23,923,014.26
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$ 23,931,514.26
4. TOTAL COMPLETED & STORED TO DATE (Column H on G703)	\$ 23,652,951.47
5. RETAINAGE:	
a. 5 % of Completed Work (Column D + E on G703)	\$ -
b. 5 % of Stored Material (Column F on G703)	\$ -
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$ -
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$ 23,652,951.47
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$ 23,441,585.57
8. CURRENT PAYMENT DUE	\$ 211,365.90
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$ 278,562.79

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

**CONTRACTOR:**

By: Kurt Kobayashi Date: 12/9/2025

State of: Utah County of: Utah  
Subscribed and sworn to before me this 9th day of Dec, 20 2025

Notary Public: Jami Mascaro

My Commission expires: 08/22/2029



**ARCHITECT'S CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED ..... \$ 211,365.90

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

**ARCHITECT:**

By: Brett Wood Date: 3/26/2026

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

**OWNER'S REP. CERTIFICATE FOR PAYMENT**

By: Neal Winterton Date: 4/3/2026

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	24,539,525	(616,511)
Total approved this Month	-	-
<b>TOTALS</b>	24,539,525	(616,511)
NET CHANGES by Change Order	23,923,014	

**CAUTION: You should use an original AIA document which has this caution printed in red. An original assures that changes will not be obscured as may occur when document is reproduced.**

CONTRACTOR: BIG-D INC.  
 PROJECT: COOK FAMILY PARK

**SCHEDULE of VALUES**  
 PROJECT NO: 123715

DATE: 11/30/2025  
 PAY APP: 29

A ITEM NO.	B DESCRIPTION OF WORK	C % ITEM OF TOTAL	D SCHEDULE OF VALUES	E CHANGE ORDERS	F REVISED SCHEDULE OF VALUES	G WORK COMPLETED		H MATERIALS STORED	I TOTAL COMPLETED & STORED	J % TO DATE	K BALANCE TO FINISH	L LESS PREVIOUSLY BILLED	M AMOUNT DUE THIS REQUEST	N RETENTION WITHHELD 5%
						PREVIOUS APPLICATIONS	PAY REQUEST #29							
0.0	PRECONSTRUCTION	0.04%	8,500.00	-	8,500.00	8,500.00		-	8,500.00	100.00%	-	8,500.00	-	-
1.0	GENERAL CONDITIONS	4.97%	-	1,188,738.27	1,188,738.27	1,166,837.24	3,747.86	-	1,170,585.10	98.47%	18,153.17	1,115,171.79	55,413.31	-
10.0	SPECIALTIES	0.02%	-	5,528.00	5,528.00	3,093.66	2,434.34	-	5,528.00	100.00%	-	2,938.98	2,589.02	-
12.0	FURNISHINGS	6.29%	-	1,504,148.00	1,504,148.00	1,504,148.00		-	1,504,148.00	100.00%	-	1,504,148.00	-	-
31.0	EARTHWORK	42.33%	-	10,129,235.22	10,129,235.22	10,132,264.92		-	10,132,264.92	100.03%	(3,029.70)	10,132,264.92	(0.00)	-
	RESTROOM	7.05%	-	1,688,321.96	1,688,321.96	1,700,035.42	-	-	1,700,035.42	100.69%	(11,713.46)	1,693,922.38	6,113.04	-
	SPLASH PAD	6.01%	-	1,439,476.69	1,439,476.69	1,348,601.18	3,857.42	-	1,352,458.60	93.95%	87,018.09	1,312,916.81	39,541.79	-
	SITE WORK	28.32%	-	6,777,494.00	6,777,494.00	6,724,471.44	19,907.03	-	6,744,378.47	99.51%	33,115.53	6,695,634.16	48,744.31	-
				-										
93.0	BUILDERS RISK	0.62%	-	147,919.87	147,919.87	145,937.63	260.45	-	146,198.08	98.84%	1,721.79	138,640.75	7,557.33	-
93.1	GENERAL LIABILITY INSURANCE	0.78%	-	187,464.38	187,464.38	184,952.22	330.07	-	185,282.29	98.84%	2,182.09	175,704.61	9,577.68	-
94.1	BONDS	0.49%	-	117,108.16	117,108.16	87,387.00		-	87,387.00	74.62%	29,721.16	87,387.00	-	-
98.1	CONTRACTOR CONTIGNECY	0.53%	-	127,885.64	127,885.64	3,061.73	10,526.63	-	13,588.36	10.63%	114,297.28	2,908.64	10,679.72	-
99.0	CM/GM OVERHEAD AND FEE	2.55%	-	609,694.07	609,694.07	601,523.72	1,073.51	-	602,597.23	98.84%	7,096.84	571,447.53	31,149.70	-
<b>TOTALS</b>		<b>100.00%</b>	<b>8,500.00</b>	<b>23,923,014.26</b>	<b>23,931,514.26</b>	<b>23,610,814.16</b>	<b>42,137.31</b>	<b>-</b>	<b>23,652,951.47</b>	<b>98.84%</b>	<b>278,562.79</b>	<b>23,441,585.57</b>	<b>211,365.90</b>	<b>-</b>

CONTRACTOR: BIG-D INC.  
 PROJECT: COOK FAMILY PARK - RESTROOM

**SCHEDULE of VALUES**  
 PROJECT NO: 123715

DATE: 11/30/2025  
 PAY APP: 29

A ITEM NO.	B DESCRIPTION OF WORK	C % ITEM OF TOTAL	D SCHEDULE OF VALUES	E CHANGE ORDERS	F REVISED SCHEDULE OF VALUES	G WORK COMPLETED		H MATERIALS STORED	I TOTAL COMPLETED & STORED	J % TO DATE	K BALANCE TO FINISH	L LESS PREVIOUSLY BILLED	M AMOUNT DUE THIS REQUEST	N RETENTION WITHHELD 5%
						PREVIOUS APPLICATIONS	PAY REQUEST #29							
2.0	EXISTING CONDITIONS	0.61%	-	10,221.00	10,221.00	17,711.01		-	17,711.01	173.28%	(7,490.01)	16,825.46	885.55	-
3.0	CONCRETE	9.77%	-	164,929.80	164,929.80	162,061.09		-	162,061.09	98.26%	2,868.71	161,985.01	76.08	-
4.0	MASONRY	14.60%	-	246,527.00	246,527.00	243,623.00		-	243,623.00	98.82%	2,904.00	243,623.00	-	-
5.0	METALS	8.11%	-	136,897.41	136,897.41	157,579.59		-	157,579.59	115.11%	(20,682.18)	157,199.48	380.11	-
6.0	CARPENTRY	4.69%	-	79,170.00	79,170.00	86,291.25		-	86,291.25	108.99%	(7,121.25)	85,458.69	832.56	-
7.0	THERMAL & MOISTURE PROTECTION	11.83%	-	199,801.35	199,801.35	224,534.72		-	224,534.72	112.38%	(24,733.37)	222,676.28	1,858.44	-
8.0	DOORS AND WINDOWS	5.73%	-	96,784.34	96,784.34	84,307.96		-	84,307.96	87.11%	12,476.38	82,385.10	1,922.86	-
9.0	FINISHES	1.53%	-	25,833.00	25,833.00	13,351.00		-	13,351.00	51.68%	12,482.00	13,216.00	135.00	-
10.0	SPECIALTIES	2.30%	-	38,836.00	38,836.00	33,895.74		-	33,895.74	87.28%	4,940.26	33,873.30	22.44	-
22.0	PLUMBING	9.32%	-	157,309.25	157,309.25	157,309.25		-	157,309.25	100.00%	-	157,309.25	0.00	-
23.0	HVAC	5.80%	-	97,892.00	97,892.00	95,260.00		-	95,260.00	97.31%	2,632.00	95,260.00	-	-
26.0	ELECTRICAL	21.69%	-	366,129.56	366,129.56	356,459.56		-	356,459.56	97.36%	9,670.00	356,459.56	(0.00)	-
31.0	EARTHWORK	4.03%	-	67,991.25	67,991.25	67,651.25		-	67,651.25	99.50%	340.00	67,651.25	0.00	-
<b>TOTALS</b>		<b>100.00%</b>	-	<b>1,688,321.96</b>	<b>1,688,321.96</b>	<b>1,700,035.42</b>		-	<b>1,700,035.42</b>	<b>100.69%</b>	<b>(11,713.46)</b>	<b>1,693,922.38</b>	<b>6,113.04</b>	-

CONTRACTOR: BIG-D INC.  
 PROJECT: COOK FAMILY PARK - SPLASH PAD

**SCHEDULE of VALUES**  
 PROJECT NO: 123715

DATE: 11/30/2025  
 PAY APP: 29

A ITEM NO.	B DESCRIPTION OF WORK	C % ITEM OF TOTAL	D SCHEDULE OF VALUES	E CHANGE ORDERS	F REVISED SCHEDULE OF VALUES	G WORK COMPLETED		H MATERIALS STORED	I TOTAL COMPLETED & STORED	J % TO DATE	K BALANCE TO FINISH	L LESS PREVIOUSLY BILLED	M AMOUNT DUE THIS REQUEST	N RETENTION WITHHELD 5%
						PREVIOUS APPLICATIONS	PAY REQUEST #29							
3.0	CONCRETE	29.72%	-	427,795.00	427,795.00	429,735.22		-	429,735.22	100.45%	(1,940.22)	427,722.46	2,012.76	-
10.0	SPECIALTIES	0.03%	-	470.00	470.00	452.90	17.10	-	470.00	100.00%	-	430.26	39.75	-
13.0	SPECIAL CONSTRUCTONS	52.82%	-	760,393.99	760,393.99	673,969.30	3,840.32	-	677,809.62	89.14%	82,584.37	640,320.34	37,489.29	-
26.0	ELECTRICAL	11.24%	-	161,733.00	161,733.00	161,733.00		-	161,733.00	100.00%	-	161,733.00	-	-
31.0	EARTHWORK	5.18%	-	74,514.70	74,514.70	70,140.76		-	70,140.76	94.13%	4,373.94	70,140.76	(0.00)	-
32.0	EXTERIOR IMPROVEMENT	1.01%	-	14,570.00	14,570.00	12,570.00		-	12,570.00	86.27%	2,000.00	12,570.00	-	-
<b>TOTALS</b>		<b>100.00%</b>	<b>-</b>	<b>1,439,476.69</b>	<b>1,439,476.69</b>	<b>1,348,601.18</b>	<b>3,857.42</b>	<b>-</b>	<b>1,352,458.60</b>	<b>93.95%</b>	<b>87,018.09</b>	<b>1,312,916.81</b>	<b>39,541.79</b>	<b>-</b>

CONTRACTOR: BIG-D INC.  
 PROJECT: COOK FAMILY PARK - SITE WORK

**SCHEDULE of VALUES**  
 PROJECT NO: 123715

DATE: 11/30/2025  
 PAY APP: 29

A ITEM NO.	B DESCRIPTION OF WORK	C %ITEM OF TOTAL	D SCHEDULE OF VALUES	E CHANGE ORDERS	F REVISED SCHEDULE OF VALUES	G WORK COMPLETED		H MATERIALS STORED	I TOTAL COMPLETED & STORED	J % TO DATE	K BALANCE TO FINISH	L LESS PREVIOUSLY BILLED	M AMOUNT DUE THIS REQUEST	N RETENTION WITHHELD 5%
						PREVIOUS APPLICATIONS	PAY REQUEST #29							
3.0	CONCRETE	35.06%	-	2,375,898.43	2,375,898.43	2,358,037.36	18,741.27	-	2,376,778.63	100.04%	(880.20)	2,333,977.23	42,801.40	-
4.0	MASONRY	0.60%	-	40,616.00	40,616.00	38,416.00		-	38,416.00	94.58%	2,200.00	38,416.00	-	-
5.0	METALS	5.35%	-	362,508.38	362,508.38	357,068.79		-	357,068.79	98.50%	5,439.59	356,242.27	826.52	-
7.0	THERMAL & MOISTURE PROTECTION	0.76%	-	51,320.00	51,320.00	50,940.00		-	50,940.00	99.26%	380.00	50,940.00	-	-
8.0	DOORS AND WINDOWS	0.31%	-	20,994.00	20,994.00	19,994.00		-	19,994.00	95.24%	1,000.00	19,994.00	-	-
9.0	FINISHES	1.11%	-	75,422.00	75,422.00	83,869.50	600.00	-	84,469.50	112.00%	(9,047.50)	83,666.88	802.63	-
10.0	SPECIALTIES	0.18%	-	12,432.00	12,432.00	11,866.24	565.76	-	12,432.00	100.00%	-	11,272.93	1,159.07	-
12.0	FURNISHINGS	0.12%	-	8,130.00	8,130.00	5,129.97		-	5,129.97	63.10%	3,000.03	4,873.47	256.50	-
13.0	SPECIAL CONSTRUCITONS	4.43%	-	300,307.65	300,307.65	284,050.82		-	284,050.82	94.59%	16,256.83	284,050.82	0.00	-
22.0	PLUMBING	0.46%	-	31,439.00	31,439.00	31,439.00		-	31,439.00	100.00%	-	31,439.00	-	-
26.0	ELECTRICAL	7.72%	-	523,271.21	523,271.21	513,984.00		-	513,984.00	98.23%	9,287.21	513,984.00	-	-
31.0	EARTHWORK	2.00%	-	135,463.22	135,463.22	137,700.46		-	137,700.46	101.65%	(2,237.24)	137,540.05	160.41	-
32.0	EXTERIOR IMPROVEMENT	41.90%	-	2,839,692.11	2,839,692.11	2,831,975.30		-	2,831,975.30	99.73%	7,716.81	2,829,237.52	2,737.79	-
				-										
<b>TOTALS</b>		<b>100.00%</b>	<b>-</b>	<b>6,777,494.00</b>	<b>6,777,494.00</b>	<b>6,724,471.44</b>	<b>19,907.03</b>	<b>-</b>	<b>6,744,378.47</b>	<b>99.51%</b>	<b>33,115.53</b>	<b>6,695,634.16</b>	<b>48,744.31</b>	<b>-</b>



**CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT**

Project: COOK FAMILY PARK (the "Project")

Job No: 123715

Upon receipt by **Big-D Construction** of a check from **CITY OF PLEASANT GROVE** in the sum of \$ **211,365.90** Payable to Big-D

Construction, and when the check has been properly endorsed and paid by the bank on which it is drawn, this document becomes effective to release any mechanic's lien, any state or federal statutory bond right, any private bond right, any claim for payment and any rights under any similar ordinance, rule or statute related to claim or payment rights that Big-D Construction has on the Project to the extent outlined below.

This release covers a progress payment to Big-D Construction for all labor, services, equipment or materials furnished to the Project through 11/30/2025 ("Release Date"), but only to the amount paid and does not cover any retention, pending modification, claims and changes, orwork performed after the Release Date.

Big-D Construction warrants that it either has already paid or will use the money it receives from this progress payment to promptly pay, to the extent Big-D Construction is paid, all of its laborers, subcontractors, materialmen and suppliers for all labor, materials, equipment and/or services provided for the Project up to the Release Date, and that all services or materials were actually used at the Project.

Big-D Construction further agrees to indemnify and hold **CITY OF PLEASANT GROVE** harmless from any and all damages, costs, expenses and legal fees relating to any claim for amounts paid to Big-D Construction which remain unpaid by Big-D Construction to any other party for labor, materials, and/or equipment relating to any work performed by Big-D Construction on the Project through the Release Date.

Date: 11/30/2025

**BIG-D Construction**  
(Company Name)

By: Kurt Kobayashi  
(Signature)

Project Manager  
(Title)

## COOK FAMILY PARK

### INVOICE 29 DETAIL

LINE REF/ INV #	DESCRIPTION	UNITS	RATE	AMOUNT	AMOUNT LESS RET.	TOTAL LESS RET.
01-011320 -- 10/6/2025 - 11/9/2025	SAFETY COORDINATOR KEN LEMAY	2 HRS	96	192.00		182.40
0115-138M-24	GSH MATERIAL TESTING			1,313.60		1,247.92
01-015140 -- VISA	DRINKING WATER JARED KELLER			69.95		66.45
01-015200 -- 055519654 4 116387-02 65	CONSTRUCTION FACILITIES HONEY BUCKET HONEY BUCKET			182.66 204.41		173.53 194.19
01-015480 -- INV-31746 INV-31806 INV-34432 INV-34474	TRASH REMOVAL FULLTILT FULLTILT FULLTILT FULLTILT			383.50 425.00 300.00 385.00		364.33 403.75 285.00 365.75
01-016120 -- SOFTWARE	SOFTWARE BIG-D CONSTRUCTION			63.21		60.05
01-016340 -- VISA	SMALL TOOLS JARED KELLER			228.53		217.10
	RETENTION					51,852.85
<b>GENERAL CONDITIONS TOTAL</b>					<b>3,747.86</b>	<b>55,413.31</b>
<b>10-100000 --</b>	<b>SPECIALTIES</b>					
BLACK CANYON SIGNS 4 123715	123715 11/30 REQ BLACK CANYON SIGNS			2,434.34		2,312.62
BLACK CANYON SIGNS RET 123715	123715 11/30 RET REQ BLACK CANYON SIGNS					276.40
<b>SPECIALTIES TOTAL</b>					<b>2,434.34</b>	<b>2,589.02</b>
	<b>BUILDERS RISK</b>			260.45		7,557.33
	<b>GENERAL LIABILITY INSURANCE</b>			330.07		9,577.68
	<b>CONTRACTOR CONTIGENCY</b>	VISA	KURT KOBAYASHI	1,958.13		1,860.22
	<b>CONTRACTOR CONTIGENCY</b>	11/13/2025	RP PAINTING	528.00		501.60
	<b>CONTRACTOR CONTIGENCY</b>	000-010	HARDCO CONCRETE	3,175.70		3,016.92
	<b>CONTRACTOR CONTIGENCY</b>	5422	RIGHTWAY STEEL	4,202.00		3,991.90
	<b>CONTRACTOR CONTIGENCY</b>	101778	SALT LAKE	662.80		629.66
	<b>CONTRACTOR CONTIGENCY</b>	RETENTION				679.42
	<b>CM/GC OVERHEAD &amp; FEE</b>			1,073.51		31,149.69
<b>TOTAL</b>					<b>18,372.86</b>	<b>116,966.75</b>

## COOK FAMILY PARK - RESTROOM

### INVOICE 29 DETAIL

LINE REF/ INV #	DESCRIPTION	UNITS	RATE	AMOUNT	AMOUNT LESS RET.	TOTAL LESS RET.
02-020000 --	WEATHER PROTECTION RETENTION					885.55
<b>WEATHER PROTECTION TOTAL</b>					<b>-</b>	<b>885.55</b>
03-030000 --	CONCRETE RETENTION					76.08
<b>CONCRETE TOTAL</b>					<b>-</b>	<b>76.08</b>
05-050000	METALS RETENTION					380.11

LINE REF/ INV #	DESCRIPTION	UNITS	RATE	AMOUNT	AMOUNT LESS RET.	TOTAL LESS RET.
<b>METALS TOTAL</b>					-	<b>380.11</b>
06-060000	CARPENTRY RETENTION				832.56	
<b>CARPENTRY TOTAL</b>					-	<b>832.56</b>
07-070000 --	THERMAL & MOISTURE PROTECTION RETENTION				1,858.44	
<b>THERMAL &amp; MOISTURE PROTECTION TOTAL</b>					-	<b>1,858.44</b>
08-080000 --	DOORS AND WINDOWS RETENTION				1,922.86	
<b>DOORS AND WINDOWS TOTAL</b>					-	<b>1,922.86</b>
09-090000 --	FINISHES RETENTION				135.00	
<b>FINISHES TOTAL</b>					-	<b>135.00</b>
10-100000 --	SPECIALTIES RETENTION				22.44	
<b>SPECIALTIES TOTAL</b>					-	<b>22.44</b>
<b>RESTROOMS TOTAL</b>					-	<b>6,113.04</b>

## COOK FAMILY PARK - SPLASH PAD

### INVOICE 29 DETAIL

LINE REF/ INV #	DESCRIPTION	UNITS	RATE	AMOUNT	AMOUNT LESS RET.	TOTAL LESS RET.
03-030000 --	CONCRETE RETENTION				2,012.76	
<b>CONCRETE TOTAL</b>					-	<b>2,012.76</b>
10-100000 --	SPECIALTIES					
BLACK CANYON SIGNS 4 123715	123715 11/30 REQ BLACK CANYON SIGNS			17.10	16.25	
BLACK CANYON SIGNS RET 123715	123715 11/30 RET REQ BLACK CANYON SIGNS				23.50	
<b>SPECIALTIES TOTAL</b>					<b>17.10</b>	<b>39.75</b>
13-130000 --	SPECIAL CONSTRUCTION					
27077	GREAT WEST			3,135.32	2,978.55	
YARD	BIG-D CONSTRUCTION RETENTION			705.00	669.75 33,840.98	
<b>SPECIAL CONSTRUCTION TOTAL</b>					<b>3,840.32</b>	<b>37,489.28</b>
<b>SPLASH PAD TOTAL</b>					<b>3,857.42</b>	<b>39,541.79</b>

## COOK FAMILY PARK - SITE WORK

### AMOUNT LESS RET.

LINE REF/ INV #	DESCRIPTION	UNITS	RATE	AMOUNT	AMOUNT LESS RET.	TOTAL LESS RET.
03-030000 --	CONCRETE					
RULON HARPER 2 123715	123715 11/30 REQ HULON HARPER			12,761.80	12,123.71	
RULON HARPER RET 123715	123715 11/30 RET REQ HULON HARPER				16,799.03	
003CINV00 001411	GENEVA ROCK			2,054.25	1,951.54	
003CINV00 001322	GENEVA ROCK			1,550.94	1,473.39	
003CINV00 001475	GENEVA ROCK			1,276.81	1,212.97	
003CINV00 001608	GENEVA ROCK			1,097.47	1,042.60	

LINE REF/ INV #	DESCRIPTION	UNITS	RATE	AMOUNT	AMOUNT LESS RET.	TOTAL LESS RET.
	RETENTION				8,198.16	
<b>CONCRETE TOTAL</b>					<b>18,741.27</b>	<b>42,801.40</b>
<b>05-050000</b>	<b>METALS</b>					
	RETENTION				826.52	
<b>METALS TOTAL</b>					<b>-</b>	<b>826.52</b>
<b>09-090000 - -</b>	<b>FINISHES</b>					
VISA	CYNATHIA ALLRED			600.00	570.00	
	RETENTION				232.63	
<b>FINISHES TOTAL</b>					<b>600.00</b>	<b>802.63</b>
<b>10-100000 - -</b>	<b>SPECIALTIES</b>					
BLACK CANYON SIGNS 4 123715	123715 11/30 REQ BLACK CANYON SIGNS			565.76	537.47	
BLACK CANYON SIGNS RET 123715	123715 11/30 RET REQ BLACK CANYON SIGNS				621.60	
<b>SPECIALTIES TOTAL</b>					<b>565.76</b>	<b>1,159.07</b>
<b>12 -120000 - -</b>	<b>SITE FURNISHINGS</b>					
	RETENTION				256.50	
<b>SITE FURNISHINGS TOTAL</b>					<b>-</b>	<b>256.50</b>
<b>31-310000 - -</b>	<b>EARTHWORK</b>					
	RETENTION				160.41	
<b>EARTHWORK TOTAL</b>					<b>-</b>	<b>160.41</b>
<b>32-320000 - -</b>	<b>EXTERIOR IMPROVEMENT</b>					
FRDM HOLDINGS RET 123715	123715 11/30 RET REQ FRDM HOLDING				2,477.40	
	RETENTION				260.39	
<b>EXTERIOR IMPROVEMENT TOTAL</b>					<b>-</b>	<b>2,737.79</b>
<b>SITE WORK TOTAL</b>					<b>19,907.03</b>	<b>48,744.32</b>
<b>GRAND TOTAL</b>					<b>42,137.31</b>	<b>211,365.90</b>



# PAYMENT REQUEST PR4

Cook Family Park

PG, UT

<b>PREVIOUS BILLINGS (INCLUDING RETAINAGE)</b> .....Bottom line G703 Column D	15412.80
<b>SUBTOTAL (THIS MONTH'S WORK)</b> .....Bottom Line G703 Column E	3,017.20
<b>LESS RETENTION FOR CURRENT MONTH</b> .....Written as a decimal <u>.05</u> %	150.86
<b>NET AMOUNT DUE THIS PAYMENT REQUEST</b> .....	2,866.34

### BIG-D INTERNAL USE ONLY

JOB NUMBER 123715 VENDOR NO 44242

SUBCONTRACTOR Black Canyon Signs

COST CODE see breakout CATEGORY \_\_\_\_\_

RETAINAGE % .05

PAYMENT DUE DATE: 01/15/2026

JOINT CHECK Y \_\_\_\_\_ N \_\_\_\_\_  
IF YES - ATTACH PAYEE INFORMATION

APPROVED BY: Kurt Kobayashi

DATE: 12/8/2025

### CERTIFICATE BY SUBCONTRACTOR OR SUPPLIER:

I hereby certify that the work performed and the material supplied to date represent the actual value of accomplishment under the terms of the contract and all authorized changes hereto between the undersigned and Big-D, relating to the above project. I further certify that all payments, less any applicable retention, through the period covered by previous payments received from Big-D have been made in full to (1) all my subcontractor (sub-contractors) and (2) for all materials and labor used in or in connection with the performance of this contract. I further certify that I have complied with Federal, State and local tax laws, including Social Security, Unemployment Compensation, Workman's Compensation and Withholding Tax Laws, insofar as applicable to this contract and that payroll fringe benefits where applicable have been paid.

BY: Joseph Goff

DATE: 12/8/2025

101400.S \$2434.34 - 121.72 = \$2312.62  
 101400.002.S \$17.10 - .85 = 16.25  
 101400.003.S \$565.76 - 28.29 = 537.47

**TO CONTRACTOR:**

BIG-D CONSTRUCTION CORP.  
1788 W 200 N  
LINDON, Utah 84042

**PROJECT:**

Cook Family Park  
400 N 600 W  
PLEASANT GROVE, Utah 84062

**APPLICATION NO:** 4

**INVOICE NO:** PR4

**PERIOD:** 11/01/25 - 11/30/25

**PROJECT NO:** 123715

**CONTRACT NO:** 123715-44242

**CONTRACT DATE:** 07/29/2024

**CERTIFICATE DATE:** 12/01/2025

**SUBMITTED DATE:**

**FROM SUBCONTRACTOR:**

BLACK CANYON SIGNS INC  
597 E 500 N  
PLEASANT GROVE, Utah 84062

**SUBCONTRACT FOR:** 10.101400.S + 10.101400.002.S + 10.101400.003.S

**SUBCONTRACTOR'S APPLICATION FOR PAYMENT**

Application is made for payment, as shown below, in connection with the Subcontract. Continuation Sheet is attached.

1. Original Contract Sum	\$14,040.00
2. Net change by change orders	\$4,390.00
3. Contract Sum to date (Line 1 ± 2)	\$18,430.00
4. Total completed and stored to date (Column G on detail sheet)	\$18,430.00
5. Retainage:	
a. 4.99% of completed work	\$820.65
b. 5.00% of stored material	\$100.00
Total retainage (Line 5a + 5b or total in column I of detail sheet)	\$920.65
6. Total earned less retainage (Line 4 less Line 5 Total)	\$17,509.35
7. Less previous certificates for payment (Line 6 from prior certificate)	\$14,642.15
8. Current payment due:	\$2,867.20
9. Balance to finish, including retainage (Line 3 less Line 6)	\$920.65

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner/Client:	\$4,390.00	\$0.00
Total approved this month:	\$0.00	\$0.00
Totals:	\$4,390.00	\$0.00
Net change by change orders:	\$4,390.00	

The undersigned certifies that to the best of the Subcontractor's knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Subcontract Documents, that all amounts have been paid by the Subcontractor for Work which previous Certificates for payment were issued and payments received from the Owner/Client, and that current payments shown herein is now due.

SUBCONTRACTOR: BLACK CANYON SIGNS INC

By: Joseph Goff Date: 12/8/2025

State of:

County of:

Subscribed and sworn to before  
me this \_\_\_\_\_ day of \_\_\_\_\_

Notary Public:

My commission expires:

\_\_\_\_\_

Document SUMMARY SHEET, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.  
 Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 4

APPLICATION DATE: 11/20/2025

PERIOD: 11/01/25 - 11/30/25

**Contract Lines**

ITEM NO.	BUDGET CODE	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
				FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	10-101400-002.S BUILDING SIGNAGE.Subcontract	Signage for the Splash Pad	\$470.00	\$452.90	\$17.10	\$0.00	\$470.00	100.00%	\$0.00	\$22.65
2	10-101400.S BUILDING SIGNAGE.Subcontract	Signage for Pump Truck	\$569.00	\$549.33	\$19.67	\$0.00	\$569.00	100.00%	\$0.00	\$28.45
3	10-101400.S BUILDING SIGNAGE.Subcontract	Signage for All Wheels	\$569.00	\$544.33	\$24.67	\$0.00	\$569.00	100.00%	\$0.00	\$28.45
4	10-101400-003.S BUILDING SIGNAGE.Subcontract	Signage for Futsal Area	\$2,080.00	\$1,985.60	\$94.40	\$0.00	\$2,080.00	100.00%	\$0.00	\$104.00
5	10-101400-003.S BUILDING SIGNAGE.Subcontract	Signage for Central Area	\$5,292.00	\$5,066.44	\$225.56	\$0.00	\$5,292.00	100.00%	\$0.00	\$264.60
6	10-101400-003.S BUILDING SIGNAGE.Subcontract	Signage for Basketball & Nine Square	\$1,820.00	\$1,737.40	\$82.60	\$0.00	\$1,820.00	100.00%	\$0.00	\$91.00
7	10-101400-003.S BUILDING SIGNAGE.Subcontract	Signage for Parking Lots	\$1,680.00	\$1,577.60	\$102.40	\$0.00	\$1,680.00	100.00%	\$0.00	\$84.00
8	10-101400-003.S BUILDING SIGNAGE.Subcontract	Signage for Multi Use Fields	\$1,560.00	\$1,499.20	\$60.80	\$0.00	\$1,560.00	100.00%	\$0.00	\$78.00
<b>TOTALS:</b>			<b>\$14,040.00</b>	<b>\$13,412.80</b>	<b>\$627.20</b>	<b>\$0.00</b>	<b>\$14,040.00</b>	<b>100.00%</b>	<b>\$0.00</b>	<b>\$701.15</b>

**Change Orders**

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
<b>9 CCO #001 123715-44242-CCO001-Black Canyon</b>									
9.1	10-101400.S Added Signage for Roadways	\$4,390.00	\$0.00	\$2,390.00	\$2,000.00	\$4,390.00	100.00%	\$0.00	\$219.50
<b>TOTALS:</b>		<b>\$4,390.00</b>	<b>\$0.00</b>	<b>\$2,390.00</b>	<b>\$2,000.00</b>	<b>\$4,390.00</b>	<b>100.00%</b>	<b>\$0.00</b>	<b>\$219.50</b>

**Grand Totals**

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
<b>GRAND TOTALS:</b>		\$18,430.00	\$13,412.80	\$3,017.20	\$2,000.00	\$18,430.00	100.00%	\$0.00	\$920.65



**CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT**

Property Name: Cook Family Park

Property Location: PG, UT

Undersigned's Customer: Big-D Construction Corp

Invoice/Payment Application Number: PR4

Payment Amount: 2,866.34

Payment Period: 12-08-2025

To the extent provided below, this document becomes effective to release and the undersigned is considered to waive any notice of lien or right under Utah Code Ann., Title 38, Chapter 1a, Preconstruction and Construction Liens, or any bond right under Utah Code Ann., Title 14, Contractors' Bonds, or Section 63G-6a-1103 related to payment rights the undersigned has on the above described Property once: (1) the undersigned endorses a check in the above referenced Payment Amount payable to the undersigned; and (2) the check is paid by the depository institution on which it is drawn. This waiver and release applies to a progress payment for the work, materials, equipment, or a combination of work, materials, and equipment furnished by the undersigned to the Property or to the Undersigned's Customer which are the subject of the Invoice or Payment Application, but only to the extent of the Payment Amount. This waiver and release does not apply to any retention withheld; any items, modifications, or changes pending approval; disputed items and claims; or items furnished or invoiced after the Payment Period. The undersigned warrants that the undersigned either has already paid or will use the money the undersigned receives from this progress payment promptly to pay in full all the undersigned's laborers, subcontractors, materialmen, and suppliers for all work, materials, equipment, or combination of work, materials, and equipment that are the subject of this waiver and release.

Date: 12/8/2025

Black Canyon Signs  
(Company Name)

By: Joseph Goff  
(Signature)

President  
(Title)



# PAYMENT REQUEST RET.

Cook Family Park

PG, UT

<b>PREVIOUS BILLINGS (INCLUDING RETAINAGE)</b> .....Bottom line G703 Column D	18430.00
<b>SUBTOTAL (THIS MONTH'S WORK)</b> .....Bottom Line G703 Column E	920.65
<b>LESS RETENTION FOR CURRENT MONTH</b> .....Written as a decimal <u>.00</u> %	0.00
<b>NET AMOUNT DUE THIS PAYMENT REQUEST</b> .....	920.65

**BIG-D INTERNAL USE ONLY**

JOB NUMBER     123715                      VENDOR NO 44242

SUBCONTRACTOR Black Canyon Signs

COST CODE     see breakout            CATEGORY                     

RETAINAGE %     .00

PAYMENT DUE DATE:            Retention

JOINT CHECK            Y                          N                       
 IF YES - ATTACH PAYEE INFORMATION

APPROVED BY: *Kurt Kobayashi*

DATE: 12/8/2025

**CERTIFICATE BY SUBCONTRACTOR OR SUPPLIER:**

I hereby certify that the work performed and the material supplied to date represent the actual value of accomplishment under the terms of the contract and all authorized changes hereto between the undersigned and Big-D, relating to the above project. I further certify that all payments, less any applicable retention, through the period covered by previous payments received from Big-D have been made in full to (1) all my subcontractor (sub-contractors) and (2) for all materials and labor used in or in connection with the performance of this contract. I further certify that I have complied with Federal, State and local tax laws, including Social Security, Unemployment Compensation, Workman's Compensation and Withholding Tax Laws, insofar as applicable to this contract and that payroll fringe benefits where applicable have been paid.

BY: *Joseph Goff*

DATE: 12/8/2025

101400.S 276.40  
 101400.002.S  
 23.50  
 101400.003.S  
 621.60

**TO CONTRACTOR:**

BIG-D CONSTRUCTION CORP.  
1788 W 200 N  
LINDON, Utah 84042

**PROJECT:**

Cook Family Park  
400 N 600 W  
PLEASANT GROVE, Utah 84062

**APPLICATION NO:** 5

**INVOICE NO:** RR

**PERIOD:** 11/01/25 - 11/30/25

**PROJECT NO:** 123715

**CONTRACT NO:** 123715-44242

**CONTRACT DATE:** 07/29/2024

**CERTIFICATE DATE:** 12/01/2025

**SUBMITTED DATE:**

**FROM SUBCONTRACTOR:**

BLACK CANYON SIGNS INC  
597 E 500 N  
PLEASANT GROVE, Utah 84062

**SUBCONTRACT FOR:** 10.101400.S + 10.101400.002.S + 10.101400.003.S

**SUBCONTRACTOR'S APPLICATION FOR PAYMENT**

Application is made for payment, as shown below, in connection with the Subcontract. Continuation Sheet is attached.

1. Original Contract Sum	\$14,040.00
2. Net change by change orders	\$4,390.00
3. Contract Sum to date (Line 1 ± 2)	\$18,430.00
4. Total completed and stored to date (Column G on detail sheet)	\$18,430.00
5. Retainage:	
a. 0.00% of completed work	\$0.00
b. 0.00% of stored material	\$0.00
Total retainage (Line 5a + 5b or total in column I of detail sheet)	\$0.00
6. Total earned less retainage (Line 4 less Line 5 Total)	\$18,430.00
7. Less previous certificates for payment (Line 6 from prior certificate)	\$17,509.35
8. Current payment due:	\$920.65
9. Balance to finish, including retainage (Line 3 less Line 6)	\$0.00

The undersigned certifies that to the best of the Subcontractor's knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Subcontract Documents, that all amounts have been paid by the Subcontractor for Work which previous Certificates for payment were issued and payments received from the Owner/Client, and that current payments shown herein is now due.

SUBCONTRACTOR: BLACK CANYON SIGNS INC

By: Joseph Goff Date: 12/8/2025

State of:

County of:

Subscribed and sworn to before  
me this \_\_\_\_\_ day of \_\_\_\_\_

Notary Public:

My commission expires:

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner/Client:	\$4,390.00	\$0.00
Total approved this month:	\$0.00	\$0.00
Totals:	\$4,390.00	\$0.00
Net change by change orders:	\$4,390.00	

Document SUMMARY SHEET, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.  
 Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 5

APPLICATION DATE: 11/20/2025

PERIOD: 11/01/25 - 11/30/25

**Contract Lines**

A	B	C	D	E	F	G		H	I						
						SCHEDULED VALUE	WORK COMPLETED			MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE	
							FROM PREVIOUS APPLICATION (D + E)								THIS PERIOD
1	10-101400-002.S BUILDING SIGNAGE.Subcontract	Signage for the Splash Pad	\$470.00	\$470.00	\$0.00	\$0.00	\$470.00	100.00%	\$0.00	\$0.00					
2	10-101400.S BUILDING SIGNAGE.Subcontract	Signage for Pump Truck	\$569.00	\$569.00	\$0.00	\$0.00	\$569.00	100.00%	\$0.00	\$0.00					
3	10-101400.S BUILDING SIGNAGE.Subcontract	Signage for All Wheels	\$569.00	\$569.00	\$0.00	\$0.00	\$569.00	100.00%	\$0.00	\$0.00					
4	10-101400-003.S BUILDING SIGNAGE.Subcontract	Signage for Futsal Area	\$2,080.00	\$2,080.00	\$0.00	\$0.00	\$2,080.00	100.00%	\$0.00	\$0.00					
5	10-101400-003.S BUILDING SIGNAGE.Subcontract	Signage for Central Area	\$5,292.00	\$5,292.00	\$0.00	\$0.00	\$5,292.00	100.00%	\$0.00	\$0.00					
6	10-101400-003.S BUILDING SIGNAGE.Subcontract	Signage for Basketball & Nine Square	\$1,820.00	\$1,820.00	\$0.00	\$0.00	\$1,820.00	100.00%	\$0.00	\$0.00					
7	10-101400-003.S BUILDING SIGNAGE.Subcontract	Signage for Parking Lots	\$1,680.00	\$1,680.00	\$0.00	\$0.00	\$1,680.00	100.00%	\$0.00	\$0.00					
8	10-101400-003.S BUILDING SIGNAGE.Subcontract	Signage for Multi Use Fields	\$1,560.00	\$1,560.00	\$0.00	\$0.00	\$1,560.00	100.00%	\$0.00	\$0.00					
<b>TOTALS:</b>			<b>\$14,040.00</b>	<b>\$14,040.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$14,040.00</b>	<b>100.00%</b>	<b>\$0.00</b>	<b>\$0.00</b>					

**Change Orders**

A	B	C	D	E	F	G		H	I						
						SCHEDULED VALUE	WORK COMPLETED			MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE	
							FROM PREVIOUS APPLICATION (D + E)								THIS PERIOD
9	<b>CCO #001 123715-44242-CCO001-Black Canyon</b>														
9.1	10-101400.S Added Signage for Roadways	\$4,390.00	\$2,390.00	\$2,000.00	\$0.00	\$4,390.00	100.00%	\$0.00	\$0.00						
<b>TOTALS:</b>			<b>\$4,390.00</b>	<b>\$2,390.00</b>	<b>\$2,000.00</b>	<b>\$0.00</b>	<b>\$4,390.00</b>	<b>100.00%</b>	<b>\$0.00</b>	<b>\$0.00</b>					

**Grand Totals**

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
<b>GRAND TOTALS:</b>		<b>\$18,430.00</b>	<b>\$16,430.00</b>	<b>\$2,000.00</b>	<b>\$0.00</b>	<b>\$18,430.00</b>	<b>100.00%</b>	<b>\$0.00</b>	<b>\$0.00</b>



**UTAH CONDITIONAL WAIVER AND RELEASE UPON FINAL PAYMENT**

Property Name: Cook Family Park

Property Location: PG, UT

Undersigned's Customer: Big-D Construction Corp

Invoice/Payment Application Number: Retention

Payment Amount: 920.65

To the extent provided below, this document becomes effective to release and the undersigned is considered to waive any notice of lien or right under Utah Code Ann., Title 38, Chapter 1a, Preconstruction and Construction Liens, or any bond right under Utah Code Ann., Title 14, Contractors' Bonds, or Section 63G-6a-1103 related to payment rights the undersigned has on the above described Property once: (1) the undersigned endorses a check in the above referenced Payment Amount payable to the undersigned; and (2) the check is paid by the depository institution on which it is drawn. This waiver and release applies to the final payment for the work, materials, equipment, or combination of work, materials, and equipment furnished by the undersigned to the Property or to the Undersigned's Customer. The undersigned warrants that the undersigned either has already paid or will use the money the undersigned receives from the final payment promptly to pay in full all the undersigned's laborers, subcontractors, materialmen, and suppliers for all work, materials, Utah Code Page 3 equipment, or combination of work, materials, and equipment that are the subject of this waiver and release.

Date: 12/8/2025

Black Canyon Signs  
(Company Name)

By: Joseph Goff  
(Signature)

President  
(Title)



# PAYMENT REQUEST PR2

Cook Family Parl

PG, UT

<b>PREVIOUS BILLINGS (INCLUDING RETAINAGE)</b> .....Bottom line G703 Column D	323218.86
<b>SUBTOTAL (THIS MONTH'S WORK)</b> .....Bottom Line G703 Column E	12,761.80
<b>LESS RETENTION FOR CURRENT MONTH</b> .....Written as a decimal <u>.05</u> %	638.09
<b>NET AMOUNT DUE THIS PAYMENT REQUEST</b> .....	12,123.71

### BIG-D INTERNAL USE ONLY

JOB NUMBER 123715 VENDOR NO 36268

SUBCONTRACTOR Rulon Harper

COST CODE 034000.003 CATEGORY S

RETAINAGE % .05

PAYMENT DUE DATE: 01/15/2026

JOINT CHECK Y        N         
IF YES - ATTACH PAYEE INFORMATION

APPROVED BY: Kurt Kobayashi

DATE: 12/3/2025

### CERTIFICATE BY SUBCONTRACTOR OR SUPPLIER:

I hereby certify that the work performed and the material supplied to date represent the actual value of accomplishment under the terms of the contract and all authorized changes hereto between the undersigned and Big-D, relating to the above project. I further certify that all payments, less any applicable retention, through the period covered by previous payments received from Big-D have been made in full to (1) all my subcontractor (sub-contractors) and (2) for all materials and labor used in or in connection with the performance of this contract. I further certify that I have complied with Federal, State and local tax laws, including Social Security, Unemployment Compensation, Workman's Compensation and Withholding Tax Laws, insofar as applicable to this contract and that payroll fringe benefits where applicable have been paid.

BY: Josh Childs

DATE: 12/2/2025

**TO CONTRACTOR:**

BIG-D CONSTRUCTION CORP.  
1788 W 200 N  
LINDON, Utah 84042

**PROJECT:**

Cook Family Park  
400 N 600 W  
PLEASANT GROVE, Utah 84062

**APPLICATION NO: 2**

**INVOICE NO: PR2**

**PERIOD: 11/01/25 - 11/30/25**

**PROJECT NO: 123715**

**CONTRACT NO: 123715-36268**

**CONTRACT DATE: 08/15/2024**

**CERTIFICATE DATE: 12/01/2025**

**SUBMITTED DATE:**

**FROM SUBCONTRACTOR:**

RULON HARPER CONSTRUCTION INC  
PO BOX 18549  
SALT LAKE CITY, Utah 84118

**SUBCONTRACT FOR: 03.034000.003.S**

**SUBCONTRACTOR'S APPLICATION FOR PAYMENT**

Application is made for payment, as shown below, in connection with the Subcontract. Continuation Sheet is attached.

1. Original Contract Sum	\$182,418.05
2. Net change by change orders	\$153,562.61
3. Contract Sum to date (Line 1 ± 2)	\$335,980.66
4. Total completed and stored to date (Column G on detail sheet)	\$335,980.66
5. Retainage:	
a. 5.00% of completed work	\$16,799.03
b. 0.00% of stored material	\$0.00
Total retainage (Line 5a + 5b or total in column I of detail sheet)	\$16,799.03
6. Total earned less retainage (Line 4 less Line 5 Total)	\$319,181.63
7. Less previous certificates for payment (Line 6 from prior certificate)	\$307,057.92
8. Current payment due:	\$12,123.71
9. Balance to finish, including retainage (Line 3 less Line 6)	\$16,799.03

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner/Client:	\$153,562.61	\$0.00
Total approved this month:	\$0.00	\$0.00
Totals:	\$153,562.61	\$0.00
Net change by change orders:	\$153,562.61	

The undersigned certifies that to the best of the Subcontractor's knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Subcontract Documents, that all amounts have been paid by the Subcontractor for Work which previous Certificates for payment were issued and payments received from the Owner/Client, and that current payments shown herein is now due.

SUBCONTRACTOR: RULON HARPER CONSTRUCTION INC

By: Josh Childs Date: 12/2/2025

State of:

County of:

Subscribed and sworn to before  
me this \_\_\_\_\_ day of \_\_\_\_\_

Notary Public:

My commission expires:

\_\_\_\_\_

Document SUMMARY SHEET, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.  
 Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 2

APPLICATION DATE: 11/20/2025

PERIOD: 11/01/25 - 11/30/25

**Contract Lines**

A	B	C	D	E	F	G		H	I	
ITEM NO.	BUDGET CODE	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
				FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	03-034000-003 .S PRECAST CONCRETE.Subcontract	8' Precast Decorative Concrete Fence & Foundation	\$182,418.05	\$182,418.05	\$0.00	\$0.00	\$182,418.05	100.00%	\$0.00	\$9,120.90
<b>TOTALS:</b>			<b>\$182,418.05</b>	<b>\$182,418.05</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$182,418.05</b>	<b>100.00%</b>	<b>\$0.00</b>	<b>\$9,120.90</b>

**Change Orders**

A	B	C	D	E	F	G		H	I	
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE	
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD						
<b>2</b>	<b>CCO #001 123715-36265-CCO001-Rulon Harper</b>									
2.1	03-034000-003 .S Precast Fence Stain	\$9,489.54	\$9,489.54	\$0.00	\$0.00	\$9,489.54	100.00%	\$0.00	\$474.48	
2.2	03-034000-003 .S Anti-Graffiti Coating	\$12,761.80	\$0.00	\$12,761.80	\$0.00	\$12,761.80	100.00%	\$0.00	\$638.09	
<b>3</b>	<b>CCO #002 123715-36268-CCO002-Rulon Harper</b>									
3.1	03-034000-003 .S Upgrade Stain on Precast Fence to Tri-Color Stain	\$6,053.68	\$6,053.68	\$0.00	\$0.00	\$6,053.68	100.00%	\$0.00	\$302.68	
<b>4</b>	<b>CCO #003 123715-36268-CCO003-Rulon Harper Construction</b>									
4.1	03-034000-003 .S Provide and Install Additional Precast Fence	\$125,257.59	\$125,257.59	\$0.00	\$0.00	\$125,257.59	100.00%	\$0.00	\$6,262.88	
<b>TOTALS:</b>			<b>\$153,562.61</b>	<b>\$140,800.81</b>	<b>\$12,761.80</b>	<b>\$0.00</b>	<b>\$153,562.61</b>	<b>100.00%</b>	<b>\$0.00</b>	<b>\$7,678.13</b>

**Grand Totals**

A	B	C	D	E	F	G		H	I	
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE	
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD						
<b>GRAND TOTALS:</b>			<b>\$335,980.66</b>	<b>\$323,218.86</b>	<b>\$12,761.80</b>	<b>\$0.00</b>	<b>\$335,980.66</b>	<b>100.00%</b>	<b>\$0.00</b>	<b>\$16,799.03</b>



**CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT**

Property Name: Cook Family Parl

Property Location: PG, UT

Undersigned's Customer: Big-D Construction Corp

Invoice/Payment Application Number: PR2

Payment Amount: 12,123.71

Payment Period: 11/1/2025-11/30/25

To the extent provided below, this document becomes effective to release and the undersigned is considered to waive any notice of lien or right under Utah Code Ann., Title 38, Chapter 1a, Preconstruction and Construction Liens, or any bond right under Utah Code Ann., Title 14, Contractors' Bonds, or Section 63G-6a-1103 related to payment rights the undersigned has on the above described Property once: (1) the undersigned endorses a check in the above referenced Payment Amount payable to the undersigned; and (2) the check is paid by the depository institution on which it is drawn. This waiver and release applies to a progress payment for the work, materials, equipment, or a combination of work, materials, and equipment furnished by the undersigned to the Property or to the Undersigned's Customer which are the subject of the Invoice or Payment Application, but only to the extent of the Payment Amount. This waiver and release does not apply to any retention withheld; any items, modifications, or changes pending approval; disputed items and claims; or items furnished or invoiced after the Payment Period. The undersigned warrants that the undersigned either has already paid or will use the money the undersigned receives from this progress payment promptly to pay in full all the undersigned's laborers, subcontractors, materialmen, and suppliers for all work, materials, equipment, or combination of work, materials, and equipment that are the subject of this waiver and release.

Date: 12/2/2025

Rulon Harper  
(Company Name)

By: Josh Childs  
(Signature)

Estimator/Project Manager  
(Title)



# PAYMENT REQUEST RET.

Cook Family Park

PG, UT

<b>PREVIOUS BILLINGS (INCLUDING RETAINAGE)</b> .....Bottom line G703 Column D	335980.66
<b>SUBTOTAL (THIS MONTH'S WORK)</b> .....Bottom Line G703 Column E	16,799.03
<b>LESS RETENTION FOR CURRENT MONTH</b> .....Written as a decimal <u>.00</u> %	0.00
<b>NET AMOUNT DUE THIS PAYMENT REQUEST</b> .....	16,799.03

### BIG-D INTERNAL USE ONLY

JOB NUMBER 123715                      VENDOR NO 36268

SUBCONTRACTOR Rulon Harper

COST CODE 034000.003                      CATEGORY S

RETAINAGE % .00

PAYMENT DUE DATE:                      Retention

JOINT CHECK                      Y                                           N                       
IF YES - ATTACH PAYEE INFORMATION

APPROVED BY: Kurt Kobayashi

DATE: 12/3/2025

### CERTIFICATE BY SUBCONTRACTOR OR SUPPLIER:

I hereby certify that the work performed and the material supplied to date represent the actual value of accomplishment under the terms of the contract and all authorized changes hereto between the undersigned and Big-D, relating to the above project. I further certify that all payments, less any applicable retention, through the period covered by previous payments received from Big-D have been made in full to (1) all my subcontractor (sub-contractors) and (2) for all materials and labor used in or in connection with the performance of this contract. I further certify that I have complied with Federal, State and local tax laws, including Social Security, Unemployment Compensation, Workman's Compensation and Withholding Tax Laws, insofar as applicable to this contract and that payroll fringe benefits where applicable have been paid.

BY: Josh Childs

DATE: 12/2/2025

**TO CONTRACTOR:**

BIG-D CONSTRUCTION CORP.  
1788 W 200 N  
LINDON, Utah 84042

**PROJECT:**

Cook Family Park  
400 N 600 W  
PLEASANT GROVE, Utah 84062

**APPLICATION NO:** 3

**INVOICE NO:** RR

**PERIOD:** 11/01/25 - 11/30/25

**PROJECT NO:** 123715

**CONTRACT NO:** 123715-36268

**CONTRACT DATE:** 08/15/2024

**CERTIFICATE DATE:** 12/01/2025

**SUBMITTED DATE:**

**FROM SUBCONTRACTOR:**

RULON HARPER CONSTRUCTION INC  
PO BOX 18549  
SALT LAKE CITY, Utah 84118

**SUBCONTRACT FOR:** 03.034000.003.S

**SUBCONTRACTOR'S APPLICATION FOR PAYMENT**

Application is made for payment, as shown below, in connection with the Subcontract. Continuation Sheet is attached.

1. Original Contract Sum	\$182,418.05
2. Net change by change orders	\$153,562.61
3. Contract Sum to date (Line 1 ± 2)	\$335,980.66
4. Total completed and stored to date (Column G on detail sheet)	\$335,980.66
5. Retainage:	
a. 0.00% of completed work	\$0.00
b. 0.00% of stored material	\$0.00
Total retainage (Line 5a + 5b or total in column I of detail sheet)	\$0.00
6. Total earned less retainage (Line 4 less Line 5 Total)	\$335,980.66
7. Less previous certificates for payment (Line 6 from prior certificate)	\$319,181.63
8. Current payment due:	\$16,799.03
9. Balance to finish, including retainage (Line 3 less Line 6)	\$0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner/Client:	\$153,562.61	\$0.00
Total approved this month:	\$0.00	\$0.00
Totals:	\$153,562.61	\$0.00
Net change by change orders:	\$153,562.61	

The undersigned certifies that to the best of the Subcontractor's knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Subcontract Documents, that all amounts have been paid by the Subcontractor for Work which previous Certificates for payment were issued and payments received from the Owner/Client, and that current payments shown herein is now due.

SUBCONTRACTOR: RULON HARPER CONSTRUCTION INC

By: Josh Childs Date: 12/2/2025

State of:

County of:

Subscribed and sworn to before  
me this \_\_\_\_\_ day of \_\_\_\_\_

Notary Public:

My commission expires:

Document SUMMARY SHEET, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.  
 Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 3

APPLICATION DATE: 11/20/2025

PERIOD: 11/01/25 - 11/30/25

**Contract Lines**

A	B	C	D	E	F	G		H	I	
ITEM NO.	BUDGET CODE	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
				FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	03-034000-003 .S PRECAST CONCRETE.Subcontract	8' Precast Decorative Concrete Fence & Foundation	\$182,418.05	\$182,418.05	\$0.00	\$0.00	\$182,418.05	100.00%	\$0.00	\$0.00
<b>TOTALS:</b>			<b>\$182,418.05</b>	<b>\$182,418.05</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$182,418.05</b>	<b>100.00%</b>	<b>\$0.00</b>	<b>\$0.00</b>

**Change Orders**

A	B	C	D	E	F	G		H	I	
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE	
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD						
<b>2</b>	<b>CCO #001 123715-36265-CCO001-Rulon Harper</b>									
2.1	03-034000-003 .S Precast Fence Stain	\$9,489.54	\$9,489.54	\$0.00	\$0.00	\$9,489.54	100.00%	\$0.00	\$0.00	
2.2	03-034000-003 .S Anti-Graffiti Coating	\$12,761.80	\$12,761.80	\$0.00	\$0.00	\$12,761.80	100.00%	\$0.00	\$0.00	
<b>3</b>	<b>CCO #002 123715-36268-CCO002-Rulon Harper</b>									
3.1	03-034000-003 .S Upgrade Stain on Precast Fence to Tri-Color Stain	\$6,053.68	\$6,053.68	\$0.00	\$0.00	\$6,053.68	100.00%	\$0.00	\$0.00	
<b>4</b>	<b>CCO #003 123715-36268-CCO003-Rulon Harper Construction</b>									
4.1	03-034000-003 .S Provide and Install Additional Precast Fence	\$125,257.59	\$125,257.59	\$0.00	\$0.00	\$125,257.59	100.00%	\$0.00	\$0.00	
<b>TOTALS:</b>			<b>\$153,562.61</b>	<b>\$153,562.61</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$153,562.61</b>	<b>100.00%</b>	<b>\$0.00</b>	<b>\$0.00</b>

**Grand Totals**

A	B	C	D	E	F	G		H	I	
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE	
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD						
<b>GRAND TOTALS:</b>			<b>\$335,980.66</b>	<b>\$335,980.66</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$335,980.66</b>	<b>100.00%</b>	<b>\$0.00</b>	<b>\$0.00</b>



**UTAH CONDITIONAL WAIVER AND RELEASE UPON FINAL PAYMENT**

Property Name: Cook Family Park

Property Location: PG, UT

Undersigned's Customer: Big-D Construction Corp

Invoice/Payment Application Number: Retention

Payment Amount: 16,799.03

To the extent provided below, this document becomes effective to release and the undersigned is considered to waive any notice of lien or right under Utah Code Ann., Title 38, Chapter 1a, Preconstruction and Construction Liens, or any bond right under Utah Code Ann., Title 14, Contractors' Bonds, or Section 63G-6a-1103 related to payment rights the undersigned has on the above described Property once: (1) the undersigned endorses a check in the above referenced Payment Amount payable to the undersigned; and (2) the check is paid by the depository institution on which it is drawn. This waiver and release applies to the final payment for the work, materials, equipment, or combination of work, materials, and equipment furnished by the undersigned to the Property or to the Undersigned's Customer. The undersigned warrants that the undersigned either has already paid or will use the money the undersigned receives from the final payment promptly to pay in full all the undersigned's laborers, subcontractors, materialmen, and suppliers for all work, materials, Utah Code Page 3 equipment, or combination of work, materials, and equipment that are the subject of this waiver and release.

Date: 12/2/2025

Rulon Harper  
(Company Name)

By: Josh Childs  
(Signature)

Estimator/Project Manager  
(Title)



# PAYMENT REQUEST RET.

Cook Family Park

PG, UT

<b>PREVIOUS BILLINGS (INCLUDING RETAINAGE)</b> .....Bottom line G703 Column D	98435.00
<b>SUBTOTAL (THIS MONTH'S WORK)</b> .....Bottom Line G703 Column E	2,477.40
<b>LESS RETENTION FOR CURRENT MONTH</b> .....Written as a decimal <u>.00</u> %	0.00
<b>NET AMOUNT DUE THIS PAYMENT REQUEST</b> .....	2,477.40

**BIG-D INTERNAL USE ONLY**

JOB NUMBER     123715                      VENDOR NO 42157

SUBCONTRACTOR FRDM

COST CODE         329200.003                      CATEGORY S

RETAINAGE %     .00

PAYMENT DUE DATE:                      Retention

JOINT CHECK         Y                                 N             
 IF YES - ATTACH PAYEE INFORMATION

APPROVED BY: Kurt Kobayashi

DATE: 12/2/2025

**CERTIFICATE BY SUBCONTRACTOR OR SUPPLIER:**

I hereby certify that the work performed and the material supplied to date represent the actual value of accomplishment under the terms of the contract and all authorized changes hereto between the undersigned and Big-D, relating to the above project. I further certify that all payments, less any applicable retention, through the period covered by previous payments received from Big-D have been made in full to (1) all my subcontractor (sub-contractors) and (2) for all materials and labor used in or in connection with the performance of this contract. I further certify that I have complied with Federal, State and local tax laws, including Social Security, Unemployment Compensation, Workman's Compensation and Withholding Tax Laws, insofar as applicable to this contract and that payroll fringe benefits where applicable have been paid.

BY: Maz Broman

DATE: 12/1/2025

**TO CONTRACTOR:**

BIG-D CONSTRUCTION CORP.  
1788 W 200 N  
LINDON, Utah 84042

**PROJECT:**

Cook Family Park  
400 N 600 W  
PLEASANT GROVE, Utah 84062

**APPLICATION NO:** 5

**INVOICE NO:** RR2

**PERIOD:** 11/01/25 - 11/30/25

**PROJECT NO:** 123715

**CONTRACT NO:** 123715-42157

**CONTRACT DATE:** 06/11/2024

**CERTIFICATE DATE:** 12/01/2025

**SUBMITTED DATE:**

**FROM SUBCONTRACTOR:**

FRDM HOLDINGS, LLC dba FRDM TURF  
589 W 9400 S  
SANDY, Utah 84070

**SUBCONTRACT FOR:** 32.329200.003.S

**SUBCONTRACTOR'S APPLICATION FOR PAYMENT**

Application is made for payment, as shown below, in connection with the Subcontract. Continuation Sheet is attached.

1. Original Contract Sum	\$95,095.00
2. Net change by change orders	\$3,340.00
3. Contract Sum to date (Line 1 ± 2)	\$98,435.00
4. Total completed and stored to date (Column G on detail sheet)	\$98,435.00
5. Retainage:	
a. 0.00% of completed work	\$0.00
b. 0.00% of stored material	\$0.00
Total retainage (Line 5a + 5b or total in column I of detail sheet)	\$0.00
6. Total earned less retainage (Line 4 less Line 5 Total)	\$98,435.00
7. Less previous certificates for payment (Line 6 from prior certificate)	\$95,957.60
8. Current payment due:	\$2,477.40
9. Balance to finish, including retainage (Line 3 less Line 6)	\$0.00

The undersigned certifies that to the best of the Subcontractor's knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Subcontract Documents, that all amounts have been paid by the Subcontractor for Work which previous Certificates for payment were issued and payments received from the Owner/Client, and that current payments shown herein is now due.

SUBCONTRACTOR: FRDM HOLDINGS, LLC dba FRDM TURF

By: Max Broman Date: 12/1/2025

State of:

County of:

Subscribed and sworn to before  
me this \_\_\_\_\_ day of \_\_\_\_\_

Notary Public:

My commission expires:

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner/Client:	\$3,340.00	\$0.00
Total approved this month:	\$0.00	\$0.00
Totals:	\$3,340.00	\$0.00
Net change by change orders:	\$3,340.00	

Document SUMMARY SHEET, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.  
 Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 5

APPLICATION DATE: 11/20/2025

PERIOD: 11/01/25 - 11/30/25

**Contract Lines**

A	B	C	D	E	F	G		H	I	
ITEM NO.	BUDGET CODE	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	%(G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
				FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	32-329200-003 .S TURF AND GRASS.Subcontract	Synthetic Turf at Pump Track, Shade Areas & Nine Square Court	\$95,095.00	\$95,095.00	\$0.00	\$0.00	\$95,095.00	100.00%	\$0.00	\$0.00
<b>TOTALS:</b>			<b>\$95,095.00</b>	<b>\$95,095.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$95,095.00</b>	<b>100.00%</b>	<b>\$0.00</b>	<b>\$0.00</b>

**Change Orders**

A	B	C	D	E	F	G		H	I	
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	%(G / C)	BALANCE TO FINISH (C - G)	RETAINAGE	
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD						
<b>2</b>	<b>CCO #001 123715-42157-CCO001-FRDM dba FRDM Turf</b>									
2.1	32-329200-003 .S Provide and Install Nail Board	\$2,175.00	\$2,175.00	\$0.00	\$0.00	\$2,175.00	100.00%	\$0.00	\$0.00	
<b>3</b>	<b>CCO #002 123715-42157-CCO002-FRDM dba FRDM Turf</b>									
3.1	32-329200-003 .S Install Added Rock at Pump Track	\$1,165.00	\$1,165.00	\$0.00	\$0.00	\$1,165.00	100.00%	\$0.00	\$0.00	
<b>TOTALS:</b>			<b>\$3,340.00</b>	<b>\$3,340.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$3,340.00</b>	<b>100.00%</b>	<b>\$0.00</b>	<b>\$0.00</b>

**Grand Totals**

A	B	C	D	E	F	G		H	I	
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	%(G / C)	BALANCE TO FINISH (C - G)	RETAINAGE	
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD						
<b>GRAND TOTALS:</b>			<b>\$98,435.00</b>	<b>\$98,435.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$98,435.00</b>	<b>100.00%</b>	<b>\$0.00</b>	<b>\$0.00</b>



**UTAH CONDITIONAL WAIVER AND RELEASE UPON FINAL PAYMENT**

Property Name: Cook Family Park

Property Location: PG, UT

Undersigned's Customer: Big-D Construction Corp

Invoice/Payment Application Number: Retention

Payment Amount: 2,477.40

To the extent provided below, this document becomes effective to release and the undersigned is considered to waive any notice of lien or right under Utah Code Ann., Title 38, Chapter 1a, Preconstruction and Construction Liens, or any bond right under Utah Code Ann., Title 14, Contractors' Bonds, or Section 63G-6a-1103 related to payment rights the undersigned has on the above described Property once: (1) the undersigned endorses a check in the above referenced Payment Amount payable to the undersigned; and (2) the check is paid by the depository institution on which it is drawn. This waiver and release applies to the final payment for the work, materials, equipment, or combination of work, materials, and equipment furnished by the undersigned to the Property or to the Undersigned's Customer. The undersigned warrants that the undersigned either has already paid or will use the money the undersigned receives from the final payment promptly to pay in full all the undersigned's laborers, subcontractors, materialmen, and suppliers for all work, materials, Utah Code Page 3 equipment, or combination of work, materials, and equipment that are the subject of this waiver and release.

Date: 12/1/2025

FRDM  
(Company Name)

By: Max Broman  
(Signature)

CEO  
(Title)



# INVOICE

INVOICE NO: **75986**

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

DATE: 1/31/2026

JOB NO: 123715

**Job Name** COOK FAMILY PARK

### PAYMENT REQUEST # 30

ORIGINAL CONTRACT AMOUNT	\$	8,500.00
NET CHANGE BY CHANGE ORDER	\$	<u>23,923,014.26</u>
ADJUSTED CONTRACT AMOUNT	\$	<u><u>23,931,514.26</u></u>
TOTAL COMPLETED TO DATE	\$	23,694,187.11
LESS RETENTION	\$	<u>-</u>
TOTAL EARNED LESS RETAINAGE	\$	23,694,187.11
LESS PREVIOUS INVOICES	\$	<u>23,652,951.47</u>
<b>AMOUNT DUE THIS REQUEST</b>	\$	<u><u>41,235.64</u></u>

**PLEASE REMIT PAYMENT TO: BIG-D CONSTRUCTION**

IF THERE ARE ANY QUESTIONS REGARDING THIS INVOICE, PLEASE NOTIFY US AT ONCE.

404 WEST 400 SOUTH  
SALT LAKE CITY, UTAH 84101

**APPLICATION AND CERTIFICATION FOR PAYMENT**

DOCUMENT G702

**TO OWNER:**

CITY OF PLEASANT GROVE  
70 S 100 E  
PLEASANT GROVE, UT 84062

**PROJECT:**

COOK FAMILY PARK  
400 N 600 W  
PLEASANT GROVE, UT 84062

APPLICATION NO: 30

PERIOD FROM: 12/1/2025

PERIOD TO: 1/31/2026

Distribution to:

OWNER  
 ARCHITECT  
 CONTRACTOR

**FROM CONTRACTOR:**

BIG-D INC.  
404 W 400 S  
SLC, UT 84101

**VIA ARCHITECT:**

HORROCKS  
2162 WEST GROVE PARK SUITE 100  
PLEASANT GROVE, UT 84062

PROJECT NO: 123715

**CONTRACTOR'S APPLICATION FOR PAYMENT**

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$ 8,500.00
2. Net change by Change Orders	\$ 23,923,014.26
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$ 23,931,514.26
4. TOTAL COMPLETED & STORED TO DATE (Column H on G703)	\$ 23,694,187.11
5. RETAINAGE:	
a. 5 % of Completed Work (Column D + E on G703)	\$ -
b. 5 % of Stored Material (Column F on G703)	\$ -
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$ -
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$ 23,694,187.11
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$ 23,652,951.47
8. CURRENT PAYMENT DUE	\$ 41,235.64
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$ 237,327.15

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

**CONTRACTOR:**

By: Kurt Kobayashi Date: 1/30/2026

State of: Utah County of: Utah  
Subscribed and sworn to before me this 30th day of Jan, 2026

Notary Public: Jami Mascaro

My Commission expires: 08/22/2029



**ARCHITECT'S CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED ..... \$ 41,235.64

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

**ARCHITECT:**

By: Brett Wood Date: 3/31/2026

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

**OWNER'S REP. CERTIFICATE FOR PAYMENT**

By: Neal Winterton Date: 4/3/2026

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	24,539,525	(616,511)
Total approved this Month	-	-
<b>TOTALS</b>	<b>24,539,525</b>	<b>(616,511)</b>
NET CHANGES by Change Order	23,923,014	

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CONTRACTOR: BIG-D INC.  
PROJECT: COOK FAMILY PARK

**SCHEDULE of VALUES**  
PROJECT NO: 123715

DATE: 1/31/2026  
PAY APP: 30

A ITEM NO.	B DESCRIPTION OF WORK	C % ITEM OF TOTAL	D SCHEDULE OF VALUES	E CHANGE ORDERS	F REVISED SCHEDULE OF VALUES	G WORK COMPLETED		H MATERIALS STORED	I TOTAL COMPLETED & STORED	J % TO DATE	K BALANCE TO FINISH	L LESS PREVIOUSLY BILLED	M AMOUNT DUE THIS REQUEST	N RETENTION WITHHELD 5%
						PREVIOUS APPLICATIONS	PAY REQUEST #30							
0.0	PRECONSTRUCTION	0.04%	8,500.00	-	8,500.00	8,500.00		-	8,500.00	100.00%	-	8,500.00	-	-
1.0	GENERAL CONDITIONS	4.92%	-	1,177,373.27	1,177,373.27	1,170,585.10	343.12	-	1,170,928.22	99.45%	6,445.05	1,170,585.11	343.12	-
10.0	SPECIALTIES	0.02%	-	5,528.00	5,528.00	5,528.00		-	5,528.00	100.00%	-	5,528.00	-	-
12.0	FURNISHINGS	6.29%	-	1,504,148.00	1,504,148.00	1,504,148.00		-	1,504,148.00	100.00%	-	1,504,148.00	-	-
31.0	EARTHWORK	42.33%	-	10,129,235.22	10,129,235.22	10,132,264.92		-	10,132,264.92	100.03%	(3,029.70)	10,132,264.92	(0.00)	-
	RESTROOM	7.05%	-	1,688,321.96	1,688,321.96	1,700,035.42		-	1,700,035.42	100.69%	(11,713.46)	1,700,035.42	-	-
	SPLASH PAD	6.01%	-	1,439,476.69	1,439,476.69	1,352,458.60		-	1,352,458.60	93.95%	87,018.09	1,352,458.60	-	-
	SITE WORK	28.32%	-	6,777,494.00	6,777,494.00	6,744,378.47		-	6,744,378.47	99.51%	33,115.53	6,744,378.47	-	-
				-										
93.0	BUILDERS RISK	0.62%	-	147,947.89	147,947.89	146,198.08	282.62	-	146,480.70	99.01%	1,467.19	146,198.08	282.62	-
93.1	GENERAL LIABILITY INSURANCE	0.79%	-	189,028.38	189,028.38	185,282.29	1,871.51	-	187,153.80	99.01%	1,874.58	185,282.29	1,871.51	-
94.1	BONDS	0.49%	-	117,208.11	117,208.11	87,387.00	29,821.11	-	117,208.11	100.00%	-	87,387.00	29,821.11	-
98.1	CONTRACTOR CONTIGNECY	0.55%	-	132,719.67	132,719.67	13,588.36	3,075.72	-	16,664.08	12.56%	116,055.59	13,588.36	3,075.72	-
99.0	CM/GM OVERHEAD AND FEE	2.57%	-	614,533.07	614,533.07	602,597.23	5,841.56	-	608,438.79	99.01%	6,094.28	602,597.23	5,841.56	-
<b>TOTALS</b>		<b>100.00%</b>	<b>8,500.00</b>	<b>23,923,014.26</b>	<b>23,931,514.26</b>	<b>23,652,951.47</b>	<b>41,235.64</b>	<b>-</b>	<b>23,694,187.11</b>	<b>99.01%</b>	<b>237,327.15</b>	<b>23,652,951.47</b>	<b>41,235.64</b>	<b>-</b>

CONTRACTOR: BIG-D INC.  
 PROJECT: COOK FAMILY PARK - RESTROOM

**SCHEDULE of VALUES**  
 PROJECT NO: 123715

DATE: 1/31/2026  
 PAY APP: 30

A ITEM NO.	B DESCRIPTION OF WORK	C % ITEM OF TOTAL	D SCHEDULE OF VALUES	E CHANGE ORDERS	F REVISED SCHEDULE OF VALUES	G WORK COMPLETED		H MATERIALS STORED	I TOTAL COMPLETED & STORED	J % TO DATE	K BALANCE TO FINISH	L LESS PREVIOUSLY BILLED	M AMOUNT DUE THIS REQUEST	N RETENTION WITHHELD 5%
						PREVIOUS APPLICATIONS	PAY REQUEST #30							
2.0	EXISTING CONDITIONS	0.61%	-	10,221.00	10,221.00	17,711.01		-	17,711.01	173.28%	(7,490.01)	17,711.01	-	-
3.0	CONCRETE	9.77%	-	164,929.80	164,929.80	162,061.09		-	162,061.09	98.26%	2,868.71	162,061.09	-	-
4.0	MASONRY	14.60%	-	246,527.00	246,527.00	243,623.00		-	243,623.00	98.82%	2,904.00	243,623.00	-	-
5.0	METALS	8.11%	-	136,897.41	136,897.41	157,579.59		-	157,579.59	115.11%	(20,682.18)	157,579.59	-	-
6.0	CARPENTRY	4.69%	-	79,170.00	79,170.00	86,291.25		-	86,291.25	108.99%	(7,121.25)	86,291.25	-	-
7.0	THERMAL & MOISTURE PROTECTION	11.83%	-	199,801.35	199,801.35	224,534.72		-	224,534.72	112.38%	(24,733.37)	224,534.72	-	-
8.0	DOORS AND WINDOWS	5.73%	-	96,784.34	96,784.34	84,307.96		-	84,307.96	87.11%	12,476.38	84,307.96	-	-
9.0	FINISHES	1.53%	-	25,833.00	25,833.00	13,351.00		-	13,351.00	51.68%	12,482.00	13,351.00	-	-
10.0	SPECIALTIES	2.30%	-	38,836.00	38,836.00	33,895.74		-	33,895.74	87.28%	4,940.26	33,895.74	-	-
22.0	PLUMBING	9.32%	-	157,309.25	157,309.25	157,309.25		-	157,309.25	100.00%	-	157,309.25	-	-
23.0	HVAC	5.80%	-	97,892.00	97,892.00	95,260.00		-	95,260.00	97.31%	2,632.00	95,260.00	-	-
26.0	ELECTRICAL	21.69%	-	366,129.56	366,129.56	356,459.56		-	356,459.56	97.36%	9,670.00	356,459.56	-	-
31.0	EARTHWORK	4.03%	-	67,991.25	67,991.25	67,651.25		-	67,651.25	99.50%	340.00	67,651.25	-	-
<b>TOTALS</b>		<b>100.00%</b>	-	<b>1,688,321.96</b>	<b>1,688,321.96</b>	<b>1,700,035.42</b>		-	<b>1,700,035.42</b>	<b>100.69%</b>	<b>(11,713.46)</b>	<b>1,700,035.42</b>	-	-

CONTRACTOR: BIG-D INC.  
 PROJECT: COOK FAMILY PARK - SPLASH PAD

**SCHEDULE of VALUES**  
 PROJECT NO: 123715

DATE: 1/31/2026  
 PAY APP: 30

A ITEM NO.	B DESCRIPTION OF WORK	C % ITEM OF TOTAL	D SCHEDULE OF VALUES	E CHANGE ORDERS	F REVISED SCHEDULE OF VALUES	G WORK COMPLETED		H MATERIALS STORED	I TOTAL COMPLETED & STORED	J % TO DATE	K BALANCE TO FINISH	L LESS PREVIOUSLY BILLED	M AMOUNT DUE THIS REQUEST	N RETENTION WITHHELD 5%
						PREVIOUS APPLICATIONS	PAY REQUEST #30							
3.0	CONCRETE	29.72%	-	427,795.00	427,795.00	429,735.22		-	429,735.22	100.45%	(1,940.22)	429,735.22	-	-
10.0	SPECIALTIES	0.03%	-	470.00	470.00	470.00		-	470.00	100.00%	-	470.00	-	-
13.0	SPECIAL CONSTRUCTONS	52.82%	-	760,393.99	760,393.99	677,809.62		-	677,809.62	89.14%	82,584.37	677,809.62	-	-
26.0	ELECTRICAL	11.24%	-	161,733.00	161,733.00	161,733.00		-	161,733.00	100.00%	-	161,733.00	-	-
31.0	EARTHWORK	5.18%	-	74,514.70	74,514.70	70,140.76		-	70,140.76	94.13%	4,373.94	70,140.76	-	-
32.0	EXTERIOR IMPROVEMENT	1.01%	-	14,570.00	14,570.00	12,570.00		-	12,570.00	86.27%	2,000.00	12,570.00	-	-
<b>TOTALS</b>		<b>100.00%</b>	<b>-</b>	<b>1,439,476.69</b>	<b>1,439,476.69</b>	<b>1,352,458.60</b>		<b>-</b>	<b>1,352,458.60</b>	<b>93.95%</b>	<b>87,018.09</b>	<b>1,352,458.60</b>	<b>-</b>	<b>-</b>

CONTRACTOR: BIG-D INC.  
 PROJECT: COOK FAMILY PARK - SITE WORK

**SCHEDULE of VALUES**  
 PROJECT NO: 123715

DATE: 1/31/2026  
 PAY APP: 30

A ITEM NO.	B DESCRIPTION OF WORK	C %ITEM OF TOTAL	D SCHEDULE OF VALUES	E CHANGE ORDERS	F REVISED SCHEDULE OF VALUES	G WORK COMPLETED		H MATERIALS STORED	I TOTAL COMPLETED & STORED	J % TO DATE	K BALANCE TO FINISH	L LESS PREVIOUSLY BILLED	M AMOUNT DUE THIS REQUEST	N RETENTION WITHHELD 5%
						PREVIOUS APPLICATIONS	PAY REQUEST #30							
3.0	CONCRETE	35.06%	-	2,375,898.43	2,375,898.43	2,376,778.63		-	2,376,778.63	100.04%	(880.20)	2,376,778.63	-	-
4.0	MASONRY	0.60%	-	40,616.00	40,616.00	38,416.00		-	38,416.00	94.58%	2,200.00	38,416.00	-	-
5.0	METALS	5.35%	-	362,508.38	362,508.38	357,068.79		-	357,068.79	98.50%	5,439.59	357,068.79	-	-
7.0	THERMAL & MOISTURE PROTECTION	0.76%	-	51,320.00	51,320.00	50,940.00		-	50,940.00	99.26%	380.00	50,940.00	-	-
8.0	DOORS AND WINDOWS	0.31%	-	20,994.00	20,994.00	19,994.00		-	19,994.00	95.24%	1,000.00	19,994.00	-	-
9.0	FINISHES	1.11%	-	75,422.00	75,422.00	84,469.50		-	84,469.50	112.00%	(9,047.50)	84,469.50	-	-
10.0	SPECIALTIES	0.18%	-	12,432.00	12,432.00	12,432.00		-	12,432.00	100.00%	-	12,432.00	-	-
12.0	FURNISHINGS	0.12%	-	8,130.00	8,130.00	5,129.97		-	5,129.97	63.10%	3,000.03	5,129.97	-	-
13.0	SPECIAL CONSTRUCITONS	4.43%	-	300,307.65	300,307.65	284,050.82		-	284,050.82	94.59%	16,256.83	284,050.82	-	-
22.0	PLUMBING	0.46%	-	31,439.00	31,439.00	31,439.00		-	31,439.00	100.00%	-	31,439.00	-	-
26.0	ELECTRICAL	7.72%	-	523,271.21	523,271.21	513,984.00		-	513,984.00	98.23%	9,287.21	513,984.00	-	-
31.0	EARTHWORK	2.00%	-	135,463.22	135,463.22	137,700.46		-	137,700.46	101.65%	(2,237.24)	137,700.46	-	-
32.0	EXTERIOR IMPROVEMENT	41.90%	-	2,839,692.11	2,839,692.11	2,831,975.30		-	2,831,975.30	99.73%	7,716.81	2,831,975.30	-	-
				-										
<b>TOTALS</b>		<b>100.00%</b>	-	<b>6,777,494.00</b>	<b>6,777,494.00</b>	<b>6,744,378.47</b>		-	<b>6,744,378.47</b>	<b>99.51%</b>	<b>33,115.53</b>	<b>6,744,378.47</b>	-	-



**CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT**

Project: **COOK FAMILY PARK** \_\_\_\_\_ (the "Project")

Job No: **123715** \_\_\_\_\_

Upon receipt by **Big-D Construction** of a check from **CITY OF PLEASANT GROVE** in the sum of \$ **41,235.64** Payable to Big-D

Construction, and when the check has been properly endorsed and paid by the bank on which it is drawn, this document becomes effective to release any mechanic's lien, any state or federal statutory bond right, any private bond right, any claim for payment and any rights under any similar ordinance, rule or statute related to claim or payment rights that Big-D Construction has on the Project to the extent outlined below.

This release covers a progress payment to Big-D Construction for all labor, services, equipment or materials furnished to the Project through 1/31/2026 ("Release Date"), but only to the amount paid and does not cover any retention, pending modification, claims and changes, orwork performed after the Release Date.

Big-D Construction warrants that it either has already paid or will use the money it receives from this progress payment to promptly pay, to the extent Big-D Construction is paid, all of its laborers, subcontractors, materialmen and suppliers for all labor, materials, equipment and/or services provided for the Project up to the Release Date, and that all services or materials were actually used at the Project.

Big-D Construction further agrees to indemnify and hold **CITY OF PLEASANT GROVE** harmless from any and all damages, costs, expenses and legal fees relating to any claim for amounts paid to Big-D Construction which remain unpaid by Big-D Construction to any other party for labor, materials, and/or equipment relating to any work performed by Big-D Construction on the Project through the Release Date.

Date: 1/31/2026 \_\_\_\_\_

**BIG-D Construction** \_\_\_\_\_  
(Company Name)

By: *Kurt Kobayashi* \_\_\_\_\_  
(Signature)

**Project Manager** \_\_\_\_\_  
(Title)

# COOK FAMILY PARK

## INVOICE 30 DETAIL

LINE REF/ INV #	DESCRIPTION	UNITS	RATE	AMOUNT	AMOUNT LESS RET.	TOTAL LESS RET.
01-015200 -- 055528718 8	CONSTRUCTION FACILITIES HONEY BUCKET			(102.23)	(97.12)	
01-015480 -- INV-35432	TRASH REMOVAL FULLTILT			383.50	364.33	
01-016120 -- SOFTWARE	SOFTWARE BIG-D CONSTRUCTION			61.85	58.76	
	RETENTION					17.15
<b>GENERAL CONDITIONS TOTAL</b>					<b>343.12</b>	<b>343.12</b>
	<b>BUILDERS RISK</b>			282.62	282.62	<b>282.62</b>
	<b>GENERAL LIABILITY INSURANCE</b>			1,871.51	1,871.51	<b>1,871.51</b>
	<b>CONTRACTOR CONTIGENCY</b>	VISA	KURT KOBAYASHI	939.01	939.01	<b>939.01</b>
	<b>CONTRACTOR CONTIGENCY</b>	3/8/1974	GREST WEST ADDITIC	2,136.71	2,136.71	<b>2,136.71</b>
	<b>BONDS</b>			29,821.11	29,821.11	<b>29,821.11</b>
	<b>CM/GC OVERHEAD &amp; FEE</b>			5,841.56	5,841.56	<b>5,841.56</b>
<b>TOTAL</b>					<b>41,235.64</b>	<b>41,235.64</b>

**PARTIAL PAYMENT ESTIMATE  
NO. 1**

Name of Contractor:	<i>Condie Construction Co., LLC</i>	
Name of Owner:	<i>Pleasant Grove City</i>	
Date of Completion:	Amount of Contract:	Dates of Estimate:
Original: November 15, 2026	Original: \$3,556,724.10	From: March 2, 2026
Revised: n/a	Revised: n/a	To: April 6, 2026

Description of Job: ***800 North Area Waterline, Drainage and Roadway Reconstruction Project***

Amount	This Period	Total To Date
Amount Earned	\$266,327.35	\$266,327.35
Retainage Held	\$13,316.37	\$13,316.37
Retainage Being Released	\$0.00	\$0.00
Previous Payments	-	\$0.00
Amount Due	\$253,010.98	\$253,010.98

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  
 51-70-987 \$118,368.43  
 16-70-987 \$93,003.77  
 20-40-987 \$41,638.79  
 BJT

Recommended by: Pleasant Grove City Engineering

Date: 4/6/2026

Accepted by: Condie Construction Co., LLC

**Bronson Brandt**  
Digitally signed by Bronson Brandt  
 DN: C=US,  
 E=bbrandt@condieconstruction.com,  
 O=Condie Construction Company,  
 OU=Project Manager, CN=Bronson  
 Brandt,  
 Date: 2026.04.06 13:22:27-06'00'

Date: \_\_\_\_\_

Approved by: Pleasant Grove City Mayor

Date: \_\_\_\_\_

**Schedule of Values**

PROJECT: Pleasant Grove City – 800 North Area Waterline, Drainage and Roadway Reconstruction Project

PAY PERIOD: 1

4/6/2026

ITEM NO.	NATURE OF WORK	CONTRACT ITEMS				QUANTITY		EARNINGS	
		Qty	Units	Unit Price	Bid Amt.	This Month	To Date	This Month	To Date
<b>SCHEDULE 1 - 800 NORTH AREA BASE BID</b>									
1	MOBILIZATION AND DEMOBILIZATION	1	LUMP	\$213,000.00	\$213,000.00	0.30	0.30	\$63,900.00	\$63,900.00
2	CONSTRUCTION TRAFFIC CONTROL	1	LUMP	\$44,158.00	\$44,158.00	0.30	0.30	\$13,247.40	\$13,247.40
3	SURVEY	1	LUMP	\$6,933.00	\$6,933.00	0.30	0.30	\$2,079.90	\$2,079.90
4	PUBLIC INVOLVEMENT AND INFORMATION SERVICES	1	LUMP	\$20,263.00	\$20,263.00	0.30	0.30	\$6,078.90	\$6,078.90
5	TEMPORARY CONSTROLS AND BMPS	1	LUMP	\$7,848.00	\$7,848.00	0.30	0.30	\$2,354.40	\$2,354.40
6	REMOVE CONCRETE FLATWORK (Includes Sidewalk, Driveways, Ped Ramps, C&G)	400	SQ YD	\$18.20	\$7,280.00		0.00	\$0.00	\$0.00
7	REMOVE CONCRETE WATERWAY	175	SQ YD	\$23.40	\$4,095.00		0.00	\$0.00	\$0.00
8	REMOVE ASPHALT PAVEMENT (PLAN QUANTITY)	24,730	SQ YD	\$2.60	\$64,298.00		0.00	\$0.00	\$0.00
9	GRANULAR BORROW (Soft Spot Repair)	500	CU YD	\$74.10	\$37,050.00		0.00	\$0.00	\$0.00
10	OVEREXCAVATION (Soft Spot Repair)	500	CU YD	\$21.50	\$10,750.00		0.00	\$0.00	\$0.00
11	UNTREATED BASE COURSE (SUPPLEMENTAL)	2,600	TON	\$27.80	\$72,280.00		0.00	\$0.00	\$0.00
12	CEMENT	52	TON	\$397.00	\$20,644.00		0.00	\$0.00	\$0.00
13	CEMENT TREAT BASE COURSE (8 Inch Thick)	24,730	SQ YD	\$5.80	\$143,434.00		0.00	\$0.00	\$0.00
14	HMA - 1/2 INCH (PG 64 -34)	4,760	TON	\$103.00	\$490,280.00		0.00	\$0.00	\$0.00
15	MONOLITHIC CURB & GUTTER AND SIDEWALK	200	SQ YD	\$198.00	\$39,600.00		0.00	\$0.00	\$0.00
16	CONCRETE WATERWAY	175	SQ YD	\$192.00	\$33,600.00		0.00	\$0.00	\$0.00
17	PEDESTRIAN ACCESS RAMP	14	EACH	\$3,242.00	\$45,388.00		0.00	\$0.00	\$0.00
18	RECONSTRUCT VALVE BOX	54	EACH	\$552.00	\$29,808.00		0.00	\$0.00	\$0.00
19	RECONSTRUCT MANHOLE	33	EACH	\$908.00	\$29,964.00		0.00	\$0.00	\$0.00
20	6 INCH RESILIENT WEDGE GATE VALVE	13	EACH	\$2,123.00	\$27,599.00	6.00	6.00	\$12,738.00	\$12,738.00
21	8 INCH RESILIENT WEDGE GATE VALVE	23	EACH	\$2,837.00	\$65,251.00	11.00	11.00	\$31,207.00	\$31,207.00
22	8 INCH 45° BEND	11	EACH	\$725.00	\$7,975.00	2.00	2.00	\$1,450.00	\$1,450.00
23	8 INCH 11.25° OR 22.5° BEND	12	EACH	\$724.00	\$8,688.00	2.00	2.00	\$1,448.00	\$1,448.00
24	8 INCH TEE	20	EACH	\$1,203.00	\$24,060.00	5.00	5.00	\$6,015.00	\$6,015.00
25	8 INCH TO 6 INCH REDUCER	4	EACH	\$614.00	\$2,456.00		0.00	\$0.00	\$0.00
26	8 INCH C900, DR-18 PVC WATERLINE PIPE	5,650	FOOT	\$63.30	\$357,645.00	1987.50	1987.50	\$125,808.75	\$125,808.75
27	CUT, CAP, & AND ABANDON WATERLINE	1	LUMP	\$5,283.00	\$5,283.00		0.00	\$0.00	\$0.00
28	REPLACE FIRE HYDRANT	12	EACH	\$7,726.00	\$92,712.00		0.00	\$0.00	\$0.00
29	1 INCH BRASS TAPPING SADDLE	26	EACH	\$727.00	\$18,902.00		0.00	\$0.00	\$0.00
30	2 INCH BRASS TAPPING SADDLE	61	EACH	\$756.00	\$46,116.00		0.00	\$0.00	\$0.00
31	2 INCH CULINARY SERVICE MANIFOLD WITH (4) 1 INCH SERVICES	61	EACH	\$2,876.00	\$175,436.00		0.00	\$0.00	\$0.00
32	1 INCH PRESSURIZED IRRIGATION SERVICE LINE	99	EACH	\$862.00	\$85,338.00		0.00	\$0.00	\$0.00
33	4 INCH PRESSURIZED IRRIGATION DRAIN	1	EACH	\$3,830.00	\$3,830.00		0.00	\$0.00	\$0.00
34	PRESSURIZED IRRIGATION BLOW OFF	1	EACH	\$4,875.00	\$4,875.00		0.00	\$0.00	\$0.00
35	RECONSTRUCT CULINARY WATER SERVICE	26	EACH	\$2,121.00	\$55,146.00		0.00	\$0.00	\$0.00
<b>SCHEDULE 2 - 540 NORTH TO 1570 WEST AREA ADDITIVE ALT. 1</b>									
36	MOBILIZATION AND DEMOBILIZATION	1	LUMP	\$104,443.00	\$104,443.00		0.00	\$0.00	\$0.00
37	CONSTRUCTION TRAFFIC CONTROL	1	LUMP	\$18,120.00	\$18,120.00		0.00	\$0.00	\$0.00
38	SURVEY	1	LUMP	\$5,219.00	\$5,219.00		0.00	\$0.00	\$0.00
39	PUBLIC INVOLVEMENT AND INFORMATION	1	LUMP	\$4,605.00	\$4,605.00		0.00	\$0.00	\$0.00
40	TEMPORARY CONTROLS AND BMPS	1	LUMP	\$1,806.00	\$1,806.00		0.00	\$0.00	\$0.00
41	REMOVE CONCRETE FLATWORK (Includes Sidewalk,	400	SQ YD	\$18.20	\$7,280.00		0.00	\$0.00	\$0.00
42	REMOVE CONCRETE WATERWAY	115	SQ YD	\$21.10	\$2,426.50		0.00	\$0.00	\$0.00
43	REMOVE ASPHALT PAVEMENT (PLAN QUANTITY)	12208	SQ YD	\$2.70	\$32,961.60		0.00	\$0.00	\$0.00
44	GRANULAR BORROW (Soft Spot Repair)	500	CU YD	\$74.10	\$37,050.00		0.00	\$0.00	\$0.00
45	OVEREXCAVATION (Soft Spot Repair)	500	CU YD	\$21.50	\$10,750.00		0.00	\$0.00	\$0.00
46	UNTREATED BASE COURSE (SUPPLEMENTAL)	1275	TON	\$31.00	\$39,525.00		0.00	\$0.00	\$0.00
47	CEMENT	26	TON	\$397.00	\$10,322.00		0.00	\$0.00	\$0.00
48	CEMENT TREAT BASE COURSE (8 Inch Thick)	12208	SQ	\$5.50	\$67,144.00		0.00	\$0.00	\$0.00
49	HMA - 1/2 INCH (PG 64 -34)	2025	TON	\$103.00	\$208,575.00		0.00	\$0.00	\$0.00
50	MONOLITHIC CURB & GUTTER AND SIDEWALK	250	SQ YD	\$175.00	\$43,750.00		0.00	\$0.00	\$0.00
51	CONCRETE DRIVEWAY 6 INCHES THICK	80	SQ YD	\$179.00	\$14,320.00		0.00	\$0.00	\$0.00
52	CONCRETE WATERWAY	115	SQ YD	\$189.00	\$21,735.00		0.00	\$0.00	\$0.00
53	PEDESTRIAN ACCESS RAMP	8	EACH	\$3,242.00	\$25,936.00		0.00	\$0.00	\$0.00
54	RECONSTRUCT VALVE BOX	37	EACH	\$552.00	\$20,424.00		0.00	\$0.00	\$0.00
55	RECONSTRUCT MANHOLE	11	EACH	\$908.00	\$9,988.00		0.00	\$0.00	\$0.00
56	8 INCH RESILIENT WEDGE GATE VALVE	17	EACH	\$2,838.00	\$48,246.00		0.00	\$0.00	\$0.00
57	8 INCH 45° BEND	1	EACH	\$743.00	\$743.00		0.00	\$0.00	\$0.00
58	8 INCH 11.25° OR 22.5° BEND	9	EACH	\$732.00	\$6,588.00		0.00	\$0.00	\$0.00
59	8 INCH TEE	8	EACH	\$1,335.00	\$10,680.00		0.00	\$0.00	\$0.00
60	8 INCH TO 6 INCH REDUCER	2	EACH	\$618.00	\$1,236.00		0.00	\$0.00	\$0.00
61	8 INCH C900, DR-18 PVC WATERLINE PIPE	2700	FOOT	\$62.30	\$168,210.00		0.00	\$0.00	\$0.00
62	CUT, CAP, & AND ABANDON WATERLINE	1	LUMP	\$5,004.00	\$5,004.00		0.00	\$0.00	\$0.00
63	REPLACE FIRE HYDRANT	5	EACH	\$8,413.00	\$42,065.00		0.00	\$0.00	\$0.00
64	1 INCH BRASS TAPPING SADDLE	54	EACH	\$727.00	\$39,258.00		0.00	\$0.00	\$0.00
65	1 INCH PRESSURIZED IRRIGATION SERVICE LINE	54	EACH	\$851.00	\$45,954.00		0.00	\$0.00	\$0.00
66	RECONSTRUCT CULINARY WATER SERVICE	54	EACH	\$2,125.00	\$114,750.00		0.00	\$0.00	\$0.00
67	EARLY COMPLETION BONUS	1	LUMP	\$75,000.00	\$75,000.00		0.00	\$0.00	\$0.00
68	6 INCH RESILIENT WEDGE GATE VALVE	5	EACH	\$2,125.00	\$10,625.00		0.00	\$0.00	\$0.00
<b>Subtotal</b>					<b>\$3,556,724.10</b>			<b>\$266,327.35</b>	<b>\$266,327.35</b>

Item 26 Paid at 75% until pressure test and bacteria tests pass.  
 Items 2,3,4 and 5 all paid at 30% for first PR and then will follow  
 contract docs on later PRs and will match project completion %

**Total** **\$3,556,724.10**

<b>\$266,327.35</b>	<b>\$266,327.35</b>
\$13,316.37	\$13,316.37
-	\$0.00
-	\$0.00
<b>\$253,010.98</b>	<b>\$253,010.98</b>





For:		Project: Pleasant Grove 800 North Area Waterline, Drainage And Roadway Reconstruct						Contractor's Application for Payment No. 01				
Application Period:								Application Date: 4/3/2026				
Item No.	Description	Specification	Quantity	Unit	Unit Price	Extended Amt	Previous Quantity	Previous Amount	Current Quantity	Current Amount	Total Quantity	Total Amount
1	MOBILIZATION AND DEMOBILIZATION		1	LS	\$213,000.00	\$213,000.00			0.30	\$63,900.00	0.30	\$63,900.00
2	CONSTRUCTION TRAFFIC CONTROL		1	LS	\$44,158.00	\$44,158.00			0.30	\$13,247.40	0.30	\$13,247.40
3	SURVEY		1	LS	\$6,933.00	\$6,933.00			0.30	\$2,079.90	0.30	\$2,079.90
4	PUBLIC INVOLVEMENT AND INFORMATION SERVICES		1	LS	\$20,263.00	\$20,263.00			0.30	\$6,078.90	0.30	\$6,078.90
5	TEMPORARY CONTROLS AND BMPs	101	1	SY	\$7,848.00	\$7,848.00			0.30	\$2,354.40	0.30	\$2,354.40
6	REMOVE CONCRETE FLATWORK (walk, driveways, ramp, C&G)	102	400	SY	\$18.20	\$7,280.00				\$0.00	-	\$0.00
7	REMOVE CONCRETE WATERWAY	103	175	SY	\$23.40	\$4,095.00				\$0.00	-	\$0.00
8	REMOVE ASPHALT PAVEMENT (PLAN QUANTITY)	104	24730	SY	\$2.60	\$64,298.00				\$0.00	-	\$0.00
9	GRANULAR BORROW (Soft Spot Repair)	105	500	CY	\$74.10	\$37,050.00				\$0.00	-	\$0.00
10	OVER EXCAVATION (Soft Spot Repair)	106	500	CY	\$21.50	\$10,750.00				\$0.00	-	\$0.00
11	UNTREATED BASE COURSE (Supplemental)	107	2600	TON	\$27.80	\$72,280.00				\$0.00	-	\$0.00
12	CEMENT	108	52	TON	\$397.00	\$20,644.00				\$0.00	-	\$0.00
13	CEMENT TREATED BASE COURSE (8 INCH THICK)	109	24730	SY	\$5.80	\$143,434.00				\$0.00	-	\$0.00
14	HMA 1/2 INCH (Pg 64-34)	110	4760	TON	\$103.00	\$490,280.00				\$0.00	-	\$0.00
15	MONOLITHIC C&G AND SIDEWALK	111	200	SY	\$198.00	\$39,600.00				\$0.00	-	\$0.00
16	CONCRETE WATERWAY	112	175	SY	\$192.00	\$33,600.00				\$0.00	-	\$0.00
17	PEDESTRIAN ACCESS RAMP	113	14	EA	\$3,242.00	\$45,388.00				\$0.00	-	\$0.00
18	RECONSTRUCT VALVE BOX	114	54	EA	\$552.00	\$29,808.00				\$0.00	-	\$0.00
19	RECONSTRUCT MANHOLE	115	33	EA	\$908.00	\$29,964.00				\$0.00	-	\$0.00
20	6 INCH RESILIENT WEDGE GATE VALVE	216	13	EA	\$2,123.00	\$27,599.00			6.00	\$12,738.00	6.00	\$12,738.00
21	8 INCH RESILIENT WEDGE GATE VALVE	204	23	EA	\$2,837.00	\$65,251.00			11.00	\$31,207.00	11.00	\$31,207.00
22	8 INCH 45 BEND	205	11	EA	\$725.00	\$7,975.00			2.00	\$1,450.00	2.00	\$1,450.00
23	8 INCH 11.25 OR 22.5 BEND	206	12	EA	\$724.00	\$8,688.00			2.00	\$1,448.00	2.00	\$1,448.00
24	8 INCH TEE	207	20	EA	\$1,203.00	\$24,060.00			5.00	\$6,015.00	5.00	\$6,015.00
25	8 INCH TO 6 INCH REDUCER	208	4	EA	\$614.00	\$2,456.00				\$0.00	-	\$0.00
26	8 INCH C900, DR-18 PVC WATERLINE PIPE	209	5650	LF	\$63.30	\$357,645.00			1,987.50	\$125,808.75	1,987.50	\$125,808.75
27	CUT, CAP & ABANDON WATERLINE	210	1	LS	\$5,283.00	\$5,283.00				\$0.00	-	\$0.00
28	REPLACE FIRE HYDRANT	202	12	EA	\$7,726.00	\$92,712.00			-	\$0.00	-	\$0.00
29	1 INCH BRASS TAPPING SADDLE	213	26	EA	\$727.00	\$18,902.00				\$0.00	-	\$0.00

30	2 INCH BRASS TAPPING SADDLE	212	61	EA	\$756.00	\$46,116.00				\$0.00	-	\$0.00
31	2 INCH CULINARY SERVICE MANIFOLD WITH (4) 1 INCH SERVICES	211	61	EA	\$2,876.00	\$175,436.00				\$0.00	-	\$0.00
32	1 INCH PRESSURIZED IRRIGATION SERVICE LINE	214	99	EA	\$862.00	\$85,338.00				\$0.00	-	\$0.00
33	4 INCH PRESSURIZED IRRIGATION DRAIN	217	1	EA	\$3,830.00	\$3,830.00				\$0.00	-	\$0.00
34	PRESSURIZED IRRIGATION BLOW OFF	218	1	EA	\$4,875.00	\$4,875.00				\$0.00	-	\$0.00
35	RECONSTRUCT CULINARY WATER SERVICE	215	26	EA	\$2,121.00	\$55,146.00				\$0.00	-	\$0.00
	SCHEDULE 2-540 NORTH TO 1570 WEST AREA ADDITIVE ALT.1									\$0.00	-	\$0.00
36	MOBILIZATION/DEMOBILIZATION		1	LS	\$104,443.00	\$104,443.00						
37	CONSTRUCTION TRAFFIC CONTROL		1	LS	\$18,120.00	\$18,120.00				\$0.00	-	\$0.00
38	SURVEY		1	LS	\$5,219.00	\$5,219.00				\$0.00	-	\$0.00
39	PUBLIC INVOLVEMENT AND INFORMATION SERVICES		1	LS	\$4,605.00	\$4,605.00				\$0.00	-	\$0.00
40	TEMPORARY CONTROLS AND BMPS	101	1	LS	\$1,806.00	\$1,806.00				\$0.00	-	\$0.00
41	REMOVE CONCRETE FLATWORK (walk, driveways, ramp, C&G)	102	400	SY	\$18.20	\$7,280.00				\$0.00	-	\$0.00
42	REMOVE CONCRETE WATERWAY	103	115	SY	\$21.10	\$2,426.50				\$0.00	-	\$0.00
43	REMOVE ASPHALT PAVEMENT (PLAN QUANTITY)	104	12208	SY	\$2.70	\$32,961.60				\$0.00	-	\$0.00
44	GRANULAR BARROW (Soft Spot Repair)	105	500	CY	\$74.10	\$37,050.00				\$0.00	-	\$0.00
45	OVER EXCAVATION (Soft Spot Repair)	106	500	CY	\$21.50	\$10,750.00				\$0.00	-	\$0.00
46	UNTREATED BASE COURSE (Supplemental)	107	1275	TON	\$31.00	\$39,525.00				\$0.00	-	\$0.00
47	CEMENT	108	26	TON	\$397.00	\$10,322.00				\$0.00	-	\$0.00
48	CEMENT TREATED BASE COURSE (8 INCH THICK)	109	12208	SY	\$5.50	\$67,144.00				\$0.00	-	\$0.00
49	HMA 1/2 INCH (Pg 64-34)	110	2025	TON	\$103.00	\$208,575.00				\$0.00	-	\$0.00
50	MONOLITHIC C&G AND SIDEWALK	111	250	SY	\$175.00	\$43,750.00				\$0.00	-	\$0.00
51	CONCRETE DRIVEWAY 6 INCHES THICK	116	80	SY	\$179.00	\$14,320.00				\$0.00	-	\$0.00
52	CONCRETE WATERWAY	112	115	SY	\$189.00	\$21,735.00				\$0.00	-	\$0.00
53	PEDESTRIAN ACCESS RAMP	113	8	EA	\$3,242.00	\$25,936.00				\$0.00	-	\$0.00
54	RECONSTRUCT VALVE BOX	114	37	EA	\$552.00	\$20,424.00				\$0.00	-	\$0.00
55	RECONSTRUCT MANHOLE	115	11	EA	\$908.00	\$9,988.00				\$0.00	-	\$0.00
56	8 INCH RESILIENT WEDGE GATE VALVE	204	17	EA	\$2,838.00	\$48,246.00				\$0.00	-	\$0.00
57	8 INCH 45 BEND	205	1	EA	\$743.00	\$743.00				\$0.00	-	\$0.00
58	8 INCH 11.25 OR 22.5 BEND	206	9	EA	\$732.00	\$6,588.00				\$0.00	-	\$0.00
59	8 INCH TEE	207	8	EA	\$1,335.00	\$10,680.00				\$0.00	-	\$0.00
60	8 INCH TO 6 INCH REDUCER	208	2	EA	\$618.00	\$1,236.00				\$0.00	-	\$0.00
61	8 INCH C900,DR-18 PVC WATERLINE PIPE	209	2700	LF	\$62.30	\$168,210.00				\$0.00	-	\$0.00
62	CUT, CAP & ABANDON WATERLINE	210	1	LS	\$5,004.00	\$5,004.00				\$0.00	-	\$0.00
63	REPLACE FIRE HYDRANT	202	5	EA	\$8,413.00	\$42,065.00				\$0.00	-	\$0.00
64	1 INCH BRASS TAPPING SADDLE	213	54	EA	\$727.00	\$39,258.00				\$0.00	-	\$0.00
65	1 INCH PRESSURIZED IRRIGATION SERVICE LINE	214	54	EA	\$851.00	\$45,954.00				\$0.00	-	\$0.00
66	RECONSTRUCT CULINARY WATER SERVICE	215	54	EA	\$2,125.00	\$114,750.00				\$0.00	-	\$0.00
67	EARLY COMPLETION BONUS		1	LS	\$75,000.00	\$75,000.00				\$0.00	-	\$0.00
68	6 INCH RESILIENT WEDGE GATE VALVE	216	5	EA	\$2,125.00	\$10,625.00				\$0.00	-	\$0.00



**PARTIAL PAYMENT ESTIMATE  
NO. 2**

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 26, 2026	
Revised: n/a	Revised: n/a	To: April 6, 2026	

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

Amount	This Period	Total To Date
Amount Earned	\$222,960.00	\$248,210.00
Retainage Held	\$11,148.00	\$12,410.50
Retainage Being Released	\$0.00	\$0.00
Previous Payments	-	\$23,987.50
Amount Due	\$211,812.00	\$211,812.00

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  
49-40-508  
BJT

Recommended by: Pleasant Grove City Engineering

Date: 4/6/2026

Accepted by: Geneva Rock Products

Date: 04-06-2026

JACK BRAY

Approved by: Pleasant Grove City Mayor

Date: \_\_\_\_\_

\_\_\_\_\_

**Schedule of Values**

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

PAY PERIOD: 1 PAY PERIOD: 2 4/6/2026

ITEM NO.	NATURE OF WORK	CONTRACT ITEMS				QUANTITY		QUANTITY		EARNINGS	
		Qty	Units	Unit Price	Bid Amt.	This Month	To Date	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	0.25	0.50	\$10,250.00	\$20,500.00
2	TRAFFIC CONTROL	1	LUMP SUM	\$6,200.00	\$6,200.00	0.25	0.25	0.25	0.50	\$1,550.00	\$3,100.00
3	PUBLIC INFORMATION SERVICES	1	LUMP SUM	\$900.00	\$900.00	0.25	0.25	0.25	0.50	\$225.00	\$450.00
4	CONSTRUCTION SURVEY	1	LUMP SUM	\$14,500.00	\$14,500.00	0.25	0.25	0.25	0.50	\$3,625.00	\$7,250.00
5	TEMPORARY CONTROLS AND BMPs	1	LUMP SUM	\$6,000.00	\$6,000.00	0.25	0.25	0.25	0.50	\$1,500.00	\$3,000.00
6	CLEARING AND GRUBBING	1	LUMP SUM	\$9,000.00	\$9,000.00	0.90	0.90	0.05	0.95	\$450.00	\$8,550.00
7	SALVAGE AND RELOCATE BOLLARDS	10	EACH	\$900.00	\$9,000.00		0.00		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	\$0.00
9	EQUESTRIAN PARKING MARKERS - RECYCLED TIRES	24	EACH	\$135.00	\$3,240.00		0.00		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	\$0.00
11	CONCRETE CURB TYPE B5 - INTEGRAL PIGMENT	350	FOOT	\$42.00	\$14,700.00		0.00		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	\$0.00
13	CONCRETE WATERWAY - INTEGRAL PIGMENT	360	SQ. FT.	\$30.00	\$10,800.00		0.00		0.00	\$0.00	\$0.00
14	EXCAVATION - UNCLASSIFIED (PLAN QUANTITY)	8,308	CU. YD.	\$18.00	\$149,544.00		0.00	7480.00	7480.00	\$134,640.00	\$134,640.00
15	OWNER FURNISHED ROTOMILLINGS - 6 INCH THICK	650	CU. YD.	\$38.00	\$24,700.00		0.00		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	\$0.00
17	HMA - 1/2" PG 64-34	1,235	TON	\$87.00	\$107,445.00		0.00		0.00	\$0.00	\$0.00
17	14 INCH HDPE DR9 WATER LINE	480	FOOT	\$122.00	\$58,560.00		0.00	360.00	360.00	\$43,920.00	\$43,920.00
17	HDPE WALL ANCHOR AND THRUST RESTRAINT	2	EACH	\$5,900.00	\$11,800.00		0.00	2.00	2.00	\$11,800.00	\$11,800.00
17	12 INCH RESILIENT WEDGE GATE VALVE <i>(Contingency Item)</i>	1	EACH	\$5,900.00	\$5,900.00		0.00		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	\$0.00
17	15 INCH REINFORCED CONCRETE PIPE	180	FOOT	\$101.00	\$18,180.00		0.00		0.00	\$0.00	\$0.00
17	INLET BOX WITH PRETREATMENT SNOOT	3	EACH	\$6,300.00	\$18,900.00		0.00		0.00	\$0.00	\$0.00
17	MANHOLE WITH SUMP	3	EACH	\$11,000.00	\$33,000.00		0.00		0.00	\$0.00	\$0.00
17	LINEAR DRAIN	215	FOOT	\$37.00	\$7,955.00		0.00		0.00	\$0.00	\$0.00
17	LOOSE RIPRAP 12-INCH THICK D <sub>10</sub> = 6"	80	CU. YD.	\$122.00	\$9,760.00		0.00		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	\$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	\$0.00
17	EROSION CONTROL BLANKET	3,035	SQ. YD.	\$2.90	\$8,801.50		0.00		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	\$0.00
17	DRY STACK BOULDER WALL	2,000	SQ. FT.	\$30.00	\$60,000.00		0.00	500.00	500.00	\$15,000.00	\$15,000.00
17	LANDSCAPE BOULDER (24" - 36")	50	EACH	\$135.00	\$6,750.00		0.00		0.00	\$0.00	\$0.00
17	LAYDOWN BOLLARD	2	EACH	\$800.00	\$1,600.00		0.00		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	\$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	\$0.00
17	PAVEMENT MARKING PAINT	2,550	FOOT	\$1.00	\$2,550.00		0.00		0.00	\$0.00	\$0.00
17	PAVEMENT MESSAGE PAINT	10	EACH	\$34.00	\$340.00		0.00		0.00	\$0.00	\$0.00
18	ADA PARKING SIGN	5	EACH	\$765.00	\$3,825.00		0.00		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	\$0.00
20	(2) 2 INCH PVC CONDUITS	1,300	FOOT	\$7.00	\$9,100.00		0.00		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	\$0.00
22	PARKING LOT LIGHT AND FOUNDATION	14	EACH	\$5,500.00	\$77,000.00		0.00		0.00	\$0.00	\$0.00
23	ELECTRICAL JUNCTION BOX - TIER 22 (24"X13"X24")	14	EACH	\$75.00	\$1,050.00		0.00		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	\$0.00
25	RELOCATE ROCK/STONE MONUMENT FEATURE	1	LUMP SUM	\$3,000.00	\$3,000.00		0.00		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	\$0.00
	<b>Subtotal</b>				<b>\$1,006,044.50</b>					<b>\$222,960.00</b>	<b>\$248,210.00</b>

TOTAL	\$222,960.00	\$248,210.00
AMOUNT RETAINED	\$11,148.00	\$12,410.50
RETAINAGE RELEASED		\$0.00
PREVIOUS RETAINAGE		\$1,262.50
PREVIOUS PAYMENTS		\$23,987.50
<b>AMOUNT DUE</b>	<b>\$211,812.00</b>	<b>\$211,812.00</b>



# Invoice

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

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

Invoice #: 003PINV000001046

Date: 3/27/2026

Application #: 2

Customer #: C110158

Invoice Due Date: 3/27/2026

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	0.25	\$10,250.00	0.25	\$10,250.00	0.50	\$20,500.00	50.0
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	7,480.00	\$134,640.00	7,480.00	\$134,640.00	90.0
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	360.00	\$43,920.00	360.00	\$43,920.00	75.0
190	HDPE Wall Anchor and Thrust Restraint	2.00	ea	\$5,900.00	\$11,800.00	0.00	0.00	\$0.00	2.00	\$11,800.00	2.00	\$11,800.00	100.0
20	Traffic Control	1.00	LS	\$6,200.00	\$6,200.00	0.00	0.25	\$1,550.00	0.25	\$1,550.00	0.50	\$3,100.00	50.0
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	0.25	\$225.00	0.25	\$225.00	0.50	\$450.00	50.0



# 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	500.00	\$15,000.00	500.00	\$15,000.00	25.0
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	0.25	\$3,625.00	0.25	\$3,625.00	0.50	\$7,250.00	50.0
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	0.25	\$1,500.00	0.25	\$1,500.00	0.50	\$3,000.00	50.0
60	Clear and Grub	1.00	LS	\$9,000.00	\$9,000.00	0.00	0.90	\$8,100.00	0.05	\$450.00	0.95	\$8,550.00	95.0
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
<b>Totals:</b>					<b>\$946,044.50</b>			<b>\$25,250.00</b>		<b>\$222,960.00</b>		<b>\$248,210.00</b>	



## 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: \$222,960.00

Less Retainage: \$0.00

Amount Due: \$222,960.00

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
<b>SECONDARY WATER</b>							
<b>CAPITAL PROJECTS</b>							
<b>54-70-945 SECONDARY METERING</b>							
4043	HYDRO VAC EXCAVATIO	20-02282026	PRESSURIZED IRRIGATION METER	02/28/2026	216,593.37	.00	
Total CAPITAL PROJECTS:					216,593.37	.00	
Total SECONDARY WATER:					216,593.37	.00	
Grand Totals:					216,593.37	.00	

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

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

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

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

Report Criteria:

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

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>GENERAL FUND</b>							
<b>10-13100 ACCTS REC.- CITY EMPLOYEES</b>							
3080	FRATERNAL ORDER OF	03202026	PD/DUES	03/20/2026	552.00	.00	
7505	SKAGGS COMPANIES, IN	450A3365251	PD/PERSONAL SUPPLIES	03/23/2026	224.00	.00	
7505	SKAGGS COMPANIES, IN	450A3370931	PD/PERSONAL SUPPLIES	03/23/2026	49.98	.00	
7505	SKAGGS COMPANIES, IN	450A3385651	PD/PERSONAL SUPPLIES	03/31/2026	412.37	.00	
<b>10-21245 VISION INSURANCE PAYABLE</b>							
8070	SUPERIOR VISION SERVI	954986	VISION INSURANCE	04/01/2026	1,532.72	.00	
<b>10-21250 LIFE INSURANCE PAYABLE</b>							
8265	THE LINCOLN NATIONAL	04012026	INSURANCE PREMIUM	04/01/2026	6,974.24	.00	
<b>10-21355 CASH BONDS (NEW)</b>							
7999	ST. JOHN PROPERTIES U	03302026	WARRANTY BOND INTEREST	03/31/2026	21,291.11	.00	
7999	ST. JOHN PROPERTIES U	03312026	WARRANTY BOND RELEASE	03/31/2026	243,500.00	.00	
<b>10-21370 Construction Inspection Bond</b>							
7999	ST. JOHN PROPERTIES U	03282026	TESTING & INSPECTION BOND INT	03/31/2026	4,037.76	.00	
7999	ST. JOHN PROPERTIES U	03292026	TESTING & INSPECTION BOND REL	03/31/2026	38,127.50	.00	
<b>10-24350 SENIOR CITIZEN CLEARING</b>							
5478	MOUNTAINLAND ASSOCI	02282026	SR. CNTR/CONTRIBUTION	02/28/2026	2,180.00	.00	
Total :					318,881.68	.00	
<b>NON-DEPARTMENTAL</b>							
<b>10-43-310 LEGAL SERVICES</b>							
2745	ESPLIN WEIGHT, PLLC	24672	LEGAL SERVICES	04/01/2026	46.00	.00	
4376	JOHN H. JACOBS P.C.	03312026	LEGAL SERVICES	03/31/2026	3,992.05	.00	
<b>10-43-320 AUDIT</b>							
3630	HANSEN, BRADSHAW, M	31479	AUDIT SERVICES	03/30/2026	8,550.00	.00	
<b>10-43-330 PROFESSIONAL SERVICES</b>							
2949	FLINDERS, LISA	0426	CONTRACTED SERVICES	04/01/2026	4,346.00	.00	
<b>10-43-385 SPECIAL EVENTS</b>							
5042	MAGLEBY'S CATERING	E15549-2	CATERING SERVICES FOR VOLUN	04/01/2026	2,685.00	.00	
<b>10-43-760 TECHNOLOGY</b>							
4747	LES OLSON COMPANY	EA1664646	MONTHLY CONTRACTED SERVICE	03/17/2026	2,467.82	.00	
<b>10-43-770 Public Safety Trust Fund</b>							
3792	HEALTHIER YOU COUNS	04012026	FIRST RESPONDERS COUNSELING	04/01/2026	1,163.60	.00	
Total NON-DEPARTMENTAL:					23,250.47	.00	
<b>ADMINISTRATIVE SERVICES</b>							
<b>10-46-240 OFFICE EXPENSE</b>							
5729	ODP BUSINESS SOLUTIO	462057812001	ADM/OFFICE SUPPLIES	03/27/2026	31.58	.00	
5729	ODP BUSINESS SOLUTIO	464968160001	ADM/OFFICE SUPPLIES	04/01/2026	43.36	.00	
<b>10-46-285 CELLULAR SERVICES</b>							
9131	VERIZON WIRELESS	6137450325	MULTI DEPT/CELL PHONE EXEPNS	03/01/2026	40.01	.00	
Total ADMINISTRATIVE SERVICES:					114.95	.00	
<b>FACILITIES</b>							
<b>10-47-480 DEPARTMENTAL SUPPLIES</b>							
239	ALLRED'S ACE HARDWA	03312026	MULT DEPT/DEPARTMENT SUPPLI	03/31/2026	115.66	.00	
<b>10-47-530 CITY HALL - BLDG MAINTENANCE</b>							
8023	SUBURBAN PROPANE, L.	73475	TANK RENTAL EXPENSE	03/14/2026	51.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
8678	UNIFIRST CORPORATIO	03302026	RUG CLEANING	03/30/2026	140.90	.00	
<b>10-47-540 CITY HALL - BLDGE MAINT</b>							
239	ALLRED'S ACE HARDWA	03312026	MULT DEPT/DEPARTMENT SUPPLI	03/31/2026	41.22	.00	
<b>10-47-560 PARKS - BUILDING MAINTENANCE</b>							
78	ACE RENTS, INC	374067-1	DISCOVERY PARK TENNIS COURTS	03/30/2026	155.60	.00	
1870	CODALE ELECTRIC SUP	S009874809.0	DISCOVERY PAR/EAST PAVILLION	03/31/2026	142.37	.00	
6456	PRIME POWER & ELECT	748RT--1	DISCOVERY PARK WIRE THEFT RE	03/19/2026	4,910.61	.00	
<b>10-47-610 POLICE - POWER</b>							
7062	ROCKY MOUNTAIN POW	03182026	PD/ELECTRICITY EXPENSE	03/18/2026	2,970.06	.00	
<b>10-47-620 POLICE - BLDG MAINT</b>							
6640	PYE-BAKER FIRE & SAFE	8085130	JUSTICE COURT/MONITORING SER	04/01/2026	900.00	.00	
<b>10-47-660 FIRE/AMBULANCE - BLDG MAINT</b>							
4978	LOWRY OVERHEAD DOO	161544031	FIRE/OVERHEAD DOOR REPAIRS	03/25/2026	2,723.00	.00	
8678	UNIFIRST CORPORATIO	03302026	RUG CLEANING	03/30/2026	760.55	.00	
<b>10-47-670 FIRE/AMBULANCE - BLDG IMPROVE</b>							
8678	UNIFIRST CORPORATIO	03302026	RUG CLEANING	03/30/2026	213.75	.00	
<b>10-47-700 CEMETERY BLDG - BLDG MAINT</b>							
8678	UNIFIRST CORPORATIO	03302026	RUG CLEANING	03/30/2026	118.40	.00	
<b>10-47-730 LIBRARY/SENIOR - BLDG MAINT</b>							
8678	UNIFIRST CORPORATIO	03302026	RUG CLEANING	03/30/2026	102.80	.00	
<b>10-47-801 ELEVATORS</b>							
8376	TK ELEVATOR CORPORA	3009387561	PD/ELEVATOR MAINTENANCE	04/01/2026	818.73	.00	
8376	TK ELEVATOR CORPORA	3009387583	LIB/ELEVATOR MAINTENANCE	04/01/2026	871.17	.00	
<b>10-47-830 SR CENTER - BLDG MAINT</b>							
19	603ALARMS	2027	SC/BUILDING MONITORING	04/01/2026	38.00	.00	
8678	UNIFIRST CORPORATIO	03302026	RUG CLEANING	03/30/2026	90.75	.00	
<b>10-47-840 LIONS/SPORTSMAN - BLDG MAINT</b>							
239	ALLRED'S ACE HARDWA	03312026	MULT DEPT/DEPARTMENT SUPPLI	03/31/2026	28.78	.00	
Total FACILITIES:					15,193.35	.00	
<b>ENGINEERING</b>							
<b>10-51-285 CELLULAR SERVICES</b>							
9131	VERIZON WIRELESS	6139378572	MULTI DEPT/CELL PHONE EXEPNS	03/23/2026	79.68	.00	
<b>10-51-332 PROFESSIONAL SERVICES</b>							
6760	RB & G ENGINEERING, I	268021	ENGINEERING SERVICES	03/23/2026	1,338.00	.00	
<b>10-51-480 SUPPLIES</b>							
239	ALLRED'S ACE HARDWA	03312026	MULT DEPT/DEPARTMENT SUPPLI	03/31/2026	31.65	.00	
<b>10-51-760 TECHNOLOGY</b>							
239	ALLRED'S ACE HARDWA	03312026	MULT DEPT/DEPARTMENT SUPPLI	03/31/2026	47.99	.00	
Total ENGINEERING:					1,497.32	.00	
<b>COMMUNITY DEVELOPMENT</b>							
<b>10-52-240 OFFICE EXPENSE</b>							
239	ALLRED'S ACE HARDWA	03312026	MULT DEPT/DEPARTMENT SUPPLI	03/31/2026	31.66	.00	
<b>10-52-285 CELLULAR SERVICES</b>							
9131	VERIZON WIRELESS	6137450325	MULTI DEPT/CELL PHONE EXEPNS	03/01/2026	198.76	.00	
9131	VERIZON WIRELESS	6137450325	MULTI DEPT/CELL PHONE EXEPNS	03/01/2026	80.02	.00	
<b>10-52-340 PLANNING SERVICES</b>							
8730	UPPER CASE PRINTING,	4214	MASTER PLAN FLYER PRINTING	03/23/2026	763.76	.00	
Total COMMUNITY DEVELOPMENT:					1,074.20	.00	
<b>POLICE DEPARTMENT</b>							
<b>10-54-250 VEHICLE EXPENSE</b>							
3468	GREASE MONKEY #790	328985	PD/VEHICLE MAINTENANCE	03/30/2026	98.09	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
7052	ROCKY MOUNTAIN COLL	62269	PD/VEHICLE REPAIR	03/19/2026	1,688.43	.00	
<b>10-54-285 CELLULAR SERVICES</b>							
9131	VERIZON WIRELESS	6137450325	MULTI DEPT/CELL PHONE EXEPNS	03/01/2026	824.82	.00	
<b>10-54-421 CROSSING GUARDS</b>							
8668	ULINE	204608779	FIRE/DEPARTMENTAL SUPPLIES	02/24/2026	131.84	.00	
<b>10-54-440 K9 SUPPLIES</b>							
8394	TIMPANOGOS ANIMAL H	913880107	PD/CANINE EXPENSE	03/23/2026	1,055.47	.00	
8394	TIMPANOGOS ANIMAL H	913880616	PD/CANINE DENTAL CLEANING	03/28/2026	35.68	.00	
<b>10-54-480 DEPARTMENTAL SUPPLIES</b>							
239	ALLRED'S ACE HARDWA	03312026	MULT DEPT/DEPARTMENT SUPPLI	03/31/2026	76.78	.00	
3012	FORENSIC NURSING SE	2576	PD/SPECIMEN COLLECTION	03/21/2026	178.50	.00	
3012	FORENSIC NURSING SE	2585	PD/SPECIMEN COLLECTION	03/23/2026	288.75	.00	
5033	MACEYS	405421	PD/PIE DAY EXPENSES	03/11/2026	205.16	.00	
6218	PH & S PRODUCTS	18640	PD/GLOVES	01/06/2026	676.00	.00	
<b>10-54-655 CADET PROGRAM</b>							
7505	SKAGGS COMPANIES, IN	450A3261315	PD/CADET UNIFORMS	03/23/2026	856.73-	.00	
<b>10-54-740 EQUIPMENT</b>							
7505	SKAGGS COMPANIES, IN	450A3343032	PD/UNIFORM EXPENSE	03/25/2026	284.42	.00	
7505	SKAGGS COMPANIES, IN	450A3374811	PD/UNIFORM EXPENSE	03/25/2026	289.82	.00	
7505	SKAGGS COMPANIES, IN	450A3385651	PD/EQUIPMENT	03/31/2026	647.33	.00	
<b>10-54-760 TECHNOLOGY</b>							
8117	TARGET SOLUTIONS LEA	138576	PD/VECTOR SCHEDULING FEE	04/01/2026	3,244.40	.00	
Total POLICE DEPARTMENT:					8,868.76	.00	
<b>FIRE DEPARTMENT</b>							
<b>10-55-210 MEETINGS &amp; MEMBERSHIPS</b>							
8988	UTAH STATE FIREFIGHT	03142026	FIRE/DUES	03/14/2026	380.00	.00	
<b>10-55-250 VEHICLE EXPENSE</b>							
239	ALLRED'S ACE HARDWA	03312026	MULT DEPT/DEPARTMENT SUPPLI	03/31/2026	68.44	.00	
<b>10-55-280 TELEPHONE EXPENSE</b>							
8100	T-MOBILE USA, INC.	03222026	FIRE/CELL PHONE EXPENSE	03/22/2026	1,075.00	.00	
<b>10-55-300 UNIFORM EXPENSE</b>							
2878	FIREFIGHTER SUPPLY C	1236	FIRE/PANTS	03/22/2026	414.25	.00	
<b>10-55-480 DEPARTMENTAL SUPPLIES</b>							
239	ALLRED'S ACE HARDWA	03312026	MULT DEPT/DEPARTMENT SUPPLI	03/31/2026	102.80	.00	
882	BeWISE MEDICAL WAST	2520	FIRE/BIOHAZARD WASTE REMOVA	03/24/2026	50.00	.00	
1060	BOUNDTREE MEDICAL, L	86138475	FIRE/DEPARTMENTAL SUPPLIES	03/18/2026	62.52	.00	
1060	BOUNDTREE MEDICAL, L	86138476	FIRE/DEPARTMENTAL SUPPLIES	03/18/2026	114.10	.00	
1060	BOUNDTREE MEDICAL, L	86140079	FIRE/DEPARTMENTAL SUPPLIES	03/19/2026	232.55	.00	
1060	BOUNDTREE MEDICAL, L	86141633	FIRE/DEPARTMENTAL SUPPLIES	03/20/2026	63.27	.00	
1060	BOUNDTREE MEDICAL, L	86143223	FIRE/DEPARTMENTAL SUPPLIES	03/23/2026	37.04	.00	
1060	BOUNDTREE MEDICAL, L	86151469	FIRE/DEPARTMENTAL SUPPLIES	03/30/2026	296.74	.00	
1060	BOUNDTREE MEDICAL, L	86151470	FIRE/DEPARTMENTAL SUPPLIES	03/30/2026	230.55	.00	
1060	BOUNDTREE MEDICAL, L	86151471	FIRE/DEPARTMENTAL SUPPLIES	03/30/2026	254.50	.00	
9831	ZOLL MEDICAL CORPOR	4453757	FIRE/EQUIPMENT	03/17/2026	614.18	.00	
<b>10-55-740 EQUIPMENT</b>							
239	ALLRED'S ACE HARDWA	03312026	MULT DEPT/DEPARTMENT SUPPLI	03/31/2026	48.92	.00	
4614	L.N. CURTIS & SONS	1043517	FIRE/EQUIPMENT EXPENSE	02/27/2026	1,533.27	.00	
5833	O'REILLY AUTOMOTIVE I	3623-227694	FIRE/SUPPLIES	03/30/2026	55.96	.00	
5833	O'REILLY AUTOMOTIVE I	3623-227711	FIRE/SUPPLIES	03/30/2026	67.96	.00	
7122	R.P.M AUTO PARTS	554463	FIRE/SUPPLIES	03/30/2026	84.45	.00	
<b>10-55-741 WILDLAND</b>							
6278	PLEASANT GROVE BIG O	044250-111276	FIRE/NEW TIRES	03/23/2026	4,243.96	.00	
<b>10-55-760 TECHNOLOGY</b>							
2740	ESO SOLUTIONS, INC.	193722	FIRE/SOFTWARE UPDATES AND U	03/17/2026	359.47	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total FIRE DEPARTMENT:					10,389.93	.00	
<b>STREETS</b>							
<b>10-60-250 VEHICLE EXPENSE</b>							
239	ALLRED'S ACE HARDWA	03312026	MULT DEPT/DEPARTMENT SUPPLI	03/31/2026	93.09	.00	
<b>10-60-285 CELLULAR SERVICES</b>							
9131	VERIZON WIRELESS	6139378572	MULTI DEPT/CELL PHONE EXEPNS	03/23/2026	278.88	.00	
<b>10-60-480 DEPARTMENTAL SUPPLIES</b>							
239	ALLRED'S ACE HARDWA	03312026	MULT DEPT/DEPARTMENT SUPPLI	03/31/2026	229.39	.00	
4019	HUMPHRIES, INC.	2172170	MULTI DEPT/CYLINDER RENTAL	03/31/2026	47.12	.00	
Total STREETS:					648.48	.00	
<b>LIBRARY</b>							
<b>10-65-240 OFFICE EXPENSE</b>							
3571	GURR'S COPYTEC	N76180	LIB/POSTERS	03/26/2026	22.20	.00	
4970	LOTT'S ORIGINALS	96024	LIB/NAMETAGS	03/19/2026	24.18	.00	
5729	ODP BUSINESS SOLUTIO	462489695001	LIB/OFFICE SUPPLIES	03/20/2026	40.67	.00	
<b>10-65-285 CELLULAR SERVICES</b>							
9131	VERIZON WIRELESS	6137450325	MULTI DEPT/CELL PHONE EXEPNS	03/01/2026	39.68	.00	
Total LIBRARY:					126.73	.00	
<b>PARKS</b>							
<b>10-70-285 CELLULAR SERVICES</b>							
9131	VERIZON WIRELESS	6137450325	MULTI DEPT/CELL PHONE EXEPNS	03/01/2026	595.20	.00	
<b>10-70-320 SPRINKLER &amp; LANDSCAPE</b>							
239	ALLRED'S ACE HARDWA	03312026	MULT DEPT/DEPARTMENT SUPPLI	03/31/2026	109.95	.00	
2766	EWING IRRIGATION PRO	29481220	PARK/DEPARTMENTAL SUPPLIES	03/19/2026	238.67	.00	
3470	GREAT BASIN TURF PRO	480439	PARKS/DEPARTMENTAL SUPPLIES	03/09/2026	663.94	.00	
<b>10-70-330 PLAYGROUND SUPPLIES</b>							
6450	PREVENTIVE PEST CON	582980	PARKS/PEST CONTROL	03/24/2026	90.00	.00	
<b>10-70-340 DIAMOND CREW SUPPLIES</b>							
239	ALLRED'S ACE HARDWA	03312026	MULT DEPT/DEPARTMENT SUPPLI	03/31/2026	14.39	.00	
<b>10-70-480 DEPARTMENTAL SUPPLIES</b>							
239	ALLRED'S ACE HARDWA	03312026	MULT DEPT/DEPARTMENT SUPPLI	03/31/2026	364.19	.00	
4019	HUMPHRIES, INC.	2172171	MULTI DEPT/CYLINDER RENTAL	03/31/2026	47.12	.00	
<b>10-70-670 SAFETY EQUIP. &amp; SUPPLIES</b>							
1760	CINTAS CORP	5322784307	PARKS/FIRST AID SUPPLIES	03/10/2026	54.30	.00	
Total PARKS:					2,177.76	.00	
<b>RECREATION</b>							
<b>10-71-240 OFFICE EXPENSE</b>							
5729	ODP BUSINESS SOLUTIO	462779180001	REC/OFFICE SUPPLIES	03/23/2026	584.99	.00	
5729	ODP BUSINESS SOLUTIO	462794007001	REC/OFFICE SUPPLIES	03/21/2026	60.78	.00	
<b>10-71-260 BUILDING MAINTENANCE</b>							
8376	TK ELEVATOR CORPORA	3009387529	REC/ELEVATOR MAINTENANCE	04/01/2026	711.02	.00	
<b>10-71-420 CONTRACTED SERVICES</b>							
6540	PRO TECH PEST MANAG	27816	REC/PEST CONTROL	03/25/2026	115.00	.00	
8156	TCI SECURITY OF UTAH	42040	REC/ALARM MONITORING	03/20/2026	120.00	.00	
<b>10-71-480 DEPARTMENTAL SUPPLIES</b>							
4019	HUMPHRIES, INC.	2171013	REC/CYLINDER RENTAL	03/31/2026	11.78	.00	
Total RECREATION:					1,603.57	.00	

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<b>LEISURE SERVICES</b>							
<b>10-72-285 CELLULAR SERVICES</b>							
9131	VERIZON WIRELESS	6137450325	MULTI DEPT/CELL PHONE EXEPNS	03/01/2026	39.68	.00	
Total LEISURE SERVICES:					39.68	.00	
<b>CUSTODIAL SERVICES</b>							
<b>10-74-285 CELLULAR SERVICES</b>							
9131	VERIZON WIRELESS	6137450325	MULTI DEPT/CELL PHONE EXEPNS	03/01/2026	39.68	.00	
Total CUSTODIAL SERVICES:					39.68	.00	
Total GENERAL FUND:					383,906.56	.00	
<b>CLASS C ROAD FUND EXPENDITURES</b>							
<b>20-40-480 DEPARTMENTAL SUPPLIES</b>							
239	ALLRED'S ACE HARDWA	03312026	MULT DEPT/DEPARTMENT SUPPLI	03/31/2026	129.81	.00	
812	COBBLESTONE GROUP I	P90426647	CLASS C ROADS /CROSSWALK LIG	03/18/2025	166.22	.00	
2192	D AND L SUPPLY CO., IN	192358	CLASS C ROADS/DEPARMENTAL S	03/16/2026	588.00	.00	
4542	KILGORE COMPANIES LL	1606612	CLASS C ROADS/PATCHING MATE	01/22/2026	340.13	.00	
4542	KILGORE COMPANIES LL	1608912	CLASS C ROADS/PATCHING MATE	02/10/2026	339.00	.00	
4542	KILGORE COMPANIES LL	1612665	CLASS C ROADS/GRAVEL	03/11/2026	343.52	.00	
7169	SAFETY SUPPLY & SIGN	197395	CLASS C ROADS/DEPARTMENTAL	03/18/2026	1,728.16	.00	
<b>20-40-987 800 NORTH AND 680 NORTH</b>							
6760	RB & G ENGINEERING, I	260016	ENGINEERING SERVICES	03/26/2026	732.50	.00	
6760	RB & G ENGINEERING, I	260017	ENGINEERING SERVICES	03/23/2026	1,425.00	.00	
Total EXPENDITURES:					5,792.34	.00	
Total CLASS C ROAD FUND:					5,792.34	.00	
<b>CEMETERY</b>							
<b>22-70-200 MOWER EXPENSE</b>							
239	ALLRED'S ACE HARDWA	03312026	MULT DEPT/DEPARTMENT SUPPLI	03/31/2026	126.66	.00	
5480	MOUNTAINLAND POWER	202777	CEM/MOWER MAINTENANCE PART	03/19/2026	362.27	.00	
<b>22-70-320 SPRINKLER &amp; LANDSCAPE</b>							
5715	NORTH POINTE SOLID W	116525-033120	CEM/GARBAGE DISPOSAL FEE	03/31/2026	41.82	.00	
9028	UTAH VALLEY TURF AND	UVT8279	CEM/SOD	03/25/2026	193.00	.00	
<b>22-70-480 DEPARTMENTAL SUPPLIES</b>							
239	ALLRED'S ACE HARDWA	03312026	MULT DEPT/DEPARTMENT SUPPLI	03/31/2026	156.31	.00	
Total :					880.06	.00	
Total CEMETERY:					880.06	.00	
<b>E-911 EXPENDITURES</b>							
<b>41-40-260 MAINTENANCE</b>							
1490	CENTRAL UTAH 911	1368	DISPATCH EXPENSES 01/26-03/26	04/01/2026	74,096.92	.00	
Total EXPENDITURES:					74,096.92	.00	
Total E-911:					74,096.92	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>STORM DRAIN UTILITY FUND</b>							
<b>GENERAL GOVERNMENT</b>							
<b>48-41-240 OFFICE EXPENSES</b>							
239	ALLRED'S ACE HARDWA	03312026	MULT DEPT/DEPARTMENT SUPPLI	03/31/2026	92.12	.00	
<b>48-41-250 VEHICLE EXPENSE</b>							
239	ALLRED'S ACE HARDWA	03312026	MULT DEPT/DEPARTMENT SUPPLI	03/31/2026	194.47	.00	
5670	NIELSEN'S ARC SERVICE	14787	STRM DRN/VEHICLE REPAIR	03/31/2026	9,042.98	.00	
5833	O'REILLY AUTOMOTIVE I	3623-227214	STRM DRN/DEPARTMENTAL SUPPL	03/27/2026	301.62	.00	
<b>48-41-285 CELLULAR SERVICES</b>							
9131	VERIZON WIRELESS	6139378572	MULTI DEPT/CELL PHONE EXEPNS	03/23/2026	358.56	.00	
<b>48-41-300 PPE SAFETY &amp; UNIFORM</b>							
1368	C-A-L RANCH STORES	16421/8	STRM DRN/BOOTS	03/23/2026	108.74	.00	
<b>48-41-480 DEPARTMENTAL SUPPLIES</b>							
239	ALLRED'S ACE HARDWA	03312026	MULT DEPT/DEPARTMENT SUPPLI	03/31/2026	12.47	.00	
5482	MOUNTAINLAND SUPPLY	S107684955.0	H20/DEPARTMENTAL SUPPLIES	03/19/2026	794.49	.00	
Total GENERAL GOVERNMENT:					10,905.45	.00	
<b>STORM DRAIN PROJECTS</b>							
<b>48-70-920 VEHICLE REPLACEMENT</b>							
4522	KEN GARFF CHEVROLET	64605	STREETS/NEW 2026 SILVERADO	09/23/2025	52,646.30	.00	
Total STORM DRAIN PROJECTS:					52,646.30	.00	
Total STORM DRAIN UTILITY FUND:					63,551.75	.00	
<b>CAPITAL PROJECTS FUND</b>							
<b>EXPENDITURES</b>							
<b>49-40-508 ADMIN2026</b>							
3312	GENEVA ROCK PRODUC	1-02262026	BATTLE CREEK TRAILHEAD PARKI	02/26/2026	23,987.50	.00	
3950	HONEY BUCKET	0555437059	BATTLE CREEK TRAILHEAD PROJE	03/16/2026	563.50	.00	
5482	MOUNTAINLAND SUPPLY	S107705145.0	WATER/DEPARTMENTAL SUPPLIES	03/18/2026	1,932.81	.00	
5482	MOUNTAINLAND SUPPLY	S107709885.0	H20/DEPARTMENTAL SUPPLIES	03/19/2026	429.69	.00	
6760	RB & G ENGINEERING, I	260015	ENGINEERING SERVICES	03/26/2026	347.50	.00	
Total EXPENDITURES:					27,261.00	.00	
<b>49-60-920 COOK FAMILY PARK</b>							
9259	WASATCH AQUATIC SPE	2003	POOL/MAIN UV PANEL REPLACEM	04/01/2026	30,975.00	.00	
9259	WASATCH AQUATIC SPE	2004	POOL/SPLASH DOWN POOL UV PA	04/01/2026	24,250.00	.00	
Total :					55,225.00	.00	
<b>MISC PROJECTS</b>							
<b>49-90-960 PARKS EXPENDITURES</b>							
1062	BOWEN, COLLINS & ASS	41206	LIBRARY PAVILION PROJECT	03/23/2026	6,178.50	.00	
Total MISC PROJECTS:					6,178.50	.00	
Total CAPITAL PROJECTS FUND:					88,664.50	.00	
<b>WATER FUND</b>							
<b>EXPENDITURES</b>							
<b>51-40-285 CELLULAR SERVICES</b>							
9131	VERIZON WIRELESS	6139378572	MULTI DEPT/CELL PHONE EXEPNS	03/23/2026	239.04	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>51-40-300 PPE SAFETY &amp; UNIFORM</b>							
5482	MOUNTAINLAND SUPPLY	S107710009.0	WATER/DEPARTMENTAL SUPPLIES	03/19/2026	56.34	.00	
<b>51-40-340 TESTING &amp; ANALYSIS</b>							
1590	CHEMTECH-FORD, LLC	26B1345	WATER/SAMPLE TESTING	03/24/2026	290.00	.00	
1590	CHEMTECH-FORD, LLC	26C0708	WATER/SAMPLE TESTING	03/20/2026	920.00	.00	
1590	CHEMTECH-FORD, LLC	26C1460	WATER/SAMPLE TESTING	03/23/2026	371.00	.00	
6938	RICHARDS LABORATORI	118372	WATER TESTING	03/24/2026	598.00	.00	
<b>51-40-480 DEPARTMENTAL SUPPLIES</b>							
239	ALLRED'S ACE HARDWA	03312026	MULT DEPT/DEPARTMENT SUPPLI	03/31/2026	527.34	.00	
5482	MOUNTAINLAND SUPPLY	S107684955.0	WATER/DEPARTMENTAL SUPPLIES	03/19/2026	35.52	.00	
<b>51-40-600 REPAIR &amp; MAINTENANCE</b>							
239	ALLRED'S ACE HARDWA	03312026	MULT DEPT/DEPARTMENT SUPPLI	03/31/2026	110.68	.00	
2192	D AND L SUPPLY CO., IN	193216	WATER/DEPARTMENTAL SUPPLIES	03/31/2026	192.00	.00	
3424	GRAINGER, W.W. INC.	9847727170	WATER/EQUIPMENT	03/19/2026	2,586.40	.00	
3974	HOSE & RUBBER SUPPL	02178661	WATER/DEPARTMENTAL SUPPLIES	03/19/2026	145.76	.00	
5482	MOUNTAINLAND SUPPLY	S107717365.0	WATER/DEPARTMENTAL SUPPLIES	03/23/2026	145.85	.00	
5482	MOUNTAINLAND SUPPLY	S107717365.0	WATER/DEPARTMENTAL SUPPLIES	03/30/2026	784.71	.00	
Total EXPENDITURES:					7,002.64	.00	
<b>WATER CAPITAL PROJECTS</b>							
<b>51-70-975 PETERSON WELL REHAB</b>							
520	AQUA ENVIRONMENTAL	3622	WATER/CHLORINATION PROJECT	03/17/2026	61.06	.00	
<b>51-70-987 800 NORTH AND 680 NORTH</b>							
3788	HD FOWLER CO	C664640	WATER/METER MANIFOLDS CREDI	03/19/2026	13,125.00-	.00	
3788	HD FOWLER CO	I7260804	WATER/METER MANIFOLDS	03/19/2026	38,211.50	.00	
Total WATER CAPITAL PROJECTS:					25,147.56	.00	
Total WATER FUND:					32,150.20	.00	
<b>SEWER FUND EXPENDITURES</b>							
<b>52-40-285 CELLULAR SERVICES</b>							
9131	VERIZON WIRELESS	6139378572	MULTI DEPT/CELL PHONE EXEPNS	03/23/2026	239.04	.00	
<b>52-40-480 DEPARTMENTAL SUPPLIES</b>							
239	ALLRED'S ACE HARDWA	03312026	MULT DEPT/DEPARTMENT SUPPLI	03/31/2026	81.16	.00	
Total EXPENDITURES:					320.20	.00	
Total SEWER FUND:					320.20	.00	
<b>SECONDARY WATER EXPENDITURES</b>							
<b>54-40-270 POWER EXPENSE</b>							
7062	ROCKY MOUNTAIN POW	03192026	WALKER BOOSTER PUMP	03/19/2026	202.77	.00	
<b>54-40-480 DEPARTMENTAL SUPPLIES</b>							
239	ALLRED'S ACE HARDWA	03312026	MULT DEPT/DEPARTMENT SUPPLI	03/31/2026	264.55	.00	
<b>54-40-600 REPAIR &amp; MAINTENANCE</b>							
35	A-CORE CONCRETE CUT	SLCS180402	SEC WATER/CORE DRILL	03/31/2026	1,200.00	.00	
239	ALLRED'S ACE HARDWA	03312026	MULT DEPT/DEPARTMENT SUPPLI	03/31/2026	15.58	.00	
5482	MOUNTAINLAND SUPPLY	S107696618.0	SEC WATER/DEPARTMENTAL SUPP	03/31/2026	3,263.25	.00	
9301	WATER WELL SERVICES	26261	SEC WATER/PULLING PUMP	03/23/2026	13,400.00	.00	
Total EXPENDITURES:					18,346.15	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>CAPITAL PROJECTS</b>							
<b>54-70-937 Mill Ditch Canal Piping</b>							
7510	SKM ENGINEERING, LLC	32649	MULIT DEPT ENGINEERING	04/01/2026	3,364.63	.00	
<b>54-70-945 SECONDARY METERING</b>							
239	ALLRED'S ACE HARDWA	03312026	MULT DEPT/DEPARTMENT SUPPLI	03/31/2026	167.15	.00	
2192	D AND L SUPPLY CO., IN	193076	SEC WATER/METER PROJECT	03/30/2026	202.00	.00	
4040	HYDRO SPECIALTIES CO	30673	SEC WATER/BADGER METERS	03/19/2026	50,595.84	.00	
4040	HYDRO SPECIALTIES CO	30674	SEC WATER/BADGER METERS	03/19/2026	174.00	.00	
<b>54-70-974 SCADA</b>							
7510	SKM ENGINEERING, LLC	32649	MULIT DEPT ENGINEERING	04/01/2026	9,649.22	.00	
Total CAPITAL PROJECTS:					64,152.84	.00	
Total SECONDARY WATER:					82,498.99	.00	
<b>CAPITAL EQUIPMENT</b>							
<b>58-40-660 POLICE EQUIPMENT</b>							
3237	GAUGE AUTOMOTIVE IN	11526	VEHICLE PROCUREMENT	10/31/2025	2,975.00	.00	
Total :					2,975.00	.00	
Total CAPITAL EQUIPMENT:					2,975.00	.00	
<b>SANITATION FUND EXPENDITURES</b>							
<b>62-40-432 TIPPING FEES</b>							
5715	NORTH POINTE SOLID W	116520-033120	RESIDENTIAL GARBAGE DISPOSAL	03/31/2026	31,353.69	.00	
Total EXPENDITURES:					31,353.69	.00	
Total SANITATION FUND:					31,353.69	.00	
<b>SWIMMING POOL</b>							
<b>SWIMMING POOL</b>							
<b>71-73-390 BUILDING MAINTENANCE</b>							
239	ALLRED'S ACE HARDWA	03312026	MULT DEPT/DEPARTMENT SUPPLI	03/31/2026	140.07	.00	
<b>71-73-481 CHEMICALS</b>							
9259	WASATCH AQUATIC SPE	2005	POOL/PERLITE & DELIVERY CHAR	04/01/2026	706.12	.00	
Total SWIMMING POOL:					846.19	.00	
Total SWIMMING POOL:					846.19	.00	
<b>COMMUNITY CENTER</b>							
<b>72-71-062 COMMUNITY CTR - BLDG MAINT</b>							
239	ALLRED'S ACE HARDWA	03312026	MULT DEPT/DEPARTMENT SUPPLI	03/31/2026	88.39	.00	
1870	CODALE ELECTRIC SUP	S009846285.0	REC/BUILDING MAINTENANCE	03/18/2026	123.19	.00	
8678	UNIFIRST CORPORATIO	03302026	RUG CLEANING	03/30/2026	393.05	.00	
<b>72-71-410 PROGRAM SUPPLIES &amp; EQUIPMENT</b>							
5033	MACEYS	407493	REC/ASSORTED SUPPLIES	03/19/2026	17.17	.00	
<b>72-71-411 ADULT SPORTS</b>							
4975	LOVEALL, HOLLY	03262026	REC/CONTRACTED VOLLEYBALL R	03/26/2026	260.00	.00	
5150	MECHAM, KATHRYN R	03262026	REC/CONTRACTED VOLLEYBALL R	03/26/2026	130.00	.00	
5683	NILSSON, HEATHER	03262026	REC/CONTRACTED VOLLEYBALL R	03/26/2026	104.00	.00	
7022	ROBINSON, ALEXA VYON	03262026	REC/CONTRACTED VOLLEYBALL R	03/26/2026	130.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
7466	SIMMONS, CHRIS	03262026	REC/CONTRACTED VOLLEYBALL R	03/26/2026	104.00	.00	
8219	TEXTILE TEAM OUTLET	9591	REC/SHIRTS	03/17/2026	646.24	.00	
<b>72-71-412 YOUTH SPORTS</b>							
239	ALLRED'S ACE HARDWA	03312026	MULT DEPT/DEPARTMENT SUPPLI	03/31/2026	39.99	.00	
<b>72-71-460 CONCESSION STAND EXPENSE</b>							
1863	SWIRE COCA-COLA USA,	51706289051	POOL/SNACK BAR EXPENSE	04/01/2025	4,175.90	.00	
Total :					6,211.93	.00	
Total COMMUNITY CENTER:					6,211.93	.00	
<b>CULTURAL ARTS</b>							
<b>PROGRAM EXPENDITURES</b>							
<b>73-71-552 PG PLAYERS</b>							
239	ALLRED'S ACE HARDWA	03312026	MULT DEPT/DEPARTMENT SUPPLI	03/31/2026	57.53	.00	
Total PROGRAM EXPENDITURES:					57.53	.00	
Total CULTURAL ARTS:					57.53	.00	
Grand Totals:					773,305.86	.00	

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

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

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

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\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

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

Report Criteria:

Invoices with totals above \$0 included.

Only unpaid invoices included.