



NOTICE OF MEETING OF THE PLEASANT GROVE CITY COUNCIL

Notice is hereby given that the Pleasant Grove City Council will hold a **Work Session meeting at 4:30 p.m.** prior to the **regular meeting on Tuesday, May 19, 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. All Terrain Wheelchair Presentation – Director Zollinger
- b. Budget Discussion
- c. Read the Property Tax Impact Statement – Director Roy
- d. Open and Public Meetings Act Training – Attorney Petersen
- e. 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. PRESENTATIONS:** None Scheduled
- 6. OPEN SESSION**
- 7. 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 March 24, 2026, and April 14, 2026 meetings.
 - B.** To consider for approval Payment No. 7 (PR 1 for 2026 CY) to Geneva Rock Products, Inc., for the 2025 Pavement Preservation Project.
 - C.** To consider for approval Payment No. 2 to Black Forest Paving for the 1100 East Area Waterline & Roadway Reconstruction Project.
 - D.** To consider for approval Payment No. 3 to Geneva Rock Products, Inc., for the Battle Creek Trailhead Parking Lot Improvements Project.
 - E.** Payment Approval Report for May 14, 2026.

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

- 8. BOARD, COMMISSION, COMMITTEE APPOINTMENTS:** None scheduled

9. PUBLIC HEARING ITEMS:

- A. Public Hearing to consider a Resolution (2026-25) adjusting and amending the actual and anticipated budget expenditures for fiscal year 2025-2026; and providing for an effective date. *Presenter: Director Roy*
- B. 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 THIS ITEM WAS CONTINUED FROM 04/14/2026 & 04/28/2026.*
- C. 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 THIS ITEM WAS CONTINUED FROM 04/14/2026 & 04/28/2026.*

10. ACTION ITEMS READY FOR VOTE:

- A. To consider Resolution No. (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 THIS ITEM WAS CONTINUED FROM 04/14/2026 and 4/28/2026.*
- B. To consider a Resolution (2026-26) 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*

11. DISCUSSION ITEMS:

- A. Property Tax Impact Statement for the Fiscal Year beginning July 1, 2026 and ending June 30, 2027, and providing for an effective date. *Presenter: Director Roy*

11. ITEMS FOR DISCUSSION:

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

12. REVIEW AND DISCUSSION OF THE JUNE 2, 2026 AND MONDAY JUNE 22, 2026 CITY COUNCIL MEETINGS.

13. MAYOR AND COUNCIL BUSINESS.

14. SIGNING OF PLATS.

15. REVIEW CALENDAR.

16. ADJOURN.

CERTIFICATE OF POSTING:

I certify that the above notice and agenda were posted in three public places within Pleasant Grove City limits and on the State (<http://pmn.utah.gov>) and City (www.pgcityutah.gov) websites. Posted by: /s/ Wendy Thorpe, City Recorder Date: May 15, 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. Members of the Council may participate electronically.

RESOLUTION NO. 2026-25

A RESOLUTION OF THE CITY COUNCIL OF PLEASANT GROVE CITY, UTAH COUNTY, UTAH, ADJUSTING AND AMENDING THE ACTUAL AND ANTICIPATED EXPENDITURES FOR FISCAL YEAR 2025/2026; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, notice of a Public Hearing, as required by law, to consider adjusting and amending the revenues and expenditures of the 2025/2026 Fiscal Year Budget; and

WHEREAS, the Pleasant Grove City Council held a duly noticed Public Hearing on June 3, 2025 and adopted the 2025/2026 budget on June 24, 2025; and

WHEREAS, State law requires amendments to the current year's budget be made no later than June 30 of each year; and

WHEREAS, it has become necessary to amend the FY 2025/2026 operational and capital budgets to reflect actual and anticipated expenditures per "Exhibit A"; and

WHEREAS, pursuant to the requirements of state law, the City Council held a duly noticed public hearing on May 19, 2026 to adopt the amended 2025/2026 budget; and

WHEREAS, the Council finds that it has satisfied all legal requirements to amend the budget, and hereby determines that certain amendments to the 2025/2026 Fiscal Year Budget are necessary; and

WHEREAS, the Pleasant Grove City Council has considered input from staff and the public; and

WHEREAS, the Pleasant Grove City Council finds that it is in the best interests and benefits the general welfare of the citizens of Pleasant Grove to make these recommended amendments to the 2025/2026 Fiscal Year Budget.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Pleasant Grove City, Utah County, State of Utah, that the adjustments and amendments to the revenues and expenditures for Fiscal Year 2025/2026 are hereby adopted as stated and the 2025/2026 Fiscal Year Budget is hereby amended to reflect those amendments.

PASSED AND ADOPTED by the City Council of Pleasant Grove City, Utah this 19th day of May 2026

Eric Jensen, Mayor

ATTEST:

Wendy Thorpe, CMC
City Recorder

(SEAL)

Motion: Council Member _____

Second: Council Member _____

<u>ROLL CALL</u>	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>
Mayor Eric Jensen	_____	_____	_____
Dianna Andersen	_____	_____	_____
Steve Rogers	_____	_____	_____
Dustin Phillips	_____	_____	_____
Cyd LeMone	_____	_____	_____
Todd Williams	_____	_____	_____

EXHIBIT "A"

Fund	Account	Description	Amount	Notes
Class C	20-40-827	2026 Scrub & Micro	3,500,000	Bid Award Date 2/17/2026, change order to 2025 Pavement Preservation Project
Class C	20-40-987	800 North and 680 North	2,000,000	Bid Award Date 2/17/2026
Transportation	75-40-986	1100 East	550,000	Bid Award 1/6/2026
Water	51-70-986	1100 East	300,000	Bid Award 1/6/2026
Water	51-70-987	800 North and 680 North	1,100,000	Bid Award 2/17/2026
Water Impact	16-70-986	1100 East	475,000	Bid Award 1/6/2026
Water Impact	16-70-987	800 North and 680 North	825,000	Bid Award 2/17/2026
General Fund		Fuel Expenses - Parks & Fire	25,000	Gas price Increase
Pool		Operating	\$55,000	Chemical Increase
Pool		Personnel	\$95,000	Personnel expenses - Changes made to pool hours/employee schedules
Recreation		Personnel	\$30,000	Personnel expenses
Cultural Arts		Operating	\$25,000	Operational expenses

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 May 19, 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 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 19th day of May, 2026.

Eric Jensen, Mayor

ATTEST:

Wendy Thorpe, City Recorder

(SEAL)

Exhibit “A”



City Council Staff Report

May 19, 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

ATTACHMENTS Proposed Rezone Location	6
General Plan	7

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 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.

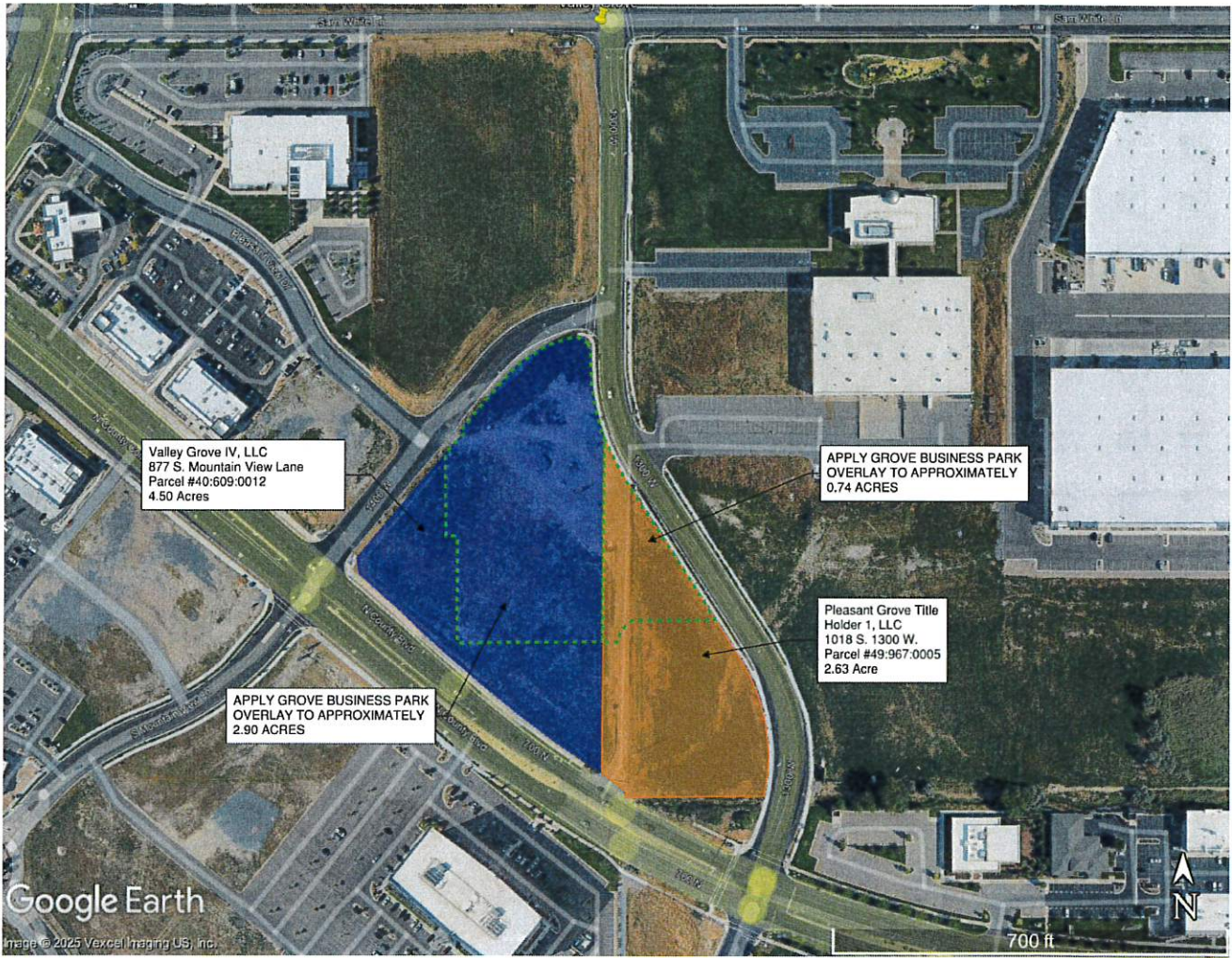
Motion by: Commissioner Patten

Seconded by: Commissioner Butler

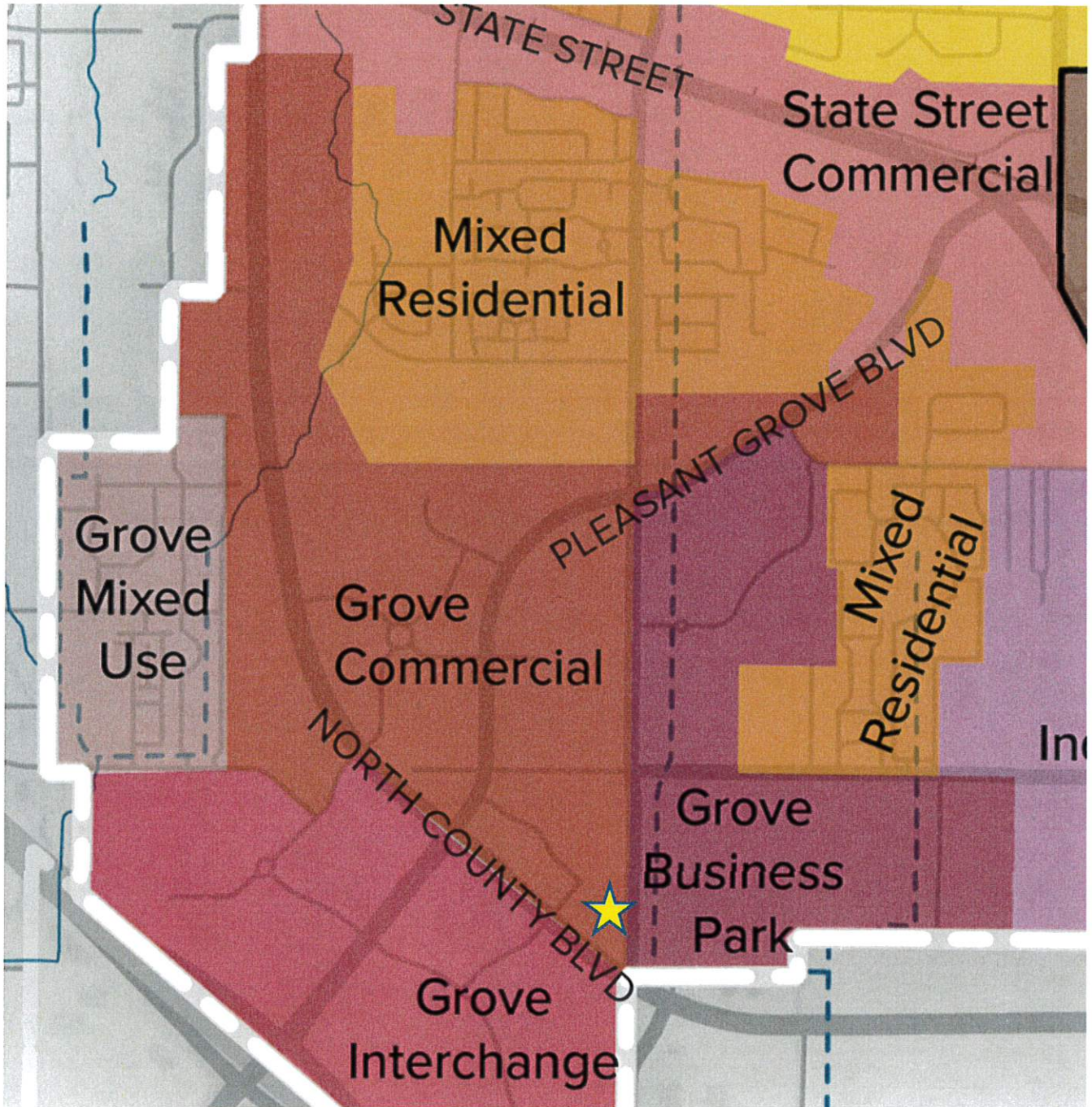
AYE VOTES: Chair Martineau, Commissioners Butler, Patten, Redding, Trickler


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 May 19, 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 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 19th day of May, 2026.

Eric Jensen, Mayor

ATTEST:

Wendy Thorpe, City Recorder

(SEAL)

Exhibit “A”



City Council Staff Report

May 19, 2026

REZONE PROPOSAL

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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

ATTACHMENTS	Proposed Rezone Location	6
	General Plan	7

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 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.

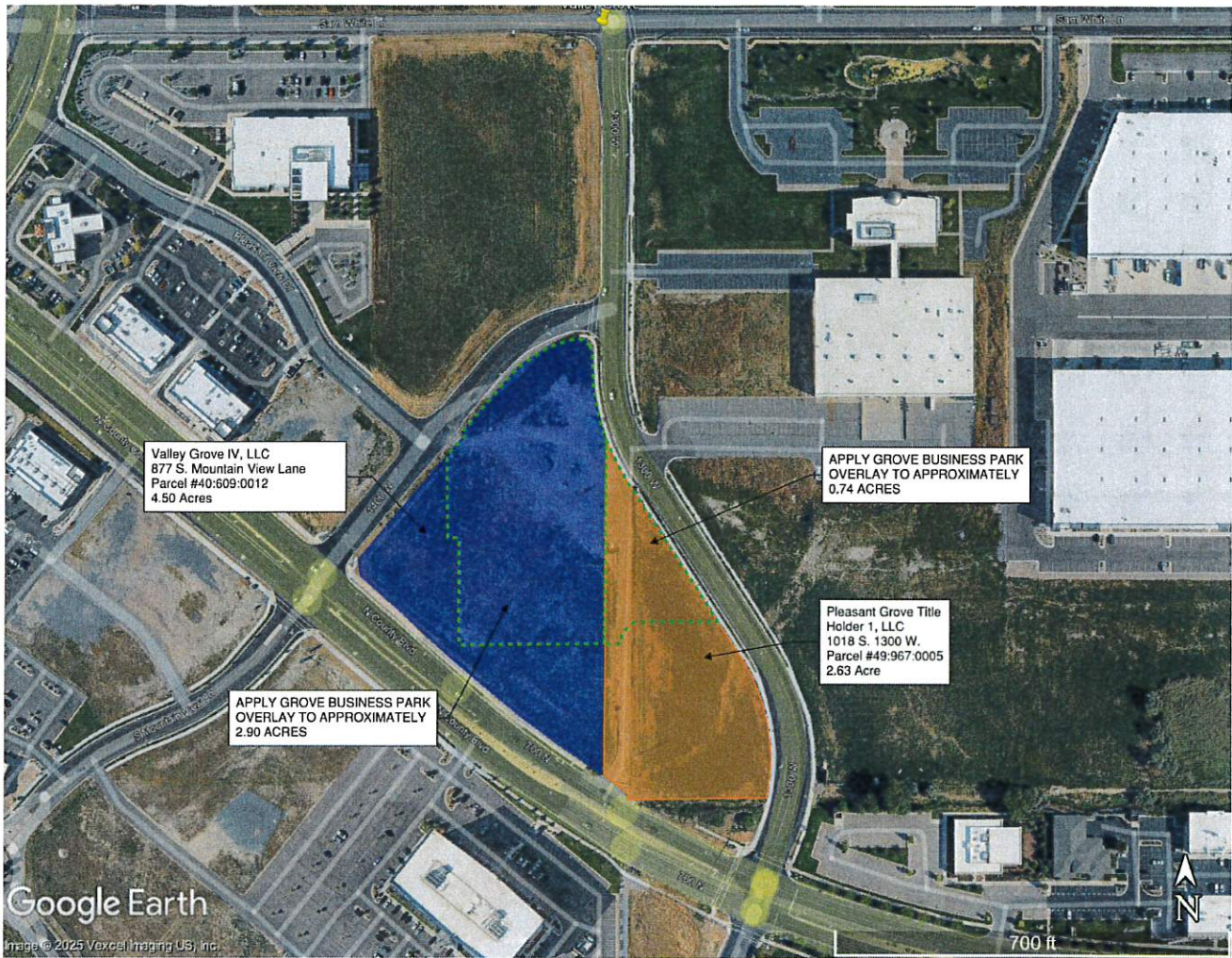
Motion by: Commissioner Patten

Seconded by: Commissioner Butler

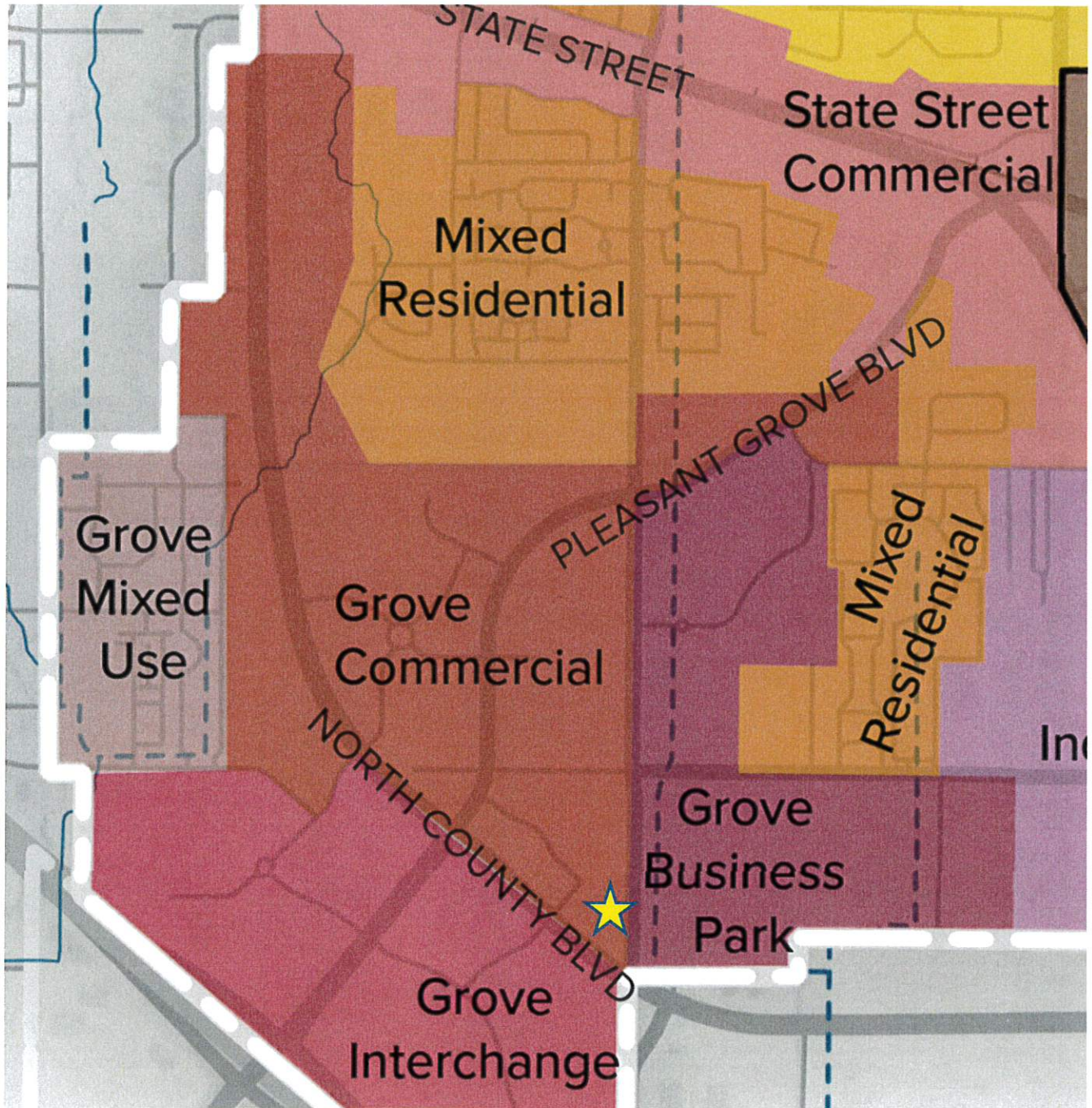
AYE VOTES: Chair Martineau, Commissioners Butler, Patten, Redding, Trickler


NAY VOTES:

PROPOSED REZONE LOCATION



GENERAL PLAN



 = Subject Property

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, 19th day of May, 2026

Eric Jensen, Mayor

ATTEST:

(SEAL)

Wendy Thorpe, City Recorder

Motion: Council Member _____

Second: Council Member _____

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

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

DEVELOPMENT AGREEMENT FOR VALLEY GROVE PROJECT PHASE 4

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").
- C. Developer and City have executed that Development Agreement for Valley Grove Project Phases 4 and 6 dated September 11, 2023, and recorded as Entry # 61869:2023 with the County Recorder of Utah County, Utah, as amended by that Amendment to Development Agreement for Valley Grove Project Phases 4 and 6 dated December 3, 2024 and recorded on December 18, 2024, as Entry # 89401:2024 with the County Recorder of Utah County, Utah (the "VGIV and VGVI Development Agreement").
- D. The Parties have agreed to terminate the VGIV and VGVI Development Agreement as to the portions of the Developer Property subject to the VGIV and VGVI Development Agreement, as well as to make other agreements as set forth in this Agreement.

- E. The Developer Property 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."
- F. 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."
- G. 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.
- H. 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.
- I. 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.
- J. 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.

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. AMENDMENTS TO VGIV AND VGVI DEVELOPMENT AGREEMENT

The Parties agree that the following amendments will be made to the VGIV and VGVI Development Agreement as soon as reasonably possible following execution of this Agreement:

3.1 Revision to Legal Description and Name of Development Agreement. The legal description of the VGIV and VGVI Development Agreement will be revised to exclude 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. The name of the VGIV and VGVI Development Agreement will be changed to be the Development Agreement for Valley Grove Project Phase 6.

3.2 Reduction in Units. As a result of the zoning change referenced in Recital G above, Developer’s right to develop not more than 1155 units of luxury apartments, as set forth in the VGIV and VGVI Development Agreement, will be reduced to 1,040 units. The remaining developable area for Valley Grove Project Phases 4 and 6 will be 40 acres. This change is made 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). Therefore, the revised maximum allowable density is 1,040 luxury residential apartment units.

3.3 Completion of Promenade. Phase 2 and Phase 3 of the phasing provisions contained in Section 1.2 of the VGIV and VGVI Development Agreement will be amended to provide that the second half of the Promenade area will be required to be completed prior to the issuance of an occupancy permit for the second residential building or the office/retail building adjacent to the second half of the Promenade area.

3.4 Retail Space Uses. Development of Retail Space Uses on Lots 2, 3, and 4 shall constitute Retail Space Uses for the Phasing Requirements of Section 1.2 of the VGIV and VGVI Development Agreement. However, Retail Space Uses on Lots 2, 3, and 4 do not count towards fulfilling the requirement of at least 200,000 square feet of Retail Space Uses in the Valley Grove Mixed-Use Overlay Zone.

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

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

If to Developer:

Valley Grove IV, LLC
Attn: Larry Maykrantz
President
2560 Lord Baltimore Drive
Baltimore, Maryland 21244
E-Mail: 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

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: _____

EXHIBIT A

TO

DEVELOPMENT AGREEMENT FOR VALLEY GROVE PHASE 4

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

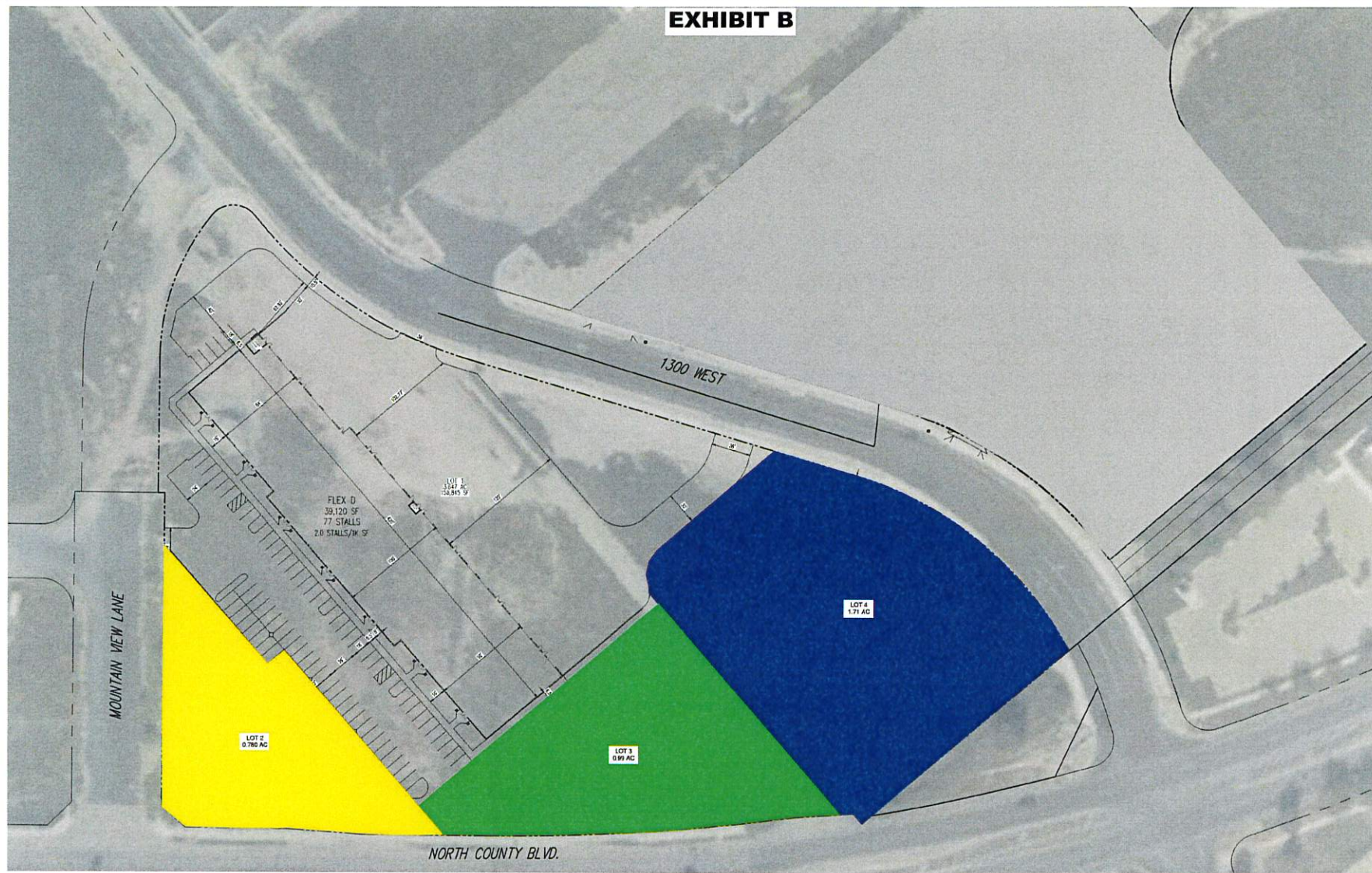
TO

DEVELOPMENT AGREEMENT FOR VALLEY GROVE PHASE 4

CONCEPTUAL PLAT PLAN FOR NEW LOTS

(Attached)

EXHIBIT B



VALLEY GROVE IV - FLEX D

St. John Properties

CONCEPTUAL LOT LAYOUT

03.05.2026



EXHIBIT C

TO

DEVELOPMENT AGREEMENT FOR VALLEY GROVE PHASE 4

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

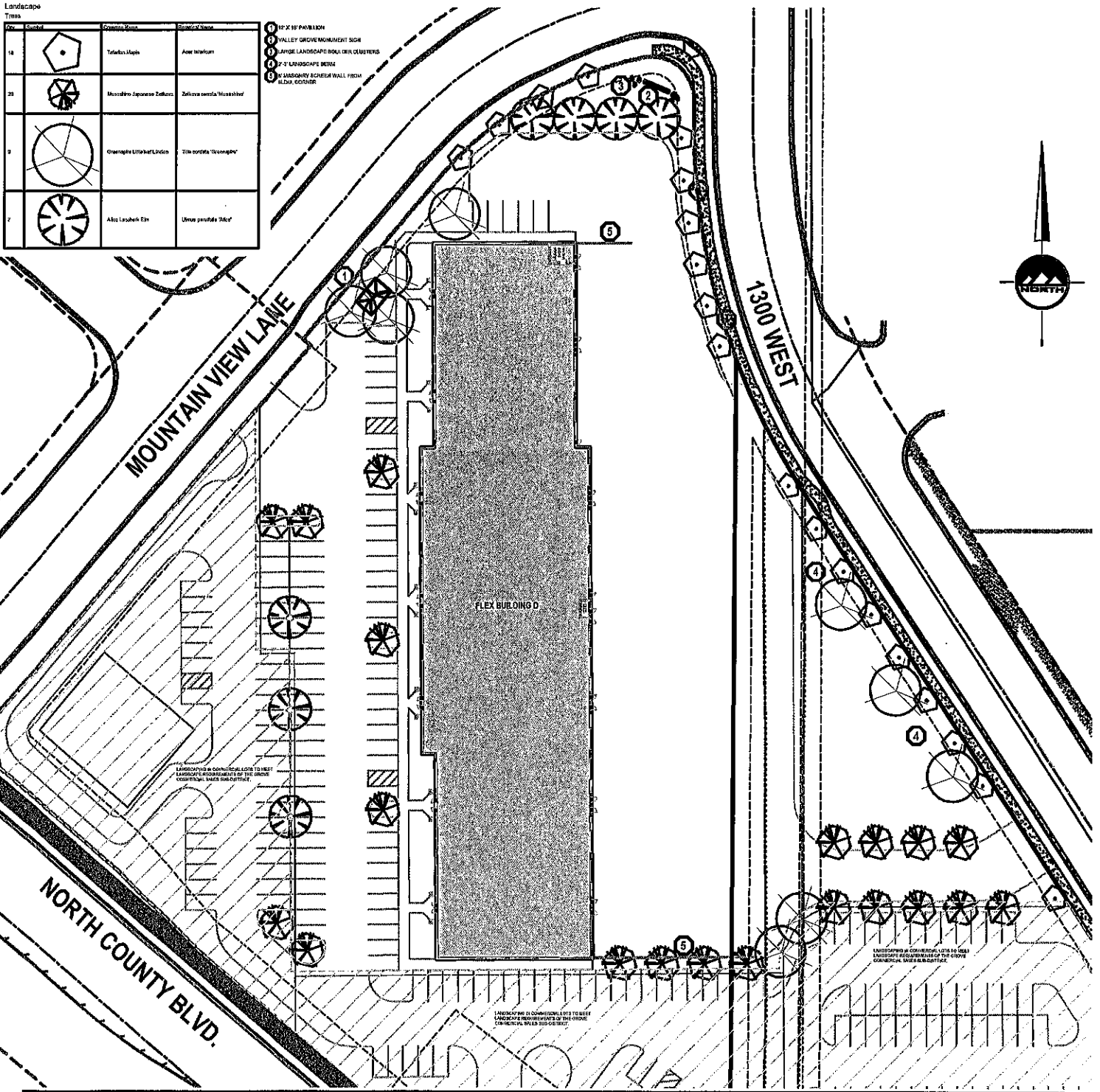
TO

DEVELOPMENT AGREEMENT FOR VALLEY GROVE PHASE 4

ENHANCED LANDSCAPING REQUIREMENTS IN GROVE OVERLAY AREA

(See Attached Concept)

ENHANCED LANDSCAPING REQUIREMENTS - EXHIBIT D



ENHANCED LANDSCAPING REQUIREMENTS	CURRENT CITY CODE REQUIREMENTS
PLACE PERIMETER STREET TREES ALONG 1300 WEST WITH MAXIMUM OF 25' SPACING .	NO SPECIFIC SPACING IS REQUIRED ON PERIMETER STREET TREES BY THE CURRENT CODE.
50% OF TOTAL NUMBER OF TREES (INTERIOR AREA TREES AND PERIMETER STREET TREES) WILL BE A MINIMUM OF 3-INCH CALIPER.	ONLY PERIMETER STREET TREES ARE REQUIRED TO BE 3-INCH CALIPER BY THE CODE. THIS WILL ADD MORE 3-INCH CALIPER TREES TO THE INTERIOR AREA TREES ON THE SITE.
PLACE A LANDSCAPE BERM 2' TO 3' TALL ALONG 1300 WEST BEHIND THE SIDEWALK TO HELP LESSEN VISIBILITY INTO BACK TRUCK YARD.	BERMS ARE NOT REQUIRED BY CURRENT CODE.
PLACE A MINIMUM OF TEN 1' TO 2' DIAMETER LARGER LANDSCAPE ROCKS ON CORNER AROUND AND ADJACENT TO THE SIGN.	LARGER DIAMETER LANDSCAPE ROCKS ARE NOT REQUIRED BY CURRENT CODE.
INSTALL VALLEY GROVE MONUMENT SIGN (~40 SF SIGN AREA) ON SOUTH CORNER OF THE 1300 WEST AND MOUNTAIN VIEW LANE INTERSECTION. SIGN LOCATION TO BE 5' FROM PROPERTY LINE AND MEET AASHTO SITE DISTANCE REQUIREMENTS ON THE CORNER.	SIGN IS NOT REQUIRED IS NOT REQUIRED BY CURRENT CODE.
INSTALL A 12' X 18' PAVILION/PERGOLA ALONG MOUNTAIN VIEW LANE.	PAVILION/PERGOLA IS NOT REQUIRED BY CURRENT CODE.

EXHIBIT E

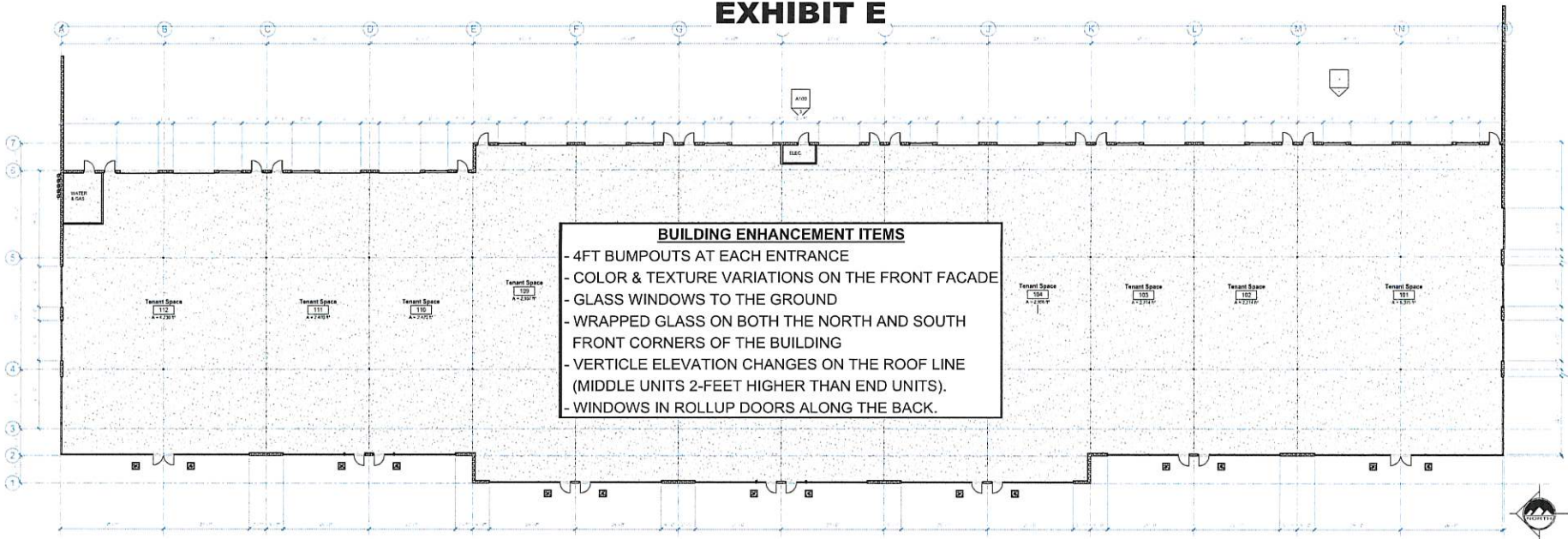
TO

DEVELOPMENT AGREEMENT FOR VALLEY GROVE PHASE 4

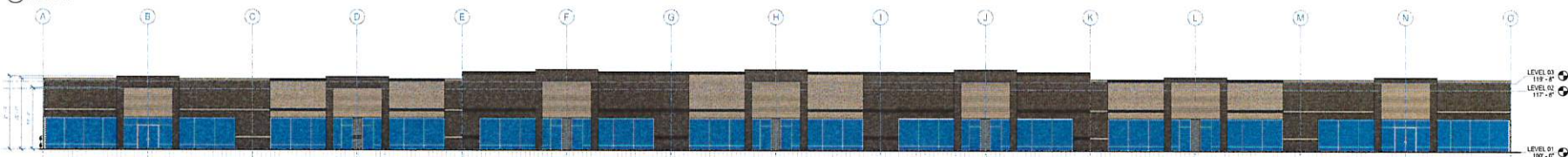
ENHANCED BUILDING DESIGN STANDARDS IN GROVE OVERLAY AREA

(See Attached Concept)

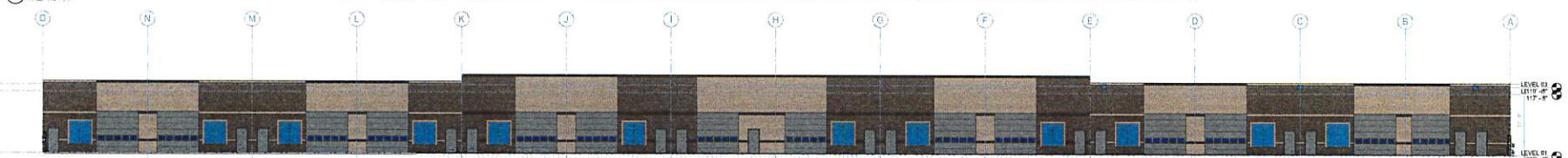
EXHIBIT E



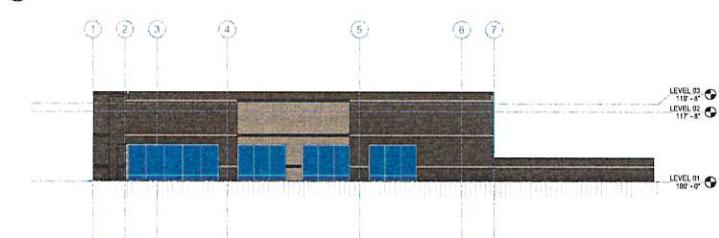
1 LEVEL 01 - FLOOR PLAN - 39,120 SF
SCALE: 3/32" = 1'-0"



2 WEST ELEVATION
SCALE: 3/32" = 1'-0"



3 EAST ELEVATION
SCALE: 3/32" = 1'-0"



4 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

5 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

ENSGN
THE STANDARD IN ENGINEERING

SANDY
435 W 1900 S, SUITE 500
SANDY, UT 84070
PHONE: 801.250.2929

LATTON
PHONE: 801.547.1100

TORRE
PHONE: 435.843.3530

CEDAR CITY
PHONE: 435.865.1453

RICHFIELD
PHONE: 435.596.2813

WWW.ENSGN.COM

**VALLEY GROVE IV
FLEX BUILDING D**
877 S MOUNTAIN VIEW LANE
PLEASANT GROVE, UTAH

NOT FOR CONSTRUCTION

FLOOR PLAN

DATE: 07/20/2023
BY: [Signature]
CHECKED BY: [Signature]
PROJECT: [Signature]

RESOLUTION NO. 2026-26

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 19th day of May, 2026.**

Eric Jensen, Mayor

ATTEST:

(SEAL)

Wendy Thorpe, City Recorder

Motion: Council Member _____

Second: Council Member _____

<u>ROLL CALL</u>	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>
Mayor Eric Jensen	_____	_____	_____
Dianna Andersen	_____	_____	_____
Steve Rogers	_____	_____	_____
Dustin Phillips	_____	_____	_____
Cyd LeMone	_____	_____	_____
Todd Williams	_____	_____	_____

REV05042015

Return to:

Rocky Mountain Power

Lisa Louder/Sydnee Morkel

1407 West North Temple Ste. 110

Salt Lake City, UT 84116

Project Name: PLG13-AT&T CELL TOWER-1550 N 100 E, PG

WO#: 7547439

RW#:

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, PLEASANT GROVE CITY CORPORATION ("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 200 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:

Assessor Parcel No.

14:016:0183

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.

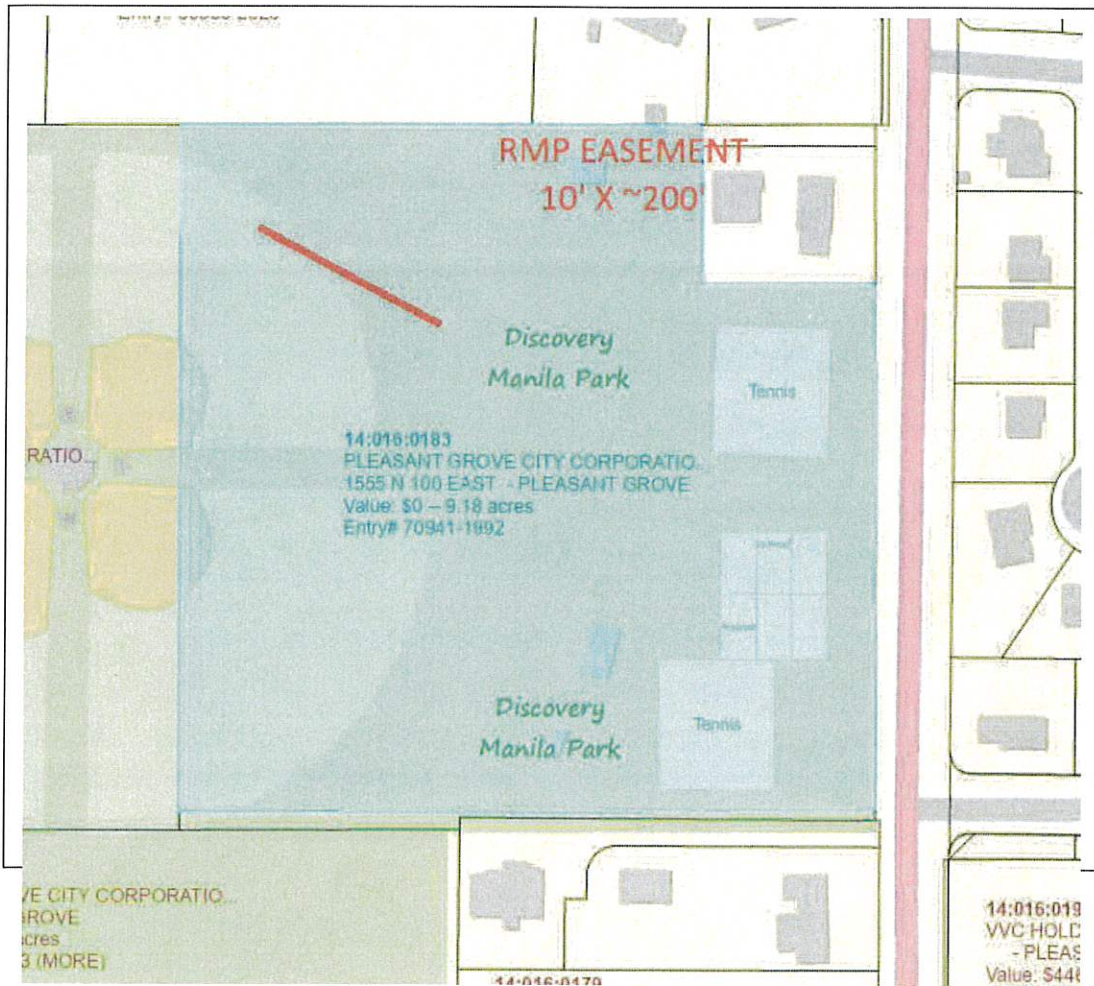
Dated this _____ day of _____, 20__.

(Insert Grantor Name Here) GRANTOR

(Insert Grantor Name Here) GRANTOR

Property Description

Quarter: SE Section: 17 Township 5S, Range 2E, SLB&M
 County: Utah State: Utah
 Parcel Number: 14:016:0183



CC#: 11421	WO#: 07547439
Landowner Name: PLEASANT GROVE CITY CORPORATION	
Drawn by: P48218	
EXHIBIT A	

This drawing should be used only as a representation of the location of the easement being conveyed. The exact location of all structures, lines and appurtenances is subject to change within the boundaries of the described easement area.



NOT TO SCALE

Proposed Property Tax Impact Schedule

Pleasant Grove City will consider an increase to its property tax rates from .0009620 to .001121 (estimated) to generate an additional \$ 683,088. The following information is intended to provide decisions makers and the public with an explanation of how the City's operations would be affected if the property tax rate remains the same.

Pleasant Grove City's Current Property Tax Rate	0.000962
Pleasant Grove City's Current Property Tax Revenue	\$4,127,422
Proposed Revenue with Tax Change	\$4,810,510
New Property Tax Revenue to Pleasant Grove City	\$683,088
Estimated Increase to Pleasant Grove City's Property Tax Rate	16.55%
Estimated Increase to a Resident's Combined Rate*	1.90%
Estimated Increase to a primary residence of \$570,655	\$49.97
Estimated Increase to a commerical valued at \$570,655	\$90.85

Affected Department	Proposed Budget	Budget without Tax Change	Budget Change
Police	6,654,468	6,289,380	(365,088)

Impact of No Tax Increase - The Police Department will not hire two new police officer, and provide no funding for reserve or retention

Affected Department	Proposed Budget	Budget without Tax Change	Budget Change
Fire	3,722,747	3,404,747	(318,000)

Impact of No Tax Increase - The Fire Department will not hire three new fire fighters or provide funding for outfitting.

* Property tax rate when all taxing entities are included (School district, Utah County, etc.)

**Pleasant Grove City
City Council Meeting Minutes
Work Session
Tuesday, March 24, 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
Carl Nielson, Police Department Lieutenant
Daniel Cardenas, Community Development Director
Britton Johnson, Management Intern
Deon Giles, Parks Director
Sheri Britsch, Library Director
Stacy Martineau, Library Program Director

Excused: Megan Zollinger, Recreation Director

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

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. Victim Advocate Report – Kimberly Schroepfel.

Victim Advocate Coordinator, Kimberly Schroepfel, introduced herself and was present to share statistics and data related to Victim Services. The statistics are from January 1, 2026, to the current date. She reported that there are 1,896 total cases so far, which is an increase. Last year, the caseload was fairly stable, but there has been an increase seen this year.

Ms. Schroepfel reported that there have been 87 cases for domestic violence and family problems in the last three months. Last year, there were 75 in the same time frame. For DCFS this year, there are 115, and last year, there were 76. For fraud, there were 39 cases last year and 47 this year. In stalking and harassment, there were 25 cases last year and 41 cases this year. There was a slight decrease in sex offences, as there have been 21 cases this year and there were 26 cases last year.

The total number of services last year was 6,954. For criminal justice assistance, there were 2,362 services. Coordinator Schroepfel shared information about the type of assistance that is provided. There are emotional support and safety services, which are some of the most important services offered. She noted that there were 1,827 of those last year. Personal advocacy and accompaniment are not done as much, but they can involve reaching out to shelters, calling about housing vouchers, or reaching out to landlords. Last year, there were 73 of those services provided. Information and referral services are often done, and there were 2,388. As for other services, there were 304 provided.

Ms. Schroepfel has decided that she will pursue the Certified Advocate Partners Program (“CAPP”) certification so she can better assist others. There is a program starting in the fall, which she hopes to participate in. Coordinator Schroepfel explained that she loves to help people and wants to empower others. She shared a story about her work with a woman who had a protective order in place. She told the woman that she had the power to take her life back and stressed the importance of establishing self-esteem. In December, that woman asked for a Peer Support letter because she wanted to become a Peer Support Leader after remaining clean for one year. Coordinator Schroepfel wrote her the letter and provided guidance. The woman has remained clean, is a Peer Support, and is an amazing person. Outcomes like that are the reason she continues to do this kind of work.

Coordinator Schroepfel reported that there have been times she was thanked in person for previously providing help and resources. It is meaningful to hear about the success stories. A few years ago, there was a woman who likely would have died had she not taken her cell phone with her outside. She was taught to have a Safety Plan in place, and because of that plan, she had her phone with her and was able to phone for assistance when she was assaulted. Coordinator Schroepfel stressed the importance of Victim Services and noted that the work can make a difference in the lives of others.

b. Budget Discussion.

City Administrator, Scott Darrington, took a moment to thank Coordinator Schroepfel for her work. He explained that the City's mission is to provide exceptional service to residents and the City vision is to make the community better. That is exactly what Coordinator Schroepfel does with her work.

Administrator Darrington reported that Council Members have been given a handout with budget information. He clarified that this is not a time for decision-making. Information will be shared so decisions can be made in the future. Finance Director, Denise Roy, explained that there has been a slight increase in sales tax, but the increase is not as high as it has been previously. The

Admin Allocation is an allocation that is calculated each year and increases there have to do with personnel costs. There is a 2.4% Cost-of-Living Adjustment (“COLA”) envisioned and a 2.35% merit. The dollar amount shown on the handout represents what it would take to do that for anyone who is in the General Fund. Director Roy noted that the property liability insurance increase has not been received at this point, so there is a placeholder amount included in the informational document. In addition, she noted that there were some operational asks from the library and Historic Preservation Committee.

Director Roy mentioned the proposal for a property tax increase in order to hire three full-time firefighters and two full-time police officers. The dollar amounts shown include payroll, benefits, and retirement costs. For the Police Department, there is some reserve/retention funding to hire more reserves. On the second page of the document, there is a spreadsheet of the personnel and operational asks. The recommended funding ties back to the information included on the first page of the document. During the Budget Retreat, there was a full-time IT Staff request made, so that was included. There was also a request to move the Special Events Coordinator from part-time to full-time, and a full-time custodian was requested. Administrator Darrington clarified that while certain requests were made, there is not necessarily a Staff recommendation to fund those positions. Director Roy explained that the handout includes a narrative so Council Members can learn more about the rationale behind the requests made. It also provides clarification about the requested amounts.

There was discussion about IT costs. Council Member Todd Williams asked how much the City is currently paying for IT services. Director Roy clarified that the number shown in the document is what it would cost to hire one person. There is currently an outside resource being paid for those services. She explained that there is a meeting scheduled tomorrow and that contract will be broken down, as there is \$3,500 paid per month for 50 hours, but there are other costs as well. There will be more information provided to the Council after the meeting with Jeremy Roos from Tech Legion.

Administrator Darrington noted that if the City had one full-time IT person who worked for the City, there would likely still need to be some services contracted for. He feels that there is solid service provided from Tech Legion. Council Member Cyd LeMone believed a full-time IT person was discussed during the retreat because it sounded like there were certain services needed. She would like a breakdown of the job responsibilities and what a full-time person could handle. During a previous discussion, it was noted that there are certain tasks not being handled through the contract services. She thought it would be beneficial to have someone in-house and reiterated her request for additional information. Administrator Darrington clarified that there will be a breakdown provided on April 14, 2026. In a general sense, the contract services are meeting the needs of the City.

Mayor Jensen reported that Mr. Roos can provide a list of what Tech Legion does for the City. There would likely need to be at least two full-time employees in the City in order to offer the same kind of background and services Tech Legion provides. Director Roy stated that there will be more information for the City Council to consider after the scheduled meeting takes place. Assistant to the City Administrator, Sierra Pierson, shared an update on the cameras. She reported

that there have been meetings with Tech Legion about them. Council Members further discussed IT services.

Director Roy shared information about one-time capital. The right-hand column of the document shows what is recommended to be funded. Items that were not recommended, but the City Council has been asked to look into, include the library pavilion, ambulance, and ladder truck.

Council Member Williams wanted to better understand the one-time capital. Director Roy explained that there is no money allocated for Capital Funding when the budget is adopted. When there is revenue over expenditures, that is one-time money from the General Fund used to fund one-time capital needs. Administrator Darrington shared an example scenario where the expenses were \$25 million, but \$26 million in revenue was brought in. There would be \$1 million not spent. This would become one-time money since there would not be certainty that the money would be received again.

Council Member LeMone asked about the personnel and operational information included in the handout. It would be meaningful to have more specific information about the Fire Department and Police Department requests. Administrator Darrington reported that there will be an educational document created for the items tied to the potential property tax increase. That educational document will highlight the department's needs. There will be charts, graphs, and comparisons to other cities. Administrator Darrington hopes that information will be ready ahead of the next meeting so the Council can discuss a potential property tax increase. If there is support to move forward, the Truth in Taxation process will occur. The Truth in Taxation process requires public notice and a hearing.

Council Member Steve Rogers noted that there is one-time money available, but there are ongoing expenses being paid for with that one-time money. Director Roy explained that the dash cam and taser contracts are the only ones that use one-time money on an ongoing basis. Council Member Rogers wanted to understand why the \$112,000 is included on a one-time money sheet when it is known to be an ongoing expense. Administrator Darrington clarified that it is a short-term ongoing cost. It is a three-year lease or a five-year lease rather than a perpetual cost. Council Member Rogers believes it makes more sense to build a fixed expense that is known beforehand into the budget. He understands this would simply move the expense from one section to another, but he would rather have it allocated in the budget instead of hoping there will be money left over to cover the costs. Administrator Darrington reported that there was a conscious decision made when the agreements were entered into. Council Member Rogers reiterated that he would prefer this to be included in the budget since there is already an awareness of the expense. Whether there are additional funds or not, these items have to be funded, as there is a contract, so it makes sense for it to be included elsewhere.

Council Member Williams asked if it would be possible to review the last four years of one-time money. He would like to compare the budget to actuals in order to establish a pattern. Council Member Dianna Andersen wanted to know at what point it becomes secured General Fund money. Administrator Darrington explained that as soon as the fiscal year is over, it transfers into the one-time money. He shared estimates of the one-time money that was available in previous years. Last year, there was \$1.8 million, and there was over \$2 million a few years ago. Administrator

Darrington shared additional information about the budget. Generally, the expenses are not met all of the time. As an example, there might be someone who leaves employment, but then there is a three-month gap before that position is filled. When it comes to revenues, those are underestimated on purpose. Council Member Williams asked if one-time money is always sales tax. It was clarified that there are various factors, such as sales tax, new growth, charges for services, Building Permits, and so on.

Council Member Rogers pointed out that there have been discussions about a potential property tax increase. His understanding is that the property tax increase would create approximately \$683,000 in additional revenue for the City, which would cover the necessary expenses that have been discussed. However, there is also one-time funding available for approximately \$1 million dollars. If, over the last four years, the average has been more than \$1 million, he wants to understand why a property tax increase would be pursued. He is looking for ways to avoid a property tax increase. Council Member Williams shared an example scenario with those present. Administrator Darrington pointed out that one-time expenses need to be funded as well. Council Member Dustin Phillips believed Staff wants to protect against an unexpected shortfall. There could be a situation where the economy turns.

Administrator Darrington explained that protection against an unexpected shortfall is part of the philosophy, but there are also one-time needs that need to be addressed. He noted that one-time money is actually trending down and he does not know what next year will look like. Council Member Rogers believed the anticipated needs should be addressed within the budget. He appreciates the experience that Administrator Darrington brings to the City, as well as his conservative nature when it comes to the creation of the budget, as this has created stability. His comments are not necessarily an attack on the philosophy that is currently being used in Pleasant Grove. However, he feels that committed contracts should be included in the general budget. Council Member Rogers stated that it is important to consider how to fund the various public safety needs. It is possible to raise taxes or slowly set aside money for these needs. As a private business owner, when he thinks about the needs in his company, he tries to anticipate and save so those needs can be addressed.

Public Works Director, Neal Winterton, noted that most of the projects he has been associated with are not General Fund projects, but some have been. For instance, the Main Street lighting project was a project from Capital Projects. A new roof on a building, a vehicle, and an HVAC system are all examples of one-time expenses. There are certain items that have been determined as needs.

Council Member Rogers thought it would make sense to determine the amount needed and then figure out how to make that happen. He does not like the idea of hoping that operational savings will result in enough money to address the one-time needs. Council Member LeMone pointed out that it is appropriate for philosophies to change over time. Just because something has been done a certain way for a certain amount of time does not necessarily mean it needs to continue that way. Administrator Darrington explained that if there is a desire to build in the one-time money, then the question is where that money will come from to start, as it has always been captured afterward.

Administrator Darrington noted that if the City Council would like the budget to be handled in a different way, that can be explored, but there needs to be a discussion about the approach. Council

Member Phillips stated that it is not a perfect system and there are likely some refinements that could be made. That being said, the current process has generally put the City in a solid place. Administrator Darrington believed the feedback from the City Council was to look at a different approach to the budget. It is possible to sit down with Director Roy and discuss some possibilities.

Director Roy reported that the utilities will be discussed at another time. She shared the Fiscal Year 2026 Financial Update, which looks at property and sales tax, where the unrestricted Fund Balance is expected to be at the end of June, and how many months of expenditures that would cover. Director Roy added that there is a report she is required by State Code to submit. It is an income statement for every fund in the City. She will send that to Council Members on a monthly basis moving forward.

c. Staff Business.

There was no Staff Business discussed during the Work Session.

ADJOURNMENT

MOTION: At 5:29 p.m. Council Member Williams moved to ADJOURN the Work Session. Council Member Rogers seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting “Yes.”

The City Council Work Session Minutes of March 24, 2026, were approved by the City Council on May 19, 2026.

**Pleasant Grove City
City Council Meeting Minutes
Regular Session
Tuesday, March 24, 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
Carl Nielson, Police Department Lieutenant
Keldon Brown, Police Department
Megan Zollinger, Recreation Director
Daniel Cardenas, Community Development Director
Britton Johnson, Management Intern
Deon Giles, Parks Director
Sheri Britsch, Library 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 Council Member Williams.

3) **OPENING REMARKS**

The Opening remarks were offered by Council Member Andersen.

4) **APPROVAL OF MEETING AGENDA**

City Administrator, Scott Darrington, reported that Item 8A and Item 9C on the Regular Meeting agenda will both be continued to the next City Council Meeting on April 14, 2026.

ACTION: Council Member Williams moved to APPROVE the Meeting Agenda, as amended. Council Member Rogers seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting “Yes.”

5) **OPEN SESSION**

Mayor Jensen opened the Open Session.

Jerry Bushman gave his address as 1178 North 1120 West and thanked the City Council for all of the hard work that is done for the City. He asked the Council to review some of the City Ordinances. There are many wrecked and parked vehicles sitting on front lawns in his neighborhood. Approximately six months ago, his wife was in a car accident in the cul-de-sac due to bushes that were too high. It was not possible to see into the intersection of 1100 North. The police investigated and the bushes were trimmed down, but there has since been a 6-foot fence built right to the street.

Mr. Bushman explained that there are safety issues in his neighborhood, and he would like to see them addressed. Several yards in the cul-de-sac have turned into junk yards. He asked the person in charge of City Ordinances to visit the neighborhood and look into the current situation. Mayor Jensen explained that Community Development Director, Daniel Cardenas, can discuss this issue with Mr. Bushman. Residents with similar concerns can also contact the Community Development Director.

Council Member Steve Rogers asked what happens if the City Ordinance does not allow for enforcement. There is a similar issue in neighborhoods east of the junior high school. The streets there are narrow and there are sometimes vehicles being worked on in the public right-of-way. Mayor Jensen asked the Community Development Director to send more information to the City Council.

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

6) **CONSENT ITEMS**

- A. **City Council Minutes for the January 27, 2026, City Council Special Meeting.**
- B. **To Consider for Approval Payment No. 1 to Geneva Rock Products for the Battle Creek Trailhead Parking Lot Improvement Project.**

- C. **To Consider for Approval Payment No. 20 to Hydrovac Excavation for the Pressurized Irrigation Meters Installation Project.**
- D. **Payment Approval Report for March 5, 2026, and March 19, 2026.**

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

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

- A. **None Scheduled.**

8) **PRESENTATIONS**

- A. **Recognition of the PGHS Girls State Basketball Champions.**

This item was continued to the City Council Meeting on April 14, 2026.

- B. **JustServe City Proclamation.**

Mayor Jensen shared information about the JustServe City Program and read the following language: “JustServe believes in spreading hope, goodness, and unity through the vital role of volunteerism. With motivated individuals and communities, we can build united and harmonious societies. The JustServe City program, in conjunction with the free JustServe volunteer platform, links individuals from every walk of life with local service projects. Through this program, we strive to partner with and recognize cities for their efforts. Together, we can recognize individuals for the selfless efforts they are making to bring hope and goodness to others. JustServe.org strives to make it easier for residents to find and engage in volunteer opportunities and will regularly acknowledge and celebrate the contributions of volunteers.” He offered to send out additional information to the City Council.

Mayor Jensen explained that Pleasant Grove could become a JustServe City and could also become a Global JustServe City, which enables recognition of qualifying individuals within the community. Parks Director, Deon Giles, reported that for the last two years, there has been a Day of Service done with the assistance of JustServe. 15 to 20 projects have been completed City-wide. The City comes up with the projects and then JustServe offers assistance. Mayor Jensen reiterated that there is recognition of individuals through JustServe, as there is the JustServe Hero Award.

ACTION: Council Member Andersen moved to APPROVE the JustServe City Proclamation. Council Member LeMone seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting “Yes.”

9) **PUBLIC HEARING ITEMS**

A. Public Hearing to Consider Ordinance (2026-012) Amending the Transportation Master Plan, Adding Projects in the Pleasant Grove 700 South Industrial Corridor Safety Upgrade Project and Providing an Effective Date.
Presenter: Director Winterton.

Public Works Director, Neal Winterton, shared information about Ordinance 2026-12 and explained that the Transportation Master Plan has been amended previously. He shared a map of 700 South and pointed out the area from Geneva Road to North County Boulevard. Necessary amendments have been made in the Regional Transportation Plan to make this road Regionally Significant. Once it is Regionally Significant, it is possible to ask the Mountainland Association of Governments (“MAG”) for assistance with funding different projects. Director Winterton reiterated that it has been made Regionally Significant and noted that technical presentation have been made to move forward with some projects. The Master Plan now needs to be amended to include these projects. Several maps of the area were shared with Council Members for reference.

There was a study conducted by Avenue Consultants to determine what projects might be needed. 1300 West and 700 South warranted a signal under the Manual on Uniform Traffic Control Devices (“MUTCD”). There are some backups in the morning and buses and heavy trucks use the road. There were also counts requested at 800 West and 700 South. This is the location of a future business that is currently under construction. It is anticipated that there will be more traffic in that area as a result. It is possible to move some power poles and take advantage of some economies of scale. Director Winterton noted that general scope of the 700 South Industrial Corridor Safety Upgrades includes:

- Installation of a signal on 700 South 800 West;
- Installation of a signal on 700 South 1300 West;
- Railroad crossing upgrades; and
- Widening at Geneva Road.

An aerial image was shared, and Director Winterton pointed out a set of train tracks. There is a desire to upgrade the intersection at Geneva Road with some new sidewalk to complete the connectivity. In addition, there could be a sidewalk created across the railroad tracks, because pedestrians often cross. There is Utah Department of Transportation (“UDOT”) and Utah Transit Authority (“UTA”) support.

Director Winterton explained that what is before the City Council is a Transportation Master Plan amendment to include these projects in the Master Plan. Council Member Rogers asked if the amendment has to do with funding opportunities. Director Winterton confirmed this and explained that the application asks whether the projects are part of the Transportation Master Plan. Council Member Dustin Phillips asked about the Regionally Significant term used. Director Winterton explained that Regionally Significant means that it connects with other cities. He pointed out that this connects State Street, Geneva Road, North County Boulevard, and Pleasant Grove Boulevard.

Director Winterton explained that the City is trying to be proactive and look into different funding sources. In terms of Regionally Significant projects, what has been outlined is fairly small. There is an opportunity to potentially receive 2028 or 2030 funding. The City could fund the work and then be reimbursed. He is hopeful that the City will receive funding. Council Member Cyd LeMone asked if the project would be completed before 2028. Director Winterton clarified that there are certain factors that will impact the timeline. He believes it is possible to build what has been described and then be reimbursed with funding that will become available in the future. However, there will be additional discussions once project funding approval. Council Member Rogers appreciates that Staff is focused on this area. He mentioned the location of Spectrum Academy. It is a specialty school that people commute to and the project work that has been outlined will make the area safer overall. Council Member Andersen added that the number of businesses have also increased on that street.

Mayor Jensen opened the public hearing. There were no comments. The public hearing was closed.

ACTION: Council Member Andersen moved to APPROVE Ordinance 2026-12 – Amending the Transportation Master Plan, Adding Projects in the Pleasant Grove 700 South Industrial Corridor Safety Upgrade Project and Providing an Effective Date. Council Member Rogers seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting “Yes.”

B. Public Hearing to Consider an Ordinance (2026-004) to Amend Section 10-6-2: Definitions, Section 10-9A-10: Building Height in the Rural Residential Zone, and Section 10-9B-9: Building Height in R-1 Zones. The Purpose of this Proposed Text Amendment is to Amend the Definition for “Building Height” in Section 10-6-2, and to Provide an Effective Date in Sections 10-9A-10 and 10-9B-9. Presenter: Director Cárdenas.

Director Cardenas reported that what is before the City Council is a Code Text Amendment to modify the definition of Building Height. The City Council has received emails from concerned neighbors. Staff has also received feedback from developers and neighbors, so the intention is to create an Ordinance that considers both sides. Under the current code, building height is measured from the average elevation of the finished lot grade at each face of the building. The proposal is to modify the definition to take into consideration the original grade of the existing terrain. Director Cardenas shared an image with the Council for clarification. He reiterated that there have been neighbor concerns expressed, so the proposal is to create an average between the natural and finished grade. The measurement will be from that average to the peak of the roof of the structure. Example scenarios were shared to illustrate the difference between what is currently allowed and what is proposed.

The proposed amendments were shared. 10-6-2 – Definitions has the following language proposed:

- **BUILDING HEIGHT:** The vertical distance measured from the average elevation between the natural grade and proposed finished grade along each face of the building, to a

horizontal line extending from the highest point of the roof; provided that those structures set forth in Section 10-15-9 of this title shall be excluded from said measurement. The height of a stepped or terraced building is the maximum height of any segment of the building.

The proposed language was discussed by the Planning Commission and the Planning Commission suggested the inclusion of an applicability clause. As a result, the following language is proposed:

- **Applicability:** The definition of “Building Height” shall apply to all new developments within all Single-Family Residential Zones; Building Permits within an approved Subdivision prior to April 14, 2026, retain the right to have their height measured from the average elevation of the finished lot grade at each face of the building to a horizontal line extending from the highest point of the roof; provided, that those structures set forth in Section 10-15-9 of this title shall be excluded from said measurement.

Director Cardenas reported that the Planning Commission had discussions about the proposed language until there was a unanimous recommendation of approval. Council Member Rogers noted that the language in the Meeting Materials Packet referenced both April 24, 2026, and April 14, 2026. Director Cardenas clarified that it should be March 24, 2026. There was some uncertainty about when this would be brought to the City Council for consideration, which created the confusion.

Council Member Rogers asked if it is straightforward to determine the natural grade and finished grade in order to find the average. Director Cardenas reported that the finished grade will be simple to determine, but the natural grade will take a little more work. It is extra work that Staff is willing to do in order to address the concerns expressed by Pleasant Grove residents. When there is a new subdivision, the main concern that tends to be expressed has to do with the allowed building height.

Mayor Jensen opened the public hearing.

Russell Wilson explained that he works for Symphony Homes, who recently developed the Blossom Hill Subdivision off of 200 South. This Ordinance has been concerning to them, because there are some lots in that subdivision that would be negatively impacted by what is proposed. He is grateful that Staff has worked to include the applicability language. There was a stub street that came into the subdivision that there had to be a connection to, but there was a steep drop off at the end of the stub street of almost 20 feet. The lots on either side of that have been impacted. On the other end of the subdivision, the lots are uphill. He is grateful that the City has been willing to hear feedback.

Haley Pratt explained that she is representing Castlewood Development, who built Siena Heights. She appreciates that Staff has considered the concerns of the development community. The road was built with Staff direction. Now that the road is there, it is not possible to adjust anything at this point. Adding in the specificity of the date is impactful to the development and she appreciates that addition.

Justin Nielson stated that natural grade is difficult for builders. In some locations, it might not matter as much, but in other areas, it will be more impactful. He does not know that a one-size-fits-all approach makes sense given the topography in Pleasant Grove. Mr. Nielson asked for additional information about the determination. It was noted that Director Cardenas will answer questions.

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

Director Cardenas reported that a topography study needs to be done before a subdivision comes in. It will then be possible to determine the natural grade. From there, an average will be determined. He explained that a lot of work went into the Ordinance. Language from other cities was reviewed and there were discussions with residential developers. The intention was to accommodate their ideas and desires as well as the ideas and desires of the existing residents. He encouraged the residential developers and neighbors to have discussions in the future to reach appropriate compromises.

Council Member Rogers shared an example scenario where the grade was lowered. In that case, the average would be above the final grade. There could theoretically be a house taller than 35 feet from the actual final grade. Director Cardenas pointed out that a scenario like that would be impractical because of the sewer and drainage. Council Member Rogers further explained the example scenario. There could theoretically be a 50-foot house built if there was a 30-foot difference. Director Cardenas explained that the topographical constraints described would not be seen on only one lot, but would also be seen on the surrounding lots. Council Member Rogers mentioned a subdivision near him that is across Canyon Road on the east side. There was a lot of dirt that had to be dug out in order to build a house there, and it has a large retaining wall behind it. Theoretically, that house could have been built to be 50 feet tall because of the average grade compared to the finished grade. He asked if there is Council Member support for situations like that because the Ordinance would allow it to happen.

Director Cardenas explained that the Engineering Department will assist with the determination of the grade. Director Winterton noted that there could be language to state: "...or 35 feet from finished grade maximum." Council Member Rogers pointed out that this is not in the language that has been presented. Director Winterton reported that the existing grade and natural grade can be determined, because every subdivision now comes in with existing contours. There are tools available to establish natural grade. It is no more difficult to determine average height from finished grade. However, he believed that adding language about a maximum height from finished grade would be beneficial.

Director Cardenas stated that the item can be continued and additional information can be brought back to the City Council for consideration. Additional discussions were had about natural and finished grade. It was noted that the way the language is currently drafted, there would be an average. Director Cardenas pointed out that the previously proposed language can be added, which is "...or 35 feet from finished grade, whichever is more restrictive." City Attorney, Christine Petersen, does not recommend creating Ordinances during a public meeting. Unless there is some reason this needs to be adopted during the current City Council Meeting, she suggested that the item be continued.

Council Member Phillips suggested looking into scenarios where it might be detrimental to have a maximum number included in the language. He wanted many different possibilities to be considered. Director Cardenas reiterated that he will visit the site mentioned, map it out, and there can be a discussion at the Planning Commission level. Information can then be brought to the City Council.

Council Member Rogers noted that in his neighborhood, there are a lot of steep grades. He asked if there are developments where it would not be possible to put a road in and have adequate sewer drainage. He wanted to understand how to deal with those kinds of situations. Director Cardenas clarified that there are remediation options. Ordinances do not cover every possible scenario, so there is always the opportunity to apply for a variance. The intention is to cover as many scenarios as possible. He informed the City Council that additional information will be brought back in the future.

ACTION: Council Member Rogers moved to CONTINUE Ordinance 2026-004 – Amend Section 10-6-2: Definitions, Section 10-9A-10: Building Height in the Rural Residential Zone, and Section 10-9B-9: Building Height in R-1 Zones. The Purpose of this Proposed Text Amendment is to Amend the Definition or “Building Height” in Section 10-6-2, and to Provide an Effective Date in Sections 10-9A-10 and 10-9B-9. This item will be re-noticed. Council Member LeMone seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting “Yes.”

- A. Public Hearing to Consider an Ordinance to Amend Section 10-15-38: Fencing Standards, to Clarify and Simplify Portions of this Section. Presenter: Director Cárdenas. This Item has been Continued to the Next Meeting on April 14, 2026.**

It was noted that this item will be considered at the meeting on April 14, 2026.

- B. Public Hearing to Consider an Ordinance (2026-013) to Amend Section 10-15-28: Design Review, to Amend the Requirements of the Design of New Buildings, Including Residences. Presenter: Director Cárdenas.**

Director Cardenas reported that there is a proposal to amend Section 10-15-28: Design Review. In the code, there are designs for every single zone. However, Section 10-15-28 is a remnant of different districts in the past. It is subjective and difficult to apply. At times, this section goes against what is already in the existing code. Director Cardenas presented a chart that looks at Residential Design Review. It highlights the objective and subjective language that exists. He explained that it is possible to approve or deny an application based on the objective code language. The other code language is more difficult to implement, because it is subjective. Council Member Rogers left the room from 6:52 p.m. to 6:54 p.m. Council Member Williams left the room from 6:54 p.m. to 6:55 p.m.

Director Cardenas shared additional examples that highlight the objective and subjective language. With the subjective language, there is not enough specificity included. The objective language has

measurements, numbers, and specificity that can be relied on consistently by employees. As a result, the Staff proposal is to eliminate Section 10-15-28. He reiterated that this is because it is subjective, contradictory to other code language, and difficult to implement. Example scenarios were shared.

Mayor Jensen opened the public hearing. There were no comments. The public hearing was closed.

ACTION: Council Member Phillips moved to APPROVE Ordinance 2026-13 – Amend Section 10-15-28: Design Review to Amend the Requirements of the Design of New Buildings, Including Residences. Council Member LeMone seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting “Yes.”

10) ACTION ITEMS READY FOR VOTE

A. To Consider a Commercial Site Plan Located at Approximately 545 South Pleasant Grove Boulevard (Sam White’s Lane Neighborhood) for a Retail Bank Branch Building in The Grove - Commercial Sales Subdistrict. Applicant Taylor Smith. Presenter: Director Cárdenas.

Director Cardenas reported that this is a Commercial Site Plan application for property located at 545 South Pleasant Grove Boulevard. It is for a credit union building on the corner of 550 South and Pleasant Grove Boulevard. He shared a map of the area and noted that this is across the street from the Hyatt. The applicant is proposing a Cypress Credit Union location. The applicant has worked on the setbacks and landscaping. All requirements of the zone are met. This site requires 11 parking stalls, but the applicant is providing 52 parking stalls. The application was brought to the Design Review Board, and the Board appreciated the heavy use of glass on the façade, which is a material that is highly recommended in the zone. He clarified that this is in The Grove – Commercial Sales Subdistrict. The Design Review Board sent a recommendation of approval. This application was also shared with the Planning Commission, and there was a unanimous recommendation of approval.

It was noted that the applicant is not present at the City Council Meeting. Council Member Rogers mentioned that the Planning Commission recommendation was approval. Director Cardenas added that Staff conducted a thorough review. Council Member Rogers pointed out that the landscaping at some of the buildings across the street looks dead. He hopes the landscaping will survive long-term.

ACTION: Council Member Andersen moved to APPROVE a Commercial Site Plan Located at Approximately 545 South Pleasant Grove Boulevard (Sam White’s Lane Neighborhood) for a Retail Bank Branch Building in The Grove – Commercial Sales Subdistrict. Council Member LeMone seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting “Yes.”

B. To Consider a One-Lot Preliminary Commercial Subdivision Plat, Located at Approximately 877 West 700 South (Sam White's Lane Neighborhood) called Myler Industrial Subdivision Plat 'B' on Approximately 1.99 acres, in the Business and Manufacturing Park (BMP) Zone. Applicant Ryan Litke. Presenter: Director Cárdenas.

Director Cardenas reported that the next three items on the meeting agenda are related to the same project, but there will be a discussion about each one. The applicant is requesting approval of a Subdivision Plat and two Commercial Site Plans. The subject properties are located at approximately 877 West 700 South and 749 West Sam White Lane in the Business and Manufacturing Park ("BMP") Zone. He shared information about the surrounding area. The properties to the west and south are in the BMP Zone and have been developed with a school building and industrial building. The properties to the north are in the Grove Mixed Use Housing Subdistrict and have been developed with residences. The properties to the north and east are in the Manufacturing Distribution Zone.

Director Cardenas reported that this application was presented to the Planning Commission and there was a unanimous recommendation of approval. The Engineering Department also recommended approval. It was clarified that Item 10 B, 10 C, and 10 D will all be presented at the same time. There will be three separate motions made. The proposed Subdivision Plat is called Myler Industrial Subdivision Plat 'B' and encompasses 1.99 acres in total. The first Commercial Site Plan, located on Lot 1 of the proposed Myler Industrial Subdivision Plat 'B' is addressed as 877 West 700 South. It includes one industrial building called Building A, with five separate units for future tenants. The second Commercial Site Plan, located on Lot 1 of the existing Myler Plat 'A' Subdivision, is currently addressed as 749 West Sam White Lane and the applicant proposes two industrial buildings.

Director Cardenas shared a rendering to illustrate how the buildings will look. There was a desire to have landscaping on the site and there were some requirements related to the building design, so Staff worked with the applicant to address those details. He shared additional information about the two industrial buildings and clarified that there are three buildings proposed overall, one on the proposed Subdivision and two on an existing Subdivision. The Engineering Department reviewed the plan to ensure there was enough parking provided. This meets the parking requirements. There were multiple conversations with the applicant about the landscaping and design. Staff wanted to see a variation in colors and elevations to reduce the mass of the building. He noted that there is a lot of demand for flex spaces. This is called flex space, not because there is flexibility in the use, but because it provides for flexibility between office and manufacturing uses. Director Cardenas noted that all three items were presented to the Planning Commission and approval was recommended.

The applicant representative, Dustin Cutler, explained that he is from North Edge Business Park. His business partner, Ryan Litke, is the applicant, but he was unable to attend the City Council Meeting. Mr. Cutler is able to answer Council Member questions about the applications. He reported that they did the project across the street from this approximately 10 years ago. These buildings were designed because there are some tenants who require larger spaces than the current flex space is able to provide.

Council Member Rogers asked if there would be large semi-trucks coming in and out of these buildings. He noted that Spectrum Academy is located behind the buildings. Mr. Cutler reported that these buildings are smaller comparatively to the other buildings in the area. Right now, the carpet store is the only tenant that has semi-trucks in the development. The number of semi-trucks in the area will be limited. There was a corridor created down the back, so all of the bay doors and parking will be oriented to that location. There will also be security fences in place during construction. Mr. Cutler explained that those who work along 700 South are aware of the traffic issues. As far as trucks, without loading bays, there will be a single drop-off allowed. Director Cardenas discussed traffic flow. There have been conversations encouraged between the developer and school. There was an idea proposed for a road, but the private property owner decided not to locate a road in that location.

Director Cardenas reported that there was a discussion about semi-trucks at the Planning Commission level as well. He asked that information about traffic flow in the area be shared. Director Winterton explained that 800 West is a City street and there is an entrance for Spectrum Academy. He pointed out the Spectrum Academy entrance on a map of the area and stated that the school has a responsibility to protect their students. There is a pick-up and drop-off plan for the school that has not been followed. There is currently only a small area that is being used for pick-up and drop-off. Director Winterton has sent multiple emails over the years to the school requesting that the pick-up and drop-off plan be followed. Ultimately, this is a City road that is used almost exclusively for Spectrum Academy. He highly encourages the school to create a bus or carpooling system and to stagger pick-up and drop-off times in order to alleviate the existing issues. In this case, the property owner has a requirement to build what is appropriate for the zone and to stay within the site requirements, which has been done. Council Member Rogers agrees that schools have a responsibility to make sure there is a plan in place that is being followed, but he also does not want students to be at risk.

Council Member Rogers noted that some parents shared comments during the Planning Commission Meeting. He asked if a representative from the school provided a comment about this proposal. Director Cardenas reported that notices were sent out for the Planning Commission Meeting and there was a public hearing held. It sounds like the school approached the applicant and there were some conversations about a potential road, but no one shared comments at the Planning Commission Meeting on behalf of the school. Mayor Jensen reminded Council Members that this discussion relates to Item 10 B, Item 10 C, and Item 10 D. There will need to be three separate motions.

ACTION: Council Member LeMone moved to APPROVE a One-Lot Preliminary Commercial Subdivision Plat, Located at Approximately 877 West 700 South (Sam White's Lane Neighborhood) Called Myler Industrial Subdivision Plat 'B' on Approximately 1.99 acres in the Business and Manufacturing Park ("BMP") Zone. Council Member Phillips seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting "Yes."

C. To Consider a Commercial Site Plan Located at Approximately 877 West 700 South (Sam White’s Lane Neighborhood) for an Industrial Building, in the Business and Manufacturing Park (BMP) Zone. Applicant Ryan Litke. Presenter: Director Cárdenas.

This item was presented at the same time as Item 10 B on the City Council Meeting agenda.

ACTION: Council Member Andersen moved to APPROVE a Commercial Site Plan Located at Approximately 877 West 700 South (Sam White’s Lane Neighborhood) for an Industrial Building in the Business and Manufacturing Park (“BPM”) Zone. Council Member Williams seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting “Yes.”

D. To Consider a Commercial Site Plan Located at Approximately 749 West Sam White Lane (Sam White’s Lane Neighborhood) for Two Industrial Buildings in the Business and Manufacturing Park (BMP) Zone. Applicant Ryan Litke Presenter: Director Cárdenas.

The item was presented at the same time as Item 10 B on the City Council Meeting agenda.

ACTION: Council Member Phillips moved to APPROVE a Commercial Site Plan Located at Approximately 749 West Sam White Lane (Sam White’s Lane Neighborhood) for Two Industrial Buildings in the Business and Manufacturing Park (“BPM”) Zone. Council Member LeMone seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting “Yes.”

E. To Consider the Request for a Commercial Site Plan for a Restaurant Located at 1008 South North County Boulevard in The Grove – Interchange Subdistrict. Applicant Steve Wiscaver. Presenter: Director Cárdenas.

Director Cardenas reported that this item is a Commercial Site Plan for a restaurant located at 1008 South North County Boulevard. He explained that this will be a Longhorn Steakhouse and pointed out the site location on a map of the area. The Site Plan was reviewed and there were discussions at the Design Review Board level. The Design Review Board was specific about what there is a desire to see along North County Boulevard. The building itself is facing the parking lot, but the Board wanted to make sure that the building was aesthetically pleasing from all angles. Director Cardenas noted that there is extra parking provided on the site. He shared the elevations. This application was presented the Planning Commission and there was a unanimous recommendation of approval. Council Members expressed excitement about the new steakhouse and the restaurant location.

The applicant representative, Braden Alsop, explained that he is able to answer Council Member questions. Council Member LeMone asked about the timeline for the restaurant opening. Mr. Alsop clarified that there is not a date set at this time, but this project will move quickly into construction.

ACTION: Council Member Andersen moved to APPROVE a Commercial Site Plan for a Restaurant Located at 1008 South North County Boulevard in The Grove – Interchange Subdistrict. Council Member Rogers seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting “Yes.”

F. To Consider the Request of St. John Properties for a Two-Lot Preliminary Commercial Subdivision Plat, called Valley Grove Business Park Plat ‘S’ on Approximately 4.55 acres, Located at Approximately 989 South 1300 West in the Business and Manufacturing Park (BMP) Zone. Presenter: Director Cárdenas.

Director Cardenas explained that Item 10 F and Item 10 G will be presented at the same time. The first item is a Commercial Subdivision Plat and the second is a Commercial Site Plan for property located at approximately 989 South 1300 West in the BMP Zone. He shared an aerial map with the City Council. The property does not fully face North County Boulevard, but it is in the vicinity. The applicant is proposing to have two different lots. The proposed Subdivision Plat is the Valley Grove Business Park Plat ‘S’ and it is 4.553 acres in total. The two lots include: Lot 42 (3.514 acres) and Lot 43 (1.039) acres. The applicant is proposing to have flex space units in this location.

Council Member Rogers asked if this is located on the edge of the BMP Zone, which was confirmed. Director Cardenas explained that there was a desire to have a transition between the different zones. Both the Commercial Subdivision Plat and Commercial Site Plan were presented to the Planning Commission and the requirements for parking, landscaping, building height, and design have been met. As a result, there was a unanimous recommendation of approval forwarded to the City Council.

The applicant representative, Marty Beaumont, stated that there is excitement to continue to develop in Pleasant Grove. The building near Tesla is a success, so additional space is needed and this is an ideal location. The City has been wonderful to work with so far. He noted that there has been coordination with the Public Works Department and Engineering Department on the drainage. Mr. Beaumont reported that the outside height is 22 feet and 24 feet, but the interior ceiling heights are lower. The lower interior ceilings will bring in a different product. The end unit is wrapped with glass all around the side, because of the location and proximity to North County Boulevard.

Council Member Rogers asked for additional information about what is located in the back. Mr. Beaumont clarified that there are four loading bays on the north end. There are not a lot of deliveries anticipated, but there was a need to provide a few loading bays to accommodate a variety of needs. Council Member Rogers wanted to know if there is enough room back there for semi-trucks to move in and out. Mr. Beaumont confirmed this and explained that the layout has been used elsewhere. Council Members discussed access in the area. Mr. Beaumont informed Council Members that the main truck access will be on the north side of the building, which will accommodate deliveries.

ACTION: Council Member Andersen moved to APPROVE the Request of St. John Properties for a Two-Lot Preliminary Commercial Subdivision Plat, called Valley Grove Business Park Plat

'S' on Approximately 4.55 acres, Located at Approximately 989 South 1300 West in the Business and Manufacturing Park ("BMP") Zone. Council Member Phillips seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting "Yes."

G. To Consider the Request of St. John Properties for a Commercial Site Plan for an Industrial Building Located at Approximately 989 South 1300 West in the Business and Manufacturing Park (BMP) Zone. Presenter: Director Cárdenas.

The item was presented at the same time as Item 10 F on the City Council Meeting agenda.

ACTION: Council Member LeMone moved to APPROVE the Request of St. John Properties for a Commercial Site Plan for an Industrial Building Located at Approximately 989 South 1300 West in the Business and Manufacturing Park ("BMP") Zone. Council Member Phillips seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting "Yes."

H. To Consider a Resolution (2026-011) Authorizing the Mayor to Execute an Engineering Master Services Agreement for Professional Services with Avenue Consultants, Inc. for Engineering Services on a Project-Specific Basis. Presenter: Director Winterton.

Director Winterton explained that it is standard practice to engage with engineering firms in order to perform work. There has been a Master Services Agreement created with a number of different groups. Attorney Petersen has already reviewed the agreement and everything is in order. Director Winterton noted that this will make it possible for Avenue Consultants, Inc. to bid on future projects.

ACTION: Council Member LeMone moved to APPROVE Resolution 2026-11 – Authorizing the Mayor to Execute and Engineering Master Services Agreement for Professional Services with Avenue Consultants, Inc. for Engineering Services on a Project-Specific Basis. Council Member Williams seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting "Yes."

I. To Consider Local Authority Consent for a Retail Alcohol License for a Limited Service Restaurant for Misti Maki Sushi Bar at 2085 West 450 South, Suite 2C, Pleasant Grove, Utah. Presenter: City Attorney Petersen.

Attorney Petersen explained that this is the first of three requests for Local Authority Consent for various types of Retail Alcohol Licenses. The Misti Maki Sushi Bar is an existing restaurant that is open and operating for business. This is a Limited Service Restaurant under the State Code and there is a request for local consent to serve beer, wine, and saki, which can be paired with their Japanese style cuisine. This is the first step that needs to be taken in order to obtain a State License.

ACTION: Council Member Andersen moved to APPROVE Local Authority Consent for a Retail Alcohol License for a Limited Service Restaurant for Misti Maki Sushi Bar at 2085 West 450 South, Suite 2C, Pleasant Grove, Utah. Council Member LeMone seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting “Yes.”

J. To Consider Local Authority Consent for an Off-Premise Beer Retailer License for the Tru/Home2 Pleasant Grove for Pleasant Grove Hotel Partners, LLC at 1138 South Valley Grove Way, Pleasant Grove, Utah. Presenter: City Attorney Petersen.

Attorney Petersen reported that this application is for the new Tru/Home2 hotel that is being built in the St. John Properties development in Valley Grove. The request is to sell canned and bottled beer at a convenience store in the lobby of the hotel. With this type of license, it is possible to sell wine, but that has not been requested at this time. There are still some items that need to be finalized during the application process, but a request has been made to approve this Local Authority Consent.

ACTION: Council Member Phillips moved to APPROVE the Local Authority Consent for an Off-Premise Beer Retailer License for the Tru/Home2 Pleasant Grove for Pleasant Grove Hotel Partners, LLC, at 1138 South Valley Grove Way, Pleasant Grove, Utah. Council Member Andersen seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting “Yes.”

K. To Consider Local Authority Consent for a Retail Alcohol License for a Full Service Restaurant for Urban Kitchen, Located at 425 South North County Boulevard, #D, Pleasant Grove, Utah. Presenter: City Attorney Petersen.

Attorney Petersen reported that the City Council is being asked to consider a Retail Alcohol License for a Full-Service Restaurant for Urban Kitchen. She explained that Urban Kitchen is already open and the restaurant is located at 425 South North County Boulevard. There is a Business License currently for food service, but there is a desire to serve alcohol and become a Full-Service Restaurant.

ACTION: Council Member LeMone moved to APPROVE a Local Authority Consent for a Retail Alcohol License for a Full Service Restaurant for Urban Kitchen, located at 425 South North County Boulevard, #D, Pleasant Grove, Utah. Council Member Williams seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting “Yes.”

11) ITEMS FOR DISCUSSION.

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

Administrator Darrington reported that Director Cardenas will share information about the Central Utah Water Conservancy District and the Landscape Incentive Program. There have been some citizen inquiries about the program, so there is a desire to share additional information. The program would give residents the opportunity to receive grant funding for water conservation. There are certain requirements that must be established as a City in order for residents to access the full grant money. If this is something the Council would like to pursue, there would be a discussion at the Planning Commission level and it would then be brought back to the City Council for consideration.

Director Cardenas reported that he has had some conversations with the Central Utah Water Conservancy District. Pleasant Grove residents are currently eligible for the following programs:

- Lawn Replacement:
 - Incentive amount is \$1.50 per square foot.
- Switch to Drip – For Existing Planting Beds:
 - Incentive amount is \$0.50 per square foot.
- Treebate:
 - Incentive amount is \$50 per tree for up to 10 trees per project.

Council Member Williams believed in 2023, there was a discussion about the programs and the City Council decided not to pursue anything, because of the limitations that were in place. It took a lot of freedom away from the landowner. He asked what happened to result in Pleasant Grove being listed on the Utah Water Savers website. Director Cardenas reported that there were some changes made. Pleasant Grove qualifies for the previously mentioned programs. If the following standards are adopted for all new commercial, institutional, industrial, and multi-family construction, Pleasant Grove residents would be eligible for additional amounts in the Landscape Incentive Programs:

- Lawn shall not be less than 8 feet wide at its narrowest point;
- Lawn shall not be installed in park strips, paths, or on slopes greater than 25% or 4:1 grade;
- Lawn shall not exceed 50% of the total landscaped area in the front and side yards of new residential construction:
 - Small residential lots, which have no backyards, in which the total landscaped area is less than 250 square feet, and in which the front yard dimensions cannot accommodate the minimum 8 feet wide lawn area requirement, are exempt from the 8 feet minimum width lawn area requirement and maximum of 50% lawn requirement.
- In commercial, industrial, institutional, and multi-family development common area landscapes, lawn areas shall not exceed 20% of the total landscaped area, outside of active recreation areas.

If those standards are adopted, this would allow Pleasant Grove residents to be eligible for \$3 per square foot for the Lawn Replacement Program, \$1 per square foot for the Switch to Drip Program, and \$50 per tree for the Treebate Program. Director Cardenas reported that the requirements have been made less restrictive than in the past. The rules and regulations shown would need to be adopted in every single one of the zones, which is the reason this would need to be considered by

the Planning Commission. There would be a Code Text Amendment for multiple zones in Pleasant Grove. Right now, it is possible for residents to apply for the partial amount, but if the other standards were adopted, there would be additional grant funding available to residents for two of the programs.

Council Member LeMone asked if it is possible for the City to promote what residents are currently eligible to receive. It can be marketed as a rebate. If the City Council wants to adopt the other standards, then the amount will be doubled for two of the programs. Administrator Darrington confirmed that information can be shared with residents. He asked if there is an appetite to pursue the Code Text Amendment. Council Member Rogers would be interested to know what is commonly seen in development. Director Cardenas explained that the last time this was presented to the City Council, he took photographs of different homes and mapped out the amount of grass that is allowed. He can do that to illustrate the 50% amount. Council Member LeMone would like this to be sent to the Planning Commission. It is also possible to communicate information about the current programs.

Administrator Darrington wanted to know if there is a desire to pursue the additional grant funding eligibility, which was confirmed. Several members of the City Council wanted to see what it would look like and asked to receive additional information. Director Cardenas reported that he will look into the standards further and bring back more details during a future Work Session. After that, a determination can be made about whether it should be considered by the Planning Commission.

Mayor Jensen stated that it makes sense to promote what residents are currently eligible to receive. The adoption of certain standards can be considered at the Planning Commission level. Council Member LeMone pointed out that there is currently a drought, so these programs should be heavily promoted. The program has changed, and there is a certain amount that residents are eligible to receive right now. Attorney Petersen believed the complete recommendations should be reviewed, because there have been some more recent changes. She wants to make sure everyone has all the information. There were concerns expressed previously about restrictions. In the past, this particular program mandated that there could not be more than 35% of the front yard in lawn. This was not palatable to most of the City Council at the time it was last discussed. Director Cardenas and Attorney Peterson will look at the new requirements and share additional information with the City Council.

Council Member Rogers pointed out that this would only apply to new developments. He wanted to know whether most new developments are already doing less than 50%. There are still some unknowns, so it would be beneficial to have additional information about the updates. It was reiterated that there can be a Work Session discussion at the Council level before anything is discussed by the Planning Commission. There will be information provided to residents about eligibility.

Director Winterton shared a map that includes the SNOTEL sites. He next presented a graph with snow water equivalent information and pointed out that the black line represents 2026. Drought Monitor data was shared as well to illustrate the current conditions. Several photographs were

provided for reference. Pleasant Grove had a lot of agricultural farms in the past, but now there are more homes than agricultural farms. Director Winterton reported that water is received from:

- Pleasant Grove Irrigation Company;
- North Union Canal and Irrigation Company;
- Provo Bench Canal and Irrigation Company;
- Provo Reservoir Water Users Company;
- Natural Flow from Provo River;
- Central Utah Project or Jordanelle;
- Grove Creek;
- Battle Creek; and
- American Fork River.

Information about the Pleasant Grove Yard and Garden Citizen Irrigation Company was shared. In the early 2000s, there was a secondary water system put in, and the company was created. Director Winterton explained that everyone needs to use less water. This is not a result of overdevelopment, as there is a solid supply of water in normal years. He will be recommending secondary water restrictions this year. When he spoke to the Provo River Commissioner yesterday, he stated that by July or August, the river will likely be at 25%. Council Member LeMone asked if it is possible to share all of this information with residents so there is an awareness about the future restrictions. Director Winterton confirmed that there will be information shared either at the end of this week or at the beginning of next week. There will be work done to educate residents about the situation.

Council Member Rogers asked if the season would start with restrictions. Director Winterton reported that it makes sense to use what is available and monitor the patterns. If the predicted volumes are not met or residents are using more than in the past, then there will need to be adjustments made. Mayor Jensen stressed the importance of communication and education. Discussions were had about the weather forecast and precipitation levels. Council Member Williams left the meeting at 8:08 p.m. and returned at 8:11 p.m. Director Winterton reported that residents will always be asked not to water turf until May 1. Council Member LeMone asked if there would be additional enforcement. Director Winterton reported that enforcement has been in place for many years and will continue. He explained that enforcement normally starts with a warning before fines are issued.

Director Winterton shared some historic news items from Pleasant Grove, including images from a 1962 newspaper. He highlighted some of the advertised Safeway prices from that time. There was another article related to a well that was written in 1966. Director Winterton reported that it is now time to replace the Monson Tank and here has been some extensive work done on the Brimley Well. It is interesting to look back at past news articles to see how much has happened in Pleasant Grove over the years. He shared a more recent article from 2025 related to the Timpanogos Special Service District (“TSSD”) and sewage rate increases. Several quotes from articles were presented. He next shared an article from 2017 about the failure of Proposition 3 and discussed the history of the City.

Additional news articles were shared with the City Council. Director Winterton noted that a lot of quotes from past articles are still relevant now. He shared the Fiscal Year 2027 Utility Rate Increase Proposal and made note of the TSSD Sewer line item. This is collected, but then 100% of that is passed through to TSSD. The proposal is for a \$3.56 increase with an implementation date of May 1, 2026. As for Secondary Water, the intention is to look at the data from this year, and in March of next year, there could be a bill brought forward for residents. Council Member Rogers stated that he has spoken to a lot of residents, and there is a desire to connect to the meter in order to better understand the use. Discussions were had about meters, data collection, and future communication.

Director Winterton further reviewed the Fiscal Year 2027 Utility Rate Increase Proposal chart. Administrator Darrington reported that this information will be brought back to the City Council at the meeting on April 14, 2026. There will be additional City Council discussion at that time.

The Department Reports were shared. Police Department Lieutenant, Carl Nielson, reported that the Citizen Academy will start on April 15, 2026, and the Police Department will team up with the Fire Department. It takes place on Wednesday nights from 6:00 p.m. to 8:00 p.m. There was a K9 competition in Las Vegas, and the K9 came in third. He noted that the Cadets meet tomorrow night.

Library Director, Sheri Britsch, shared a story about a 10-year-old child who visits the library often. This child asked their father how much the library costs. His father told him that the library is free, and the child was excited to hear this. Director Britsch looks forward to the next budget discussion. It was clarified that OverDrive and Libby are the same, but OverDrive is the parent company.

Human Resources Manager, David Packard, reminded Council Members that on April 16, 2026, there is the annual recognition event. He will resend the link for the vote related to Employee of the Year.

Management Intern, Britton Johnson, reported that the next City Council Meeting will be his last working for the City. He is grateful for everything that he has learned and thanked everyone for their support. Intern Johnson explained that he was working on a Wage Analysis Study. With that coming to a close, he has been updating files and is preparing for the employee awards dinner in a few weeks. There is also a volunteer recognition dinner on April 13, 2026, which Council Members are invited to attend. He works on the newsletter for employees and has been handling clerical tasks. Intern Johnson will do a two week study abroad in South Korea and Japan and then will work in the City Council Office in Provo for the summer. He reiterated his appreciation for everyone in the City.

Parks Director, Deon Giles, reported that the parks and trails are well used. Cook Family Park has been very busy lately, as have the other parks. There is a lot of activity happening in the community.

Fire Chief, Drew Engemann, stated that the crew from Texas came home last week and they are now working on training. He noted that it has been a busy year and there are training exercises underway.

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

Administrator Darrington acknowledged that certain discussions are difficult. Staff has the responsibility to represent what is in the best interest of the City. The City Council has the responsibility to consider what is in the best interest of the residents. Sometimes, it is difficult to achieve a balance, but there is no offense taken if the City Council has a different view than Staff. As for scheduling, there is a volunteer dinner on April 13, 2026, and employee awards on April 16, 2026. The next City Council Meetings are scheduled to take place on April 14, 2026, and April 28, 2026.

13) MAYOR AND COUNCIL BUSINESS.

Council Member Phillips thanked the Fire Department for hosting him. He spent approximately five hours with the Fire Chief and team. There were no calls during the five hours, but as soon as he left, there were apparently several calls that came in. He appreciated that he was made to feel welcome.

Council Member Rogers shared comments related to the budget discussion. Something he is interested in this year is the Special Events Coordinator position. There is a talented individual who runs the events and residents love all of the different events. These events make the City special and create opportunities for community gathering. He would like to revisit that during the next meeting.

Council Member Rogers appreciated that there are Council Member conversations about the various budget items and requests. He asked everyone to think about how to maximize the limited resources that are available to make sure the City is safe, livable, and enjoyable for residents. He looks forward to continuing the budget discussions and thanked Staff for bringing some of that information to them.

Council Member Andersen expressed appreciation for the efforts made by Staff. Council Member Williams echoed the comments that have been made. Council Member Rogers reported that the City currently has a rainy day fund with \$4 million, and that is important for the residents to know about. There is talented Staff in place, and everyone is working hard to ensure the City is in a stable position.

Mayor Jensen reported that last week he went out with Meals on Wheels. It was a wonderful opportunity to engage with senior citizens in the community. It was a special experience and he thanked the volunteers who dedicate their time to the organization. Mayor Jensen reported that tomorrow there is a luncheon scheduled for the Chamber and it will take place at 12:00 p.m.

14) SIGNING OF PLATS.

Blossom Hill Plat D was signed.

15) REVIEW CALENDAR.

The calendar items were not reviewed further.

16) ADJOURN

ACTION: At 8:50 p.m. Council Member Andersen moved to ADJOURN the City Council Meeting. Council Member Rogers seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting “Yes.”

The City Council Minutes of March 24, 2026, were approved by the City Council on May 19, 2026.

Wendy Thorpe, CMC
City Recorder

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

**Pleasant Grove City
City Council Meeting Minutes
Work Session
Tuesday, April 14, 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
Carl Nielson, Police Department Lieutenant
Daniel Cardenas, Community Development Director
Britton Johnson, Management Intern
Deon Giles, Parks Director
Sheri Britsch, Library Director
Stacy Martineau, Library Program Director
Megan Zollinger, Recreation Director

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

4:30 P.M. WORK SESSION

Mayor Eric Jensen called the Work Session to order at 4:30 p.m. and welcomed those present. It was noted that Council Members Rogers and LeMone arrived at 4:31 p.m.

a. Historic Preservation Commission Update – Laurel Cunningham

Chair of the Historic Preservation Commission, Laurel Cunningham, shared information about the Historic Preservation Commission. She reported that there are currently 10 volunteers serving on the Commission, and two more will be added during the City Council Meeting. There are several activities planned, so it is beneficial to have many volunteers participating in the Commission work.

Ms. Cunningham discussed the achievements of the Historic Preservation Commission in 2025. She shared a handout with Council Members and explained that the Commission is divided into four subcommittees: preservation, archives, history and publications, and community outreach. Each of the subcommittees has a major project for the year. There is one person in charge of each subcommittee, but the entire Commission assists with the project work. The major project for preservation in 2025 was for Pleasant Grove to be enrolled in the Utah Main Street Program. The City was accepted into the program in May 2025. The hope is to reach Tier 2 status in September, which will make the City eligible for \$60,000 worth of grants for Main Street property owners.

Council Member LeMone asked what Main Street property owners could use the grant funding for. Ms. Cunningham explained that it can be used for façade restoration or building restoration. It is possible to share information with the City Council once the City reaches that program tier. She noted that the grant funding is associated with historic preservation and revitalization of the area.

The major project that the archives subcommittee focused on in 2025 was video recording older residents. There are Commissioners with expertise in this area, so it has been possible to interview three residents in the community. The intention is to preserve oral history, create transcripts, and speak to residents who are 90 or older. This is an ongoing project and those interested can reach out.

The major project for the history and publications subcommittee has been researching the guides for the walking tours. Whenever there is a walking tour, there is a booklet created. The homes on the walking tour are researched in order to better understand the history. Those unable to attend the tour are still able to purchase a booklet at City Hall for the cost of printing. In 2025, there were three walking tours hosted. Council Member LeMone asked if there are always new tours or if there are repeats. Ms. Cunningham reported that one will be repeated this year, but in the past, the only repeat was on Locust Avenue. There will be occasional repeats for those who missed a tour. In the history and publications subcommittee, there is also a Facebook page that is maintained. It includes photographs, stories, and information about Pleasant Grove. That Facebook page has grown to almost 2,000 followers in the last three years. It is a fun way to reach the community and keep the past alive.

Ms. Cunningham shared information about the community outreach subcommittee. The work done by this subcommittee takes a lot of time, but it is also rewarding to meet members of the community. The historic home tours have been wonderful to host. The largest tour took place during Strawberry Days last year, and there were approximately 90 attendees. Something else the community outreach subcommittee did was assist with the Heritage Festival. There was information about the eight founding families provided. In addition, the subcommittee focused on the Victorian Christmas event at the Old Town Hall. The event has grown each year, and the plan is to host it again this year.

There was outreach to the Commission counterparts in Lindon and American Fork. Ms. Cunningham explained that there has been cooperation with the Historic Preservation Commissions in those cities to ensure there is communication and shared resources. A joint

meeting will be held with the Historic Preservation Commissions in Lindon and American Fork every six months or so.

Ms. Cunningham reported that there will be a brainstorming session held at the beginning of the new fiscal year. During the July meeting, there will be a discussion about the goals for 2026, but there are some items from last year that will remain. This includes the continuation of the walking tours. She informed the City Council that the first walking tour will be in June during Strawberry Days. The schedule of the walking tours will be shared with Council Members. Ms. Cunningham stated that there is a desire to start offering micro-grants to owners of historic properties. There is a desire to be proactive and assist homeowners, when possible, to ensure the maintenance of building exteriors.

The Historic Preservation Commission attends training offered by the State Historic Preservation Office to ensure Commissioners are informed about best practices and are as educated as possible. Ms. Cunningham explained that the Commissioners are volunteers and do not have professional training, but training events are attended to make sure all work is done as effectively as possible.

Ms. Cunningham reported that there will be a Christmas event hosted this year. In addition, there will be a spring lecture, which all Council Members are invited to attend. It will take place on April 27, 2026, and there will be a lecture about Alma Christiansen, a photographer at the turn of the last century. He took nearly 700 photographs around Pleasant Grove. The photographs are from 1912 to 1925. All of the photographs are held at the BYU archives, so there is a partnership with BYU to exhibit the photographs. She added that there will also be a lecture about Mr. Christiansen.

Council Member LeMone asked if it would be possible to access the 700 photographs, since not all of them will be displayed during the spring lecture. Ms. Cunningham reported that she has an index of them, but BYU has the actual photographs. She is working with the curator to potentially digitize those photographs in the future. However, at the event, she will have a printout of the index so attendees can see whether their families are included in the photographs. The photographs ended up at BYU because the family donated them in 1990. The photos have been inaccessible ever since, so there has been work done with BYU and the State Historical Records Advisory Board to access them.

Council Member LeMone wanted to know how the Historic Preservation Commission found out about the photographs. Ms. Cunningham explained that she found a photograph that said: Photography by Alma Christiansen. She looked for additional information about the photographer and then contacted a family member several years back. She was informed that the photographs were at BYU, and she contacted BYU about how to review the photographs and make them more accessible.

Mayor Jensen reported that Council Member Todd Williams had an idea about the Heritage Festival. Ms. Cunningham explained that she had heard about the suggestion, and contact information was provided, but the Historic Preservation Commission is not in charge of the Heritage Festival. Council Member LeMone stressed the importance of the work that is done by

the Historic Preservation Commission. She appreciates the efforts made to focus on the history of Pleasant Grove.

Ms. Cunningham noted that Council Member suggestions for the Historic Preservation Commission can be shared. Council Member LeMone asked for the history of some of the streets off of Nathaniel Drive, as a resident had some questions. Ms. Cunningham offered to share the available information.

b. Discussion of Watering Incentive Program – Daniel Cardenas

This item was continued to a future City Council Meeting.

c. Budget Discussion

City Administrator, Scott Darrington, and Finance Director, Denise Roy, shared information about the budget. There was a handout provided to Council Members. Administrator Darrington explained that the focus of the Work Session discussion will be on the General Fund and the potential property tax increase. Director Roy will review the General Fund operations and one-time capital budget, and he will share information about property taxes. He noted that the utility rate discussion has been paused.

Administrator Darrington reported that there is a Tentative Budget that needs to be adopted during the May 5, 2026, City Council Meeting. He explained that the Tentative Budget is not finalized. It will be released to the public, so there is a chance for residents to review the budget and provide feedback. Adoption of the Final Budget is contingent on what happens with the property taxes.

Council Member Rogers mentioned secondary water. He asked that the classifications at the County level be looked at as far as green space and potential agricultural uses. Administrator Darrington believed the suggestion was to look into a reduced rate for larger properties that use more water. Council Member Rogers denied this. There are two programs available through the County, one is related to green space and the other is related to urban farming. The County has guidelines in place in order to qualify for those classifications. He stressed the importance of maintaining green space and agricultural uses. It might make sense to tie in a rate for properties that qualify for those classifications on a County level. There was discussion about the qualifications and appropriate rates.

Director Roy explained that she handed out several documents to the City Council. The first document is the one-pager. It shows the revenue on the left and the expenses on the right. There is another month of sales tax included, so the sales tax amount is currently 3.5% more than what was predicted to be collected. As for the charges for services, there is an increase in the ambulance fees received. She increased the charges for the services line item because of the amount of EMS use. On the right side, there are only two items that have changed since the last review. The first is to change the Event Coordinator position from part-time to full-time, which is \$60,000. There was a previous discussion about certain contracts being included in the operational budget rather than the one-time General Fund section, so that change has also been made to the budget document.

The unallocated amount is currently shown as negative \$140,000, so there are still details being worked out.

There was an IT spreadsheet created for the last calendar year. In 2025, the City paid Tech Legion approximately \$187,000. Of that amount, only \$53,000 was for service agreement hours and project work. Director Roy reported that the City is receiving value for what is being paid. In order to cover the needs of the City in-house, there would need to be four or five full-time IT workers. Tech Legion offers a broad range of services, so the current recommendation is not to hire an in-house IT employee.

Council Member Williams asked about the last time a bid was put out. Administrator Darrington stated that it has been several years. If contractors are providing good service for the City, there is generally no change made. He pointed out that Tech Legion has not raised its rates for a long time. Director Roy reported that Tech Legion will create monthly reports, so in the future, it will be possible to receive a monthly report on the work done for the City. Council Member LeMone wanted to know if there is a breakdown of the services provided, which was confirmed. Director Roy stated that she can prepare something for the City Council to review at a future City Council Meeting.

Council Member LeMone asked if it is possible to focus on proactive security services. She noted that there have been discussions about security cameras in the parks for many years. There is a willingness to pay for a more proactive service. It might make sense to look at other companies to see what else is available. Administrator Darrington shared clarifying information about security cameras. It is not Tech Legion that is preventing a system from being in place. Cameras at Discovery Park have been discussed by the Administrative Staff, but that item was not as high on the priority list as some other items. However, it is higher on the priority list now and is being further considered.

Council Member LeMone explained that she has not heard anything negative about Tech Legion, but is wondering whether there is a more robust system that could be considered. She wants quality service to be provided, but she would also like relevant ideas brought forward that address the needs of the City. Mayor Jensen suggested that the services Tech Legion is able to provide be shared with Council Members. There can be a list sent out to the City Council to provide additional clarification.

Director Roy reported that there was an on-site meeting at Discovery Park on Thursday morning. There was a camera vendor brought in that other entities have used. She explained that there will be a demo camera there to see if it will work in the area. One of the biggest challenges is Wi-Fi. There was another company brought in to look at the phone system. Tech Legion is more than willing to assist the City with whatever needs exist. Council Member Dustin Phillips believed the question is whether Tech Legion has a consultative approach as well. Administrator Darrington confirmed that Tech Legion shares suggestions when appropriate. He reported that Tech Legion manages 20 cities and various businesses. Additionally, the company currently has over 60 full-time employees.

Mayor Jensen asked Public Works Director, Neal Winterton, if Tech Legion provides good service for the needs in his department. Director Winterton stated that he is not worried about IT. There have only been positive interactions with Tech Legion and he would prefer not to change IT companies. Council Member Rogers explained that the City Council wants to make sure the IT company is being asked to do whatever there is a desire to see done. Administrator Darrington reiterated that Tech Legion is not responsible for the lack of cameras in Discovery Park. It was not as much of a priority as some other needs in the City, but has since been further considered. The Staff recommendation is not to hire a full-time IT employee and not to change the current IT service.

Mayor Jensen believed the City Council would like there to be a focus on cameras so there is needed security in place at the parks. Administrator Darrington reminded Council Members that there was a meeting about cameras recently. After the retreat, the request for cameras moved higher on the priority list. Council Member LeMone explained that her job is to find out whether the City is receiving the best services possible for taxpayer money. She has still not seen a full list of services provided by Tech Legion, so there is still uncertainty about what is being provided to the City.

Council Member Williams did an online search for Tech Legion in order to find additional information. The website states that Tech Legion performs IT services, cybersecurity, Azure migration and consulting, Cloud services, backup, email and Microsoft 365, Fractional CTO, ethical hacking services, IT staff augmentation, and VoIP services. Council Member Rogers believes there are opportunities to use technology that is being developed to benefit the City. It is important to identify possible gaps and then fill those gaps. He wants to know if there is someone who can look into the needs of the City and determine where technology could be used to increase efficiencies.

Administrator Darrington reported that the original request pertained to a possible in-house IT employee. There was a desire to find out what Tech Legion costs and what it would cost to move those services directly into the City. Council Member LeMone asked if there are gaps that an in-house person could address. Mayor Jensen suggested that Jeremy Roos from Tech Legion be invited to the next Staff Meeting so there can be an open dialogue between the department heads.

Administrator Darrington shared information about the conferences that are attended and the vendors that provide information. It is possible to ask Tech Legion what other cities have in place and what might make sense to pursue. He does not want the City Council to feel that Staff is not answering their questions. The focus was on answering the Council Members' questions that were asked previously. Council Members can be provided with a list of the IT services that are provided to Pleasant Grove.

Director Roy asked to review the General Fund one-time money in the City Council handout. There was a request for lights at the Senior Center, which has a cost of \$13,000. She spoke to Parks Director, Deon Giles, and there is some money in the Senior Citizen Fund. There is a grant received to use on that building, so it will be possible to use those funds. She also removed the Axon contracts from the one-time money list because that is now shown in the operational budget. The three items that are on the recommended funding list include the library pavilion, ambulance

replacement, and ladder apparatus. There still needs to be a discussion about those one-time projects. Administrator Darrington reported that the recommendation is for funding of approximately \$420,000, and there is \$1 million to allocate. That leaves a balance of approximately \$580,000. There are three options to consider, including the three items listed that are not currently recommended for funding. He suggested that there be a discussion about the three items. The fourth option is to put the money into reserves.

The remainder of the Budget Discussion agenda item was continued to the Regular Session.

d. Staff Business

Library Program Director, Stacy Martineau, shared information about the library pavilion. She explained that the pavilion matters because it is for the children, but it can also bring in programs. The programming room is a lovely space, but it is not large enough to accommodate a lot of the programs that are run. She pointed out that not all families can afford to visit zoos, but there are still exciting and informative programs offered at the library. With an outside venue, it is possible to accommodate more attendees and create meaningful memories. Library Director, Sheri Britsch, added that it is not only a pavilion, but a grass bowl. It will be called Storybook Square. This is a project that has been discussed for the last three years and there is a desire to see it move forward.

The remainder of the Staff Business agenda item was continued to the Regular Session.

ADJOURNMENT

MOTION: At 5:33 p.m., Council Member Andersen moved to ADJOURN the Work Session. Council Member Phillips seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting “Yes.”

The City Council Work Session Minutes of April 14, 2026, were approved by the City Council on May 19, 2026.

**Pleasant Grove City
City Council Meeting Minutes
Regular Session
Tuesday, April 14, 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
Carl Nielson, Police Department Lieutenant
Daniel Cardenas, Community Development Director
Britton Johnson, Management Intern
Deon Giles, Parks Director
Sheri Britsch, Library Director
Stacy Martineau, Library Program Director
Megan Zollinger, Recreation Director
Jacob Hawkins, City Planner

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 City Administrator Scott Darrington.

3) **OPENING REMARKS**

The Opening remarks were offered by Council Member Dustin Phillips.

4) **APPROVAL OF MEETING AGENDA**

Administrator Darrington reported that Item 9B on the Regular Meeting agenda will be continued to the next City Council Meeting on April 28, 2026. Item 10B has been continued to a date uncertain.

ACTION: Council Member Williams moved to APPROVE the Meeting Agenda, as amended. Council Member Rogers seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting “Yes.”

5) **OPEN SESSION**

Mayor Jensen opened the Open Session.

Justin Bezzant explained that he has concerns about water use. In Utah, there are high-intensity water industries, including AI data centers, which are being approved even though there is a drought season. He expressed concerns about these projects moving forward while residents are asked to cut back.

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

6) **CONSENT ITEMS**

- A. **City Council Minutes for the February 4, 2026, Planning and 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.**

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

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

A. To Consider the Appointment of Grace Monson and Eleesha Tucker as Members of the Pleasant Grove Historic Preservation Commission.

Mayor Jensen explained that there will be appointments to the Historic Preservation Commission considered. He asked Grace Monson and Eleesha Tucker to introduce themselves to the Council. It was noted that Ms. Monson is not present at the City Council Meeting, but Ms. Tucker can share comments. Ms. Tucker stated that she has an interest in preserving history for the generations to come. She believes it is meaningful to be educated about history and understand its importance.

Council Member Cyd LeMone asked how long Ms. Tucker has lived in Pleasant Grove. Ms. Tucker reported that she has lived in the City for approximately three years and looks forward to learning more about the history of the community. Council Members appreciated her willingness to serve.

ACTION: Council Member Rogers moved to APPROVE the Appointment of Grace Monson and Eleesha Tucker as Members of the Pleasant Grove Historic Preservation Commission. Council Member LeMone seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting “Yes.”

8) **PRESENTATIONS**

A. Recognition of the PGHS Girls State Basketball Champions.

It was noted that the Pleasant Grove High School Girls' State Basketball Team is not present at the City Council Meeting. Assistant to the City Administrator, Sierra Pierson, stated that she will reach out to the basketball team to reschedule. Mayor Jensen asked Management Intern, Britton Johnson, to approach the City Council. He next asked Administrator Pierson to outline how he has assisted the City during his time as an intern. Assistant Administrator Pierson reported that Intern Johnson started in January and has worked in the City for the last several months. He has assisted with a number of tasks, including the employee pay study, volunteer dinner, and employee ID cards.

Mayor Jensen presented Intern Johnson with a Certificate of Appreciation in recognition of his services as a Management Intern in Pleasant Grove. His contributions have had a meaningful impact on the community. The City wishes him continued success in the future. There was a photograph taken with the City Council and Intern Britton. Intern Britton stated that he feels honored and humbled to receive the Certificate of Appreciation. He was able to learn a lot from the employees.

B. Presentation of URPA Awards – LeeAnn Powell, URPA Executive Director, and McKell Christensen, URPA Assistant Executive Director.

Recreation Director, Megan Zollinger, introduced Utah Recreation and Parks Association (“URPA”) Executive Director, LeeAnn Powell, and URPA Assistant Executive Director, McKell Christensen. Ms. Christensen explained that URPA is a State-wide association for parks and recreation professionals in Utah, and there are approximately 2,000 members. She noted that there are three pillars that are the focus: health and wellness, conservation and sustainability, and recreation for all.

There was training hosted in Pleasant Grove with the Parks Department. During that training, there was information shared about the Cook Family Park and how it came to be. Ms. Christensen reported that there was an adaptive use sports training in Salt Lake County, and there were also highly rated sessions held at an annual conference. Pleasant Grove is known as a partner and a powerhouse for parks and recreation across the State. It was noted that there are three awards that will be presented.

Ms. Powell reported that nominations were received for 11 different categories of awards prior to the spring conference. This year, there were 90 nominations in the different categories. One of the major categories is Facility of the Year. The Parks Department will now be presented with the Outstanding Facility of the Year 2026 for Cook Family Park. People came from all around the State to see the park. She noted that there are also many different functions that meet the needs of the whole community. Parks Director, Deon Giles, thanked the City employees for their efforts on Cook Family Park as well as the Cook Family. Receiving the award is an honor for Pleasant Grove.

Ms. Powell reported that there is also an award for Outstanding Special Event. She noted that there are more special event nominations than program nominations. The reason the winning event stood out had to do with the partners that came together, the all-terrain wheelchairs, and the park. The entire community came together, and the Berserker Blitz event met the pillar of recreation for all.

There was a final award presented for Outstanding Citizen Volunteer. Ms. Powell reported that the recipient, Christa Lindsay, advocated for her family. Ms. Lindsay thanked everyone for their support. She was told by many parents of special needs children not to try, but she believed it was possible to get 10 children together so there could be two groups of five. This would allow special needs children to play basketball together. Director Zollinger listened to her and created something special. It is important for children to be involved. Ms. Lindsay stressed the need for adaptive recreation.

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.

Public Works Director, Neal Winterton, presented the Staff Report and explained that the City Council previously discussed the monthly fee that is collected for Timpanogos Special Service District (“TSSD”) charges. In 2024, TSSD increased the treatment rates by 40%. In 2025, there was a 15% increase. On January 1, 2026, there was another 15% increase. He clarified that the increase the City will adopt during the current City Council Meeting is not a Pleasant Grove increase. It will be accepted and passed to TSSD. The increases in the TSSD construction and treatment costs are associated with Environmental Protection Agency (“EPA”) and the Division of Water Quality regulations throughout the State of Utah. Director Winterton reported that the City has been operating with a loss in the treatment pass-through costs from January 1, 2026, to the current date. The intention is to operate at a revenue-neutral position moving forward. The average monthly increase is \$3.56.

Council Member Williams noted that residents may have concerns about the increased TSSD fees. He wanted to know who should be contacted with those questions and concerns. Director Winterton reported that TSSD contact information can be found online. The financial and hearing information can also be found on the TSSD website. Council Member LeMone asked that additional information about TSSD be shared with those present. Director Winterton reported that TSSD treats all of the North Utah County cities' sewer. The sewer is collected through collection lines, and at the treatment facility, it is reclaimed as water that can enter Utah Lake. The water is treated to a very high standard, and those standards have undergone significant changes in the last five years.

Council Member Rogers asked if there would continue to be double-digit increases seen in the future. Director Winterton reported that the financial plan that was presented in 2023 had different options. The future anticipates more inflationary increases, which are estimated to be 3% to 4%.

Mayor Jensen opened the public hearing.

Eileen Miller explained that she is with the Utah Valley Home Builders Association. These increases have been difficult on builders because they have been so significant. It is unusual for someone to defend high increases, but after reading the IFA and IFFP, she has a better understanding. There are old pipes that need to be completely refitted to address the necessary capacity. Ms. Miller has read the 10-year plan, and there will be increases, but hopefully not as much as more recent ones.

Joe Garlik stated that he is a senior citizen in the community. 40 years ago, the utility rates for the City were less than \$40 per month and now the rates are \$160 per month. He understands that work has to be done on the pipes, but the growth that comes in should add revenue to the City and

make it possible to cover the extra capacity. Though the rates continue to increase, he is on a fixed income.

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

Council Member Rogers acknowledged that utility increases are difficult for residents, especially those who are on a fixed income. He explained that Council Members are aware of the impacts and have asked for information to make sure there is clarity about this increase. The City Council is looking for ways to mitigate the impacts as much as possible. He thanked Mr. Garlik for speaking during the public hearing, because it is important for all residents in the community to be considered.

ACTION: Council Member Andersen moved to APPROVE Resolution 2026-12 – Authorizing an Increase in the Monthly Fee Base that Pleasant Grove City Collects for Timpanogos Special Service District Charges for Sewer Treatment and Sewage Disposal in Pleasant Grove City and Providing for an Effective Date. Council Member Phillips seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting “Yes.”

B. Public Hearing to Consider Ordinance (2026-014) – Amend Section 10-15-38: Fencing Standards, to Clarify and Simplify Portions of this Section. Presenter: Director Cardenas.

It was noted that this item was continued to the City Council Meeting on April 28, 2026.

ACTION: Council Member Phillips moved to CONTINUE Ordinance 2026-014 – Amend Section 10-15-38: Fencing Standards, to Clarify and Simplify Portions of this Section, to the April 28, 2026, City Council Meeting. Council Member Rogers seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting “Yes.”

C. Public Hearing to Consider Ordinance (2026-015) – Amend Section 10-6-2: Definitions, to Revise the Definition for “Building, Attached.” Presenter: Director Cardenas.

Community Development Director, Daniel Cardenas, presented the Staff Report and explained that this item relates to Section 10-6-2: Definitions. The current definition for “Building, Attached” is:

- 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 physically connected or not.

Director Cardenas explained that this definition has created some problems when reviewing applications, especially when there is an accessory building. The height of the main structure can reach 35 feet, but accessory buildings and accessory apartments can only reach 25 feet. Some

applicants are building them approximately 5 feet from the structure to argue that it is attached, and it is possible to build the accessory building to 35 feet. As a result, new language is proposed:

- 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.

The new language was presented to the Planning Commission and there was a unanimous recommendation of approval. If the new language is approved by the City Council, reviewing plans will be more straightforward. Council Member Phillips asked for clarification about the “floor/ceiling” meaning in the proposed definition. He wanted to know if that implies either floor or ceiling. Director Cardenas explained that it means floor to ceiling. City Attorney, Christine Petersen, suggested there be an amendment in the motion language to change it to “floor to ceiling.”

Mayor Jensen opened the public hearing. There were no comments. The public hearing was closed.

ACTION: Council Member Williams moved to APPROVE Ordinance 2026-015 – Amend Section 10-6-2: Definitions, to Revise the Definition for “Building, Attached,” removing the slash in “floor/ceiling” and replacing it with the word “to,” to read “floor to ceiling.” Council Member Andersen seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting “Yes.”

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 South Valley Grove Way in The Grove Interchange Subdistrict and Valley Grove Mixed Use Overlay. Presenter: Director Cardenas.

Director Cardenas presented the Staff Report and explained that the above item relates to a Site Plan for a five-story luxury apartment building located at 1312 South Valley Grove Way. He reported that there is a multi-family residential building proposed with 472 units. The breakdown is 21 studio apartments, 267 one-bedroom apartments, and 184 two-bedroom apartments. He shared an aerial image to indicate where the apartment building will be located within the Valley Grove project.

The Site Plan was shared with the City Council. Director Cardenas reported that there will be indoor parking provided in an enclosed structure. He noted that the pavement is proposed to be 24%, the building is proposed to be 52.1%, and the landscaping is proposed to be 23.9%. Some amenity areas were pointed out on the Site Plan for reference. Council Member Rogers asked about the public space that is proposed to be attached to the development. Director Cardenas further reviewed the Site Plan and pointed out the promenade location. He clarified that the promenade will not be on the same site as the residential building. The project has been phased, so that it will come in at a later phase.

The Development Agreement has certain requirements, including the construction of 65,000 square feet of retail use, which has been done. It is now the residential building that is being considered. Council Member Rogers asked about the timeline for the promenade. Director Cardenas reported that it will be included in Phase 2 for the second residential building. He next shared a presentation slide that illustrates the open space and amenities. The parking entrance will be from the north and south, with the residential units wrapped around. He explained that the requirements for open space and landscaped areas are met with what is proposed. The building elevations were presented.

Director Cardenas reported that there were specific types of materials required in the Development Agreement. There was a desire to see variation in order to break up the mass of the building. An effort was made to have different colors, materials, and elevations. Council Member Rogers believed this is a fully residential building, and the ground floor also has residences. Director Cardenas reported that there is a lobby, but this is a fully residential building rather than a mixed-use building. A rendering was shared with the City Council for reference. There was work done with the Design Review Board, as there was a desire to see the variation of materials and colors. Council Member Rogers asked about the quality of the materials and how those materials will look over time. These are intended to be luxury apartments, so the luxurious feel needs to be maintained. City Planner, Jacob Hawkins, explained that there are more durable materials proposed at the lower levels so it is easier to clean and maintain. Above the person level, the materials are still durable but are more aesthetic.

There is a list in the Development Agreement of the materials that can and cannot be used. Director Cardenas explained that the City did not want to see plaster all around the building, so that was mentioned in the agreement. In the Meeting Materials Packet, there is a table that highlights the amenities. On level one, there is a pet spa, indoor/outdoor dog park, outdoor private spaces, barbecues, a fireplace, and a swimming pool. On the second level, there is a conference room, and on level five, there is a social room. Renderings of the lobby, gym area, and roof area were shared.

Information about parking was provided. Director Cardenas explained that there was a lengthy discussion about an appropriate number of parking spaces for the property. For every studio or single-bedroom apartment, there is 1.5 parking spaces required. For every two-bedroom apartment, there is 1.75 parking spaces required. Once those numbers are run, as well as parking stalls for 10 staff members and six for client use, there is a total requirement of 771 parking spaces. That is the minimum requirement in order to accommodate the residents, staff members, and clients. There is a total of 815 parking stalls provided on the site, which results in 44 additional parking stalls. His assumption is that the additional parking stalls will be used to accommodate visitor parking. However, the ratio for the total number of parking spaces includes visitor parking in the calculations.

Council Member Rogers does not want there to be a luxury apartment building constructed and then have vehicles lining the street in front. He asked if there is an ordinance that will prevent on-street parking there. Council Member Williams pointed out that most apartments occupied by two people will have two vehicles. Director Cardenas explained that there was already a discussion about parking when the Development Agreement was created. Council Member Rogers wanted to know if there are ordinances in place to address on-street parking in the area. Attorney Petersen

clarified that there is no ordinance that would apply to this specific area, but the City can establish parking regulations on a public street. It could be red curbed, or the parking could be restricted at certain times of the day.

Council Member Dianna Andersen noted that there is office building parking across the street. During the evening hours, the office parking lot is empty. Council Member Rogers preferred residents and visitors to park in a parking lot rather than on the street. He would like Staff to look into ordinances. Council Member Williams expressed concerns about parking and enforcement in the area.

Director Cardenas confirmed that work will be done with Attorney Petersen and Administrator Darrington to ensure that some regulations are determined. He confirmed that there is office building parking that is not used later in the day. This parking could be used by visitors to the apartment.

The elevation of the building is approximately 67 feet, so it is a larger structure at five stories. There was up to 100 feet permitted in the area, so 67 feet fits into the requirements of the zone. Council Member LeMone asked for clarification about the number of units. Director Cardenas reported that the project has 26 units per acre. Attorney Petersen shared information about the Development Agreement. Before the developer was able to apply for a Building Permit for the first residential building, there needed to be 65,000 square feet of retail sales tax-generating uses. Director Cardenas has confirmed that there is over 65,000 square feet. This entitles the developer to submit an application for the building. Director Cardenas explained that the hotel and steakhouse counted toward the 65,000 square foot requirement. Administrator Darrington clarified that the foundations have to be in to count. Director Cardenas identified the commercial buildings for the City Council.

Council Member Rogers asked what would happen if construction was terminated on one of the retail buildings after the foundation was poured. Director Cardenas explained that there are certain triggers in the Development Agreement. Council Member Williams wanted to know what would happen if a commercial pad was sold to someone else. Director Cardenas stated that it still needs to be completed.

A portion of the Development Agreement was reviewed. Director Cardenas explained that Staff reviewed the Development Agreement to ensure the requirements were met. There is language that talks about a sense of a place. It states that providing a sense of place at the arrival and entry point to the building is important. A water fountain, a specially planned arrival feature, or art can elevate the entry and arrival experience. This language can be found on Page 27 of the Development Agreement. During the Staff review, it was noticed that this particular requirement has not been met. The applicant's proposal is to have a monument sign and a bench installed, but Staff does not feel that the proposal meets the requirement to create a sense of place, which is mentioned in the agreement.

Director Cardenas reported that this application was brought to the Design Review Board. There was an extensive review and the Board recommended approval. This application was also shared with the Planning Commission. There was a recommendation of approval forwarded for the Site

Plan of a multi-family residential building with 472 new residential units. The Planning Commission vote was 4-to-1, with one Commissioner voting against a recommendation of approval because of concerns that there was not enough parking provided for the project. Mayor Jensen asked if the monument sign was discussed at the Planning Commission level, which was confirmed. The applicant will be able to address that during the current meeting, but their perspective is that the arrival features are located in the lobby. This is not as visible from the street, but there are amenities in the lobby area.

Director Cardenas addressed the architectural features in the hallways. Work was done by the applicant to make the hallways more aesthetically pleasing and to create architectural features that break up the massing. Council Member Rogers noted that this is a unique building. He asked if there was input provided from public safety officials to ensure that all services can be provided effectively. Attorney Petersen and Administrator Darrington confirmed that there have been discussions related to public safety. Director Cardenas added that there have been multiple rounds of review.

The applicant representative, Josh Barnes, introduced himself to the City Council. He noted that Alex Norr is also present at the meeting. Mr. Barnes explained that there are a lot of requirements associated with the development, because a lot of thought was put into the Development Agreement. It is actually easier to design something when there are more requirements. He is excited about providing high-quality housing in Pleasant Grove. This will be a unique landmark in the community. Mr. Barnes explained that they are headquartered in Logan, Utah, and own and operate approximately 3,000 apartment units. He cares about the development, construction, and operations.

Mr. Barnes addressed the previous comments about building materials. The Development Agreement requires there to be 51% high-quality exterior building materials, but 64% proposed for the building. As for parking, there are 815 parking stalls proposed, but the requirement is 771. This project is envisioned to integrate into the surrounding area. Visitors to the community will likely sit down at a restaurant beforehand, park their vehicle in that area, and then visit friends afterward. In addition, there are 32 guest parking stalls available on the exterior. 1.72 stalls per unit is one of the highest parking ratios in their portfolio.

Mayor Jensen wanted to know if this would be categorized as luxury, which was confirmed. Mr. Barnes explained that apartment buildings typically have white paint, white countertops, and white cabinets. The luxury experience starts with the leasing experience, where there is customization provided with the different unit types. There are three unit types: cool, neutral, and warm unit colors. Tenants can choose the unit type that suits their personal preferences. He shared additional information about the kitchen design, bathroom design, and the luxury experience that is planned.

Mr. Norr explained that he represents Mountain States Properties. He appreciated the comments shared earlier by Director Cardenas about the sense of place. The language in the Development Agreement states that those elements need to be contained in the facility rather than in front of the facility. Inside the building, there is an atrium and a water feature, so he believes the requirement

has been met. There is a willingness to listen to feedback because he cares about what this will look like.

Council Member Williams asked about the definition of a sense of place. His definition would include the structure, environment, landscaping, and façade. He asked whether a sign fits into that definition. Mr. Norr does not believe it does. Council Member Williams noted that this property is important to the City because the City Council wants to make sure there is something positive created for residents. He also wants people outside of the community to view this as a nice development.

Council Member Rogers likes what has been proposed and appreciates that the building has architectural interest. He also likes the atrium and water feature inside the building, but asked if there is anything that could increase the sense of place outside the building. As an example, the bench and sign could be integrated into a water feature or some sort of unique landscaping. Mr. Norr referenced the Landscape Plan and noted that there is an impressive amount of landscaping proposed. The benches were not proposed to create a sense of place, but are associated with the landscape requirements. The sense of place is established by the features inside the building and the exterior elements of the building that draw people in. There is a trail requirement, and the piece along Valley Grove Parkway is part of that trail component. It has an extra-wide sidewalk with a lot of landscaping.

Council Member Andersen believed the mountain would create a sense of place. Council Member LeMone pointed out that sense of place is subjective. Attorney Petersen explained that Staff does not feel the sense of place has been met based on the language that was included in the Development Agreement. Additional discussions were had about establishing a sense of place and the language in the agreement. Administrator Darrington reported that the Staff recommendation is denial based on the sense of place requirement. However, if that can be figured out, all other requirements have been met. Council Member Phillips pointed out that there have been different interpretations of the sense of place language in the Development Agreement. Attorney Petersen noted that the question before the City Council is whether there is satisfaction with the way sense of place has been addressed.

Mr. Norr clarified that the Staff Report mentions a recommendation of approval. It is news to him that Staff would recommend denial based on the sense of place language. The Planning Commission also recommended approval. Council Member Rogers noted that there could be a recommendation of approval with a condition that the sense of place issue be addressed with Staff. Mr. Norr reported that there is already a monument sign planned, but it is possible to spruce it up somewhat. Mayor Jensen asked about how to approach approval of this application, given the different interpretations of sense of place. Council Member Rogers suggested that there be work done with Staff to make the monument sign something that is special and unique. Council Members further discussed the sense of place language. Council Member Andersen believed the mountain is enough of a statement.

Attorney Petersen clarified that Director Cardenas believes all of the requirements have been met, with the exception of the sense of place. The Council can approve this application with a condition that the applicant work with Staff on a sense of place. Administrator Darrington explained that

the Community Development Director does not believe the application is in full compliance, though there is some subjectivity to the language. Council Member Rogers wanted to understand where the communication breakdown occurred between the applicant and Staff. He gets the sense that Mr. Norr would have addressed the concerns if those had been communicated. Council Member Williams wondered whether a continuation made sense for this application, so the issues can be resolved.

Director Cardenas explained that there was never an agreement about the sense of place. A lot of items have been worked through, but that item still remains. Council Member Phillips asked if there was a Staff recommendation of approval when this was presented to the Planning Commission. Director Cardenas explained that this same comment was shared during the Planning Commission process. From a Staff perspective, there is no agreement that the sense of place requirement has been met.

Mayor Jensen noted that the City Council could make a motion to continue this item, as proposed by Council Member Williams. Alternatively, it is possible to make a motion to approve this item with conditions, as proposed by Council Member Rogers. There was discussion about how to move forward. Council Member LeMone reiterated that the sense of place requirement is open to interpretation. The applicant did what was required, as his interpretation was that it must be inside the building. There is also a sign and bench proposed outside. Attorney Petersen reviewed the options available to the City Council at this time. Additional discussions were had about motion language.

Mayor Jensen opened the public hearing.

Jim Martineau explained that he serves on the Planning Commission and also works for a commercial builder. In Vineyard, there have been 1,000 apartments added in the last two years. There is a vision to have 5,000 more doors opened in the next six years. He shared information about the building that he is working on currently. What is proposed in this case looks impressive from the outside. As for fountains, those tend to look beautiful for the first two years. After that point, there are often mosquitoes, the pumps die, and the fountains become a maintenance issue. Lights might be a better feature, as that is a long-term solution with short-term maintenance costs. The Planning Commission voted on the Site Plan, but project details will be discussed further in the future. He understands the comments that have been shared by Council Members, but believes it makes sense to move forward.

Justin Bezzant stated that he works in an office building in the area. There is a lot of traffic and noise already, so he is not certain that the location makes sense for luxury apartments. He also wanted to share comments about the high-density rental apartments and complexes that are being built in Pleasant Grove. Private equity firms and corporations are interested in rentals where residents will never be able to own their own homes. He asked the City Council to think about what will be passed on to the next generation. Even though what is proposed is a beautiful building, it is still creating rental-only options. There is less and less that can be owned by residents in the City.

Joe Garlik asked who will pay the property tax. It was clarified that the owner of the building will.

Justin Nielson stated that the proposed building is aesthetically pleasing and the location makes sense with the businesses in the area. He expressed concerns about water and sewage. Adding more residential units could create more problems. Mr. Nielson pointed out that parking is already an issue with similar buildings in other cities. He noted that there are long-term costs associated with development due to the number of people that it will bring into the community. Additionally, he pointed out that there could be additional work for the Police Department and Fire Department.

Eileen Miller explained that she is with Utah Valley Home Builders. Delay and regulation equal more money, so the more delays there are and the more regulations that are added, the more the costs increase. She stressed the importance of multi-family dwellings, as these are needed in the City.

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

Director Cardenas expressed appreciation to the City Council for their work and the comments shared. He explained that it is not unusual to approve an application with conditions. There has been a discussion with the developer, and there is confidence that something can be worked out before the Building Permit application. He recommended that the motion made include a condition about an arrival feature. Director Cardenas explained that he wants to protect the City and honor the language included in the Development Agreement. Discussions were had about appropriate motion language.

ACTION: Council Member Rogers moved to APPROVE the Request of Alex Norr for a Commercial Site Plan for a 5-Story Luxury Apartment Building, located at 1312 South Valley Grove Way in The Grove Interchange Subdistrict and Valley Grove Mixed Use Overlay, subject to the applicant resolving Staff concerns related to the sense of place requirement in the Development Agreement. Council Member Williams seconded the motion. The motion carried with Council Members Andersen, Phillips, Rogers, and Williams voting “Yes.” Council Member LeMone voted “No.” The motion carried with a vote of 4-to-1.

ACTION: Council Member Andersen moved to take a short break before hearing the next agenda item. Council Member Rogers seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting “Yes.”

Following the vote, the City Council took a break from 8:16 p.m. to 8:29 p.m.

ACTION: Council Member Andersen moved to RECONVENE the City Council Meeting. Council Member Phillips seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting “Yes.”

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 Cardenas.

It was noted that Items 9E, 9F, and 10E were presented together. There will be separate motions made for each item. Administrator Darrington clarified that there are two Development Agreements that will be discussed during this presentation. There is an old Development Agreement, which is the agreement that was initially signed with St. John Properties. It talks about the development of multi-family housing and the commercial elements. The new Development Agreement is the one that is currently on the meeting agenda, which will be voted on as Item 10E.

Administrator Darrington explained that St. John Properties wanted to build multi-family housing in the Grove area, but it was not allowed in the zone. There was a Development Agreement entered into so St. John Properties could pursue that, but there were conditions placed on the developer in order for the housing to be approved. For instance, there was a requirement for 200,000 square feet of retail, and there was a requirement to build a promenade. He identified the promenade area on the Concept Plan. The City wanted to make sure that the retail was put in at the same time that the housing was built. Administrator Darrington noted that there have been experiences where the housing is put in, and even though retail has been promised, it is not built. The Development Agreement stated that there must be 65,000 square feet of retail before the first building can be constructed. The agreement was amended to allow retail in other indicated areas to count toward that square footage requirement.

The second trigger is that there must be another 67,000 square feet of retail, for a total of 132,000 square feet, before the second building can be done. Half of the promenade has to be done as part of the 132,000 square feet. Administrator Darrington explained that the reason the multi-family housing was allowed was because of the guaranteed retail and the promenade. The third phase was another 68,000 square feet of retail and the second half of the promenade. After that, it would be possible to do the third building. That is what the original Development Agreement outlined. However, there will be a presentation at the current City Council Meeting where St. John Properties will make a different request. Administrator Darrington explained that there are some City concerns with the proposal, because certain triggers and requirements are outlined in the Development Agreement.

When the Development Agreement was originally created, the idea was for the developer to be incentivized to put in the retail and the promenade in order to allow the housing. Administrator Darrington clarified that he does not believe St. John Properties will walk away from the project, but the timing of the retail could be different from what was originally envisioned, because there is not as much incentive. Council Member Rogers believed half of the promenade and some additional retail must be done in order for the second phase building to move forward, which was confirmed. Administrator Darrington explained that there would still be a requirement to handle the remaining work, but it might not be done as quickly. Council Member Andersen asked if new triggers could be included in the Development Agreement. Administrator Darrington reported that there was outreach conducted about building in another trigger so the City feels comfortable that

the work will be done in a timely manner. The Staff request is to continue the items on the agenda to work through issues.

If the new Development Agreement is denied, then the old Development Agreement will remain in place. If the new Development Agreement is passed, then that will compromise the timing of the previous agreement. Administrator Darrington noted that what is before the City Council is a developer-driven request. He wants the Council to know that the removal of the third building has created some Staff concerns. Attorney Petersen reported that the rezone is contingent upon approval of the Development Agreement. It is not possible to approve the rezone and deny the agreement.

Council Member Rogers asked what would happen if the City Council was supportive of flex space but not of the new Development Agreement. Administrator Darrington explained that in that case, there would be a continuance suggested. Staff believes continuance makes sense, so there can be a few more weeks to work through the details, but the applicant would like the request to be discussed by the City Council. Director Cardenas next shared information about the proposal. He reminded the Council that there are two different Development Agreements being discussed.

Director Cardenas shared information about zoning. An aerial image was provided, and he pointed out The Grove – Interchange Subdistrict and the Valley Grove Mixed Use Overlay. The applicant is proposing a modification to the area. The proposal is to remove the Valley Grove Mixed Use Overlay that was established with the Development Agreement and apply the Grove Business Park Overlay. He clarified that the Valley Grove Mixed Use Overlay allows for residential and retail uses. In the Development Agreement, the allowed residential is 1,157 units. The removal of 4.5 acres of land from the overlay reduces the number of units by 117. With the reduction of residential, that leaves the applicant with 1,040 units. The other overlay allows for light manufacturing flex space.

Director Cardenas reported that a Development Agreement is reviewed by many different people, including Legal Counsel. In a Development Agreement, there will always be a slightly different interpretation of different items. There is an effort made to provide clarity, but there is always room for interpretation. He shared background information about the original Development Agreement and the density that was determined. The 26 units per acre would result in 1,157 units. There have been discussions with the applicant, but there are still Staff concerns about what is proposed. Director Cardenas mentioned the proposed location and explained that there is already plenty of flex space in that area. He shared a map that highlights the flex space that has been approved. Staff did not recommend continuing to expand the area so there can be more flex space. The applicant's proposal is to have flex space and three different retail buildings. Director Cardenas reiterated the Staff concerns.

The applicant representative, Marty Beaumont, introduced himself to the City Council and expressed appreciation for the feedback received. He understands the Staff perspective, but has a different opinion. A map of Valley Grove was shared, which includes the conceptual layout of what has been discussed during the City Council Meeting. The light purple area shown represents the current building that is under construction. Mr. Beaumont discussed traffic and explained that the arterial roads are Pleasant Grove Boulevard and North County Boulevard. There is currently

2.6 acres of property that are under contract and will close by the middle of next month. The third residential building can move forward after 200,000 square feet of retail has been built. It is currently at 80,000, and work is continuing to move forward. However, he pointed out that two-thirds of the St. John Properties portfolio are flex buildings. There is a lot of demand, and it would be a solid product.

Mr. Beaumont shared Alternative #1 and Alternative #2 with the City Council. He explained that Alternative #2 is what is being discussed at the current meeting. What is proposed is a flex building with three commercial pads. There is comfort that these can become developable commercial pads for some sort of retail use. He shared information about the language included in the Development Agreement. In his opinion, Lot 4 is a better retail lot than Lot 2 or Lot 3 due to the location. There is a desire to have some flexibility there, but the Development Agreement currently has a section that states Lot 2 and Lot 3 need to be retail. He would propose that Lot 2, Lot 3, and Lot 4 need to provide at least 15,000 square feet of tax-generating retail uses. It is believed that at least two-thirds would be tax-generating retail. Discussions were had about other properties in the surrounding area.

Similar flex buildings were mentioned. Mr. Beaumont listed the current tenants in those buildings and explained that five of them have a retail component. There are retailers that like to have storage or a warehouse in the back with a showroom in the front. He believes it is possible to market what is proposed to more than light manufacturing uses. There would not be truck docks at the building. Mr. Beaumont reiterated that there is demand in the community for flex space. The plan is to have more landscaping elements than required by the City. Council Member Rogers asked if what has been described is included in the new version of the Development Agreement, which was confirmed.

Mr. Beaumont reviewed some of the enhanced landscaping proposed as part of the Development Agreement. He noted that if the agreement is approved, these items will need to be met:

- Place perimeter street trees along 1300 West with a maximum of 25' spacing;
- 50% of total number of trees (interior area trees and perimeter street trees) will be a minimum of 3-inch caliper;
- Place a landscape berm 2' to 3' tall along 1300 West behind the sidewalk to help lessen visibility into back truck yard;
- Place a minimum of ten 1' to 2' diameter larger landscape rocks on the corner around and adjacent to the sign;
- Install Valley Grove monument sign on south corner of the 1300 West and Mountain View Lane intersection; and
- Install a 12x18 pavilion/pergola along Mountain View Lane.

Building enhancement items were also shared with the City Council, which includes the following:

- 4-foot bump-outs at each entrance;
- Color and texture variations on the front façade;
- Glass windows to the ground;
- Wrapped glass on both the north and south front corners of the building;

- Vertical elevation changes on the roof line (middle units 2 feet higher than end units); and
- Windows in roll-up doors along the back.

Renderings were shared with the City Council for reference. Mr. Beaumont stated that if this development is approved, there would be a commitment from St. John Properties to do improvements so the signal can be installed at the intersection of Mountain View Lane and North County Boulevard. It would be part of the Development Agreement. Attorney Petersen clarified that it was decided that this will not be part of the Development Agreement and will instead be handled separately. Director Winterton clarified that he does not want this to be part of the Development Agreement, because he does not want the City Council to approve the applicant's request in order to have the signal installed.

Mr. Beaumont further discussed the Development Agreement. He confirmed that there were triggers included to ensure that the residential did not precede the retail and promenade commitment. There was a lot of discussion about the number of units. 200,000 square feet of retail is a significant commitment, and there is also a two-acre commitment to the promenade. He reiterated what is now requested. For the promenade area, there are specific requirements outlined in the agreement. There are still triggers in the Development Agreement that ensure the promenade will be built with the development of the site. Council Member Williams asked what trigger states that the promenade has to be built before the second building is complete. Mr. Beaumont explained that half of it has to be built for the second building, and it has to be constructed before there is occupancy. As for the second half of the promenade, he understands the position expressed by Staff, but there are still certain requirements in place. The promenade will still need to be built in order to have occupancy.

Council Member Rogers discussed the market conditions and noted that not having triggers in place could be problematic. St. John Properties has been a good partner and has built some beautiful buildings, but there is an economic element to what is proposed. After half of the promenade has been built, there could be a situation where the remaining construction is not completed due to the market conditions. There was discussion about the proposal and the previously established triggers.

Attorney Petersen reminded the City Council that the reason triggers were included in the Development Agreement was that residential use was not allowed in the zone. In order to allow residential, there was a guarantee that the promenade would be built, as well as 200,000 square feet of retail sales tax-generating uses. Staff has pointed out that if the trigger is removed, there is no way to enforce the second half of the promenade or the remaining 70,000 square feet of retail sales tax-generating uses. Those might eventually be built, but the removal of the trigger removes certainty. Attorney Petersen also disagrees with the applicant's interpretation of Section 3, which has to do with Phase 3 and the requirements. The trigger is the residential building. If that is gone, then in her opinion, there are no other enforcement mechanisms. Mayor Jensen asked if the applicant is willing to sit down with Staff to discuss triggers for the new version of the Development Agreement.

Council Member Andersen is supportive of a flex building because she often hears that flex space is what people are looking for. She believes there can be triggers established. It is possible for

Staff and the applicant to work together to determine what makes sense. Council Member LeMone is not in favor of a flex building, as it is not sales-generating in her opinion. She would rather have retail and residential than a flex building. Council Member Phillips likes what has been proposed for the design of the flex space, such as the landscaping. However, he feels the triggers need to be built into the agreement. Council Member Williams would also like to see triggers in the agreement.

Council Member Rogers pointed out that some of the design standards are ambiguous. As a result, he would like more specificity provided. He expressed support for the proposed landscaping enhancements. Council Member Phillips mentioned the retail lots that were discussed earlier. He is open to more flexibility, so the market drives the location. Council Member Rogers agreed and suggested there be a minimum. Director Cardenas explained that the initial recommendation from Staff was for all three pads to be retail. There does not need to be two pads that are retail and one that is not. Mr. Beaumont stated that the way the agreement is currently written, Lot 2 and Lot 3 must be retail, and Lot 4 must be 50/50. Attorney Petersen reported that there were some items Staff asked for that the developer was not interested in, such as more guaranteed retail and simultaneous construction. Mr. Beaumont stated that he cannot wait to build the flex building until there are three users on the commercial pads. Council Member Rogers believed more negotiation is needed.

Mr. Beaumont asked for City Council direction on the triggers. Council Member Williams explained that the City needs a little more to allow the flex space. Administrator Darrington believed it was possible to figure out something that works for both Staff and the applicant, but additional time is needed to have those discussions. Staff and the applicant expressed a willingness to sit down and discuss possibilities. Administrator Darrington noted that the triggers can be considered at that time.

There was no public hearing held. It was noted that the item will be continued to a date certain.

ACTION: Council Member Williams moved to CONTINUE 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, to the April 28, 2026, City Council Meeting. Council Member Andersen seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting “Yes.”

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 Cardenas.

The above item was presented in conjunction with Item 9E. No public hearing was held.

ACTION: Council Member Williams moved to CONTINUE 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, to the April 28, 2026, City Council Meeting. Council Member

Rogers seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting “Yes.”

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 200 South, Pleasant Grove, Utah, and Providing for an Effective Date. *Presenter: Attorney Petersen.*

Attorney Petersen shared information about Resolution 2026-13. Due to the improvements being made at the rodeo grounds, a transformer needed to be moved, and a new easement needed to be granted in order for some transmission wires to be moved. This Resolution will allow existing facilities to be moved to accommodate the improvements that are being made at the rodeo grounds.

ACTION: Council Member Andersen moved to APPROVE Ordinance 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 200 South, Pleasant Grove, Utah, and Providing for an Effective Date. Council Member Williams seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting “Yes.”

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.*

The above item was continued to a date uncertain.

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 Fiscal Year 2026. *Presenter: Attorney Petersen.*

Attorney Petersen shared information about Resolution 2026-15. She explained that there is an Interlocal Agreement with Utah County regarding the Substance Misuse Prevention program from Communities That Care. It is administered through PG Cares. Some additional funding has been obtained for training, and this amendment will allow those conferences and trainings to occur.

ACTION: Council Member Williams moved to APPROVE 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 Fiscal Year 2026. Council Member Rogers seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting “Yes.”

**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 Boulevard and Valley Grove Way in Pleasant Grove.
*Presenter: Attorney Petersen.***

Attorney Petersen reported that information about Resolution 2026-16. She explained that this is a companion item to the Site Plan that was previously approved for the five-story luxury apartments. In order to build the five-story building, the Fire Marshal had some questions about fire access. St. John Properties is not sure exactly how the adjacent parcel will be developed. In order to accommodate the requirements for fire access and fire safety for the new building, there is an easement being granted, but it is not intended to be permanent. It will be modified once St. John Properties makes a final determination about the access between the two parcels. The same is true for the waterline easement. Attorney Petersen clarified that one of the easements can only be released by the City when there is satisfaction that fire safety has been accomplished. The waterline easement can be released by the developer when the permanent waterline easements are put in place.

ACTION: Council Member Williams moved to APPROVE 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 Boulevard and Valley Grove Way in Pleasant Grove. Council Member Phillips seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting “Yes.”

**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 Cardenas.***

The item was presented in conjunction with Items 9E and 9F.

ACTION: Council Member Williams moved to CONTINUE 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, to the April 28, 2026, City Council Meeting. Council Member Andersen seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting “Yes.”

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 for an Effective Date. Presenter: Director Winterton.

Director Winterton shared information about Resolution 2026-18 and explained that this item has to do with a process where vehicles are utilized almost through the warranty period. The vehicles will now be declared surplus and can be disposed of according to the City policy that is in place.

ACTION: Council Member Andersen moved to APPROVE 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 for an Effective Date. Council Member Williams seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting “Yes.”

G. To Consider Resolution (2026-19) – Authorizing the Mayor to Sign a Memorandum of Understanding Between the Metropolitan Water District of Orem (MWDO) and Pleasant Grove City to Use up to 174 Shares of Provo Reservoir Water Users Company (PRWUC) Water During the 2026 Irrigation Season; and Providing for an Effective Date. Presenter: Director Winterton.

Director Winterton shared information about Resolution 2026-19. He explained that what is before the City Council is a Memorandum of Understanding between the Metropolitan Water District of Orem and Pleasant Grove to use up to 174 shares of Provo Reservoir Water Users Company (“PRWUC”) water during the 2026 irrigation season. Council Member Andersen asked for additional information about the 174 shares. Director Winterton reported that approximately 20-acre feet per day are used in the summer months from different sources. These shares will add to that source.

ACTION: Council Member Williams moved to APPROVE Resolution 2026-19 – Authorizing the Mayor to Sign a Memorandum of Understanding Between the Metropolitan Water District of Orem (MWDO) and Pleasant Grove City to Use up to 174 Shares of Provo Reservoir Water Users Company (PRWUC) Water During the 2026 Irrigation Season; and Providing for an Effective Date. Council Member Andersen seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting “Yes.”

H. To Consider a Proclamation Declaring April 23, 2026, as Arbor Day. Presenter: Director Giles.

Director Giles reported that the matter before the City Council is a proclamation declaring April 23, 2026, as Arbor Day. An Arbor Day celebration was to be held at Anderson Park on that day.

ACTION: Council Member Phillips moved to APPROVE a Proclamation Declaring April 23, 2026, as Arbor Day. Council Member Williams seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting “Yes.”

11) ITEMS FOR DISCUSSION.

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

The continued budget discussion was to take place during the City Council Meeting scheduled for April 28, 2026. Mayor Jensen noted that Council Members with questions can reach out to Staff.

The Staff Business item from the Work Session continued. Director Winterton reported that there was a pre-construction meeting held earlier in the day for roadway preservation. He shared a map with the Council and pointed out the areas that will be impacted, including Main Street. The plan is to have all of the construction complete by Strawberry Days. The intention is to add a protective layer to some of the roads. There will be a disruption to the community during the road work, but the work will be done in sections. Director Winterton explained that Main Street will eventually need a full replacement of asphalt, but the micro surface will preserve what is there for five to seven years.

Director Winterton reported that Lumen Technologies and AT&T have plans to install fiber. There is a plan that would build it out in sections. Staff has sent them the roadway preservation map and explained that those roads cannot be cut. The public information team will be set up, and all questions and concerns can be directed to that group. Administrator Darrington explained that there are details that still need to be worked out, as this proposal is fairly new. Staff will look into the franchise agreement and what this could mean for the City. Director Winterton reported that the splash pad at Cook Family Park will have some work done to it, and the splash pad will need to be barricaded off for a few weeks starting next Monday. This should not close down the park, but there will be barricades. He noted that some warranty work will take place on the skate park and the pool.

Council Member Rogers asked for an update on the Battle Creek parking lot. Director Winterton confirmed that the work is still on schedule and should be paved prior to Memorial Day. Given the late time, it was requested that the other Directors share their updates with Administrator Darrington. These updates can be shared with Council Members via email. There was support for this approach.

12) REVIEW AND DISCUSSION OF THE APRIL 28, 2026, CITY COUNCIL MEETING AGENDA.

Administrator Darrington reported that the Employee Banquet will take place on Thursday from

11:30 a.m. to 1:30 p.m. at the Recreation Center. The City Council was invited.

13) MAYOR AND COUNCIL BUSINESS.

Council Member Williams reported that he has heard a lot of complaints about the way the rodeo tickets came out. He clarified that the City is not in charge of it, but it does reflect on the City.

Mayor Jensen asked Assistant Administrator Pierson to reach out to the basketball team, as previously discussed, as well as the Esports 5A champions and the marching band 5A champions. Mayor Jensen noted that several birthday cards were signed.

14) SIGNING OF PLATS.

PG Business Park III Plat “B” Condo Plat and Valley Grove Plat “S” were signed.

15) REVIEW CALENDAR.

No additional calendar items were reviewed.

16) ADJOURN

ACTION: At 10:27 p.m., Council Member Williams moved to ADJOURN the City Council Meeting. Council Member Andersen seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting “Yes.”

The City Council Minutes of April 14, 2026, were approved by the City Council on May 19, 2026.

Wendy Thorpe, CMC
City Recorder

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

**PARTIAL PAYMENT ESTIMATE
NO. 7 (PR 1 for 2026 CY)**

Name of Contractor:	<i>Geneva Rock Products, Inc</i>		
Name of Owner:	<i>Pleasant Grove City</i>		
Date of Completion:	Amount of Contract:	Dates of Estimate:	
Original (2026 CY): August 30, 2026	Original: \$1,905,016.17	From: February 10, 2026	
Revised: n/a	Revised: n/a	To: May 6, 2026	

Description of Job:	<i>2025 Pavement Preservation (2026 CY)</i>	
Amount	This Period	Total To Date
Amount Earned	\$494,253.05	\$494,253.05
Retainage Held	\$24,712.65	\$24,712.65
Retainage Being Released	\$0.00	\$0.00
Previous Payments	-	\$0.00
Amount Due	\$469,540.40	\$469,540.40

The contracted work in 2025 has been completed.
This project is on schedule for the work approved on CO#4 (2026 CY).

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

Recommended by: Pleasant Grove City Engineering

Date: 5/14/2026 _____

Accepted by: Geneva Rock Products, Inc

Date: 5/13/26 _____ 

Approved by: Pleasant Grove City Mayor

Date: _____

Schedule of Values

PROJECT: 2025 Pavement Preservation

PAY PERIOD: 1 (2026 CY)

5/6/2026

ITEM NO.	NATURE OF WORK	CONTRACT ITEMS				QUANTITY		EARNINGS	
		Qty	Units	Unit Price	Bid Amt.	This Month	To Date	This Month	To Date
BASE BID Schedule A									
1	Mobilization	1	LS	\$310,500.00	\$310,500.00		1.00	\$0.00	\$310,500.00
2	Traffic Control	1	LS	\$252,343.00	\$252,343.00		1.00	\$0.00	\$252,343.00
3	3/8" HMA Leveling Course	600	Ton	\$226.00	\$135,600.00		766.66	\$0.00	\$173,265.16
4	Scrub Seal	401,000	SY	\$2.32	\$930,320.00		417388.00	\$0.00	\$968,340.16
5	Micro Surface	453000	SY	\$3.10	\$1,404,300.00		454339.00	\$0.00	\$1,408,450.90
6	Crack Seal for large cracks and Micro surface areas	25	Ton	\$3,500.00	\$87,500.00		90.22	\$0.00	\$315,770.00
7	White and Yellow Paint Striping	300	Gal	\$49.00	\$14,700.00		431.60	\$0.00	\$21,148.40
8	12" SWL Paint	2060	LF	\$4.00	\$8,240.00		1638.00	\$0.00	\$6,552.00
9	Pavement Messages Message Paint	30	Ea	\$115.00	\$3,450.00		46.00	\$0.00	\$5,290.00
10	12" SWL Thermoplastic	300	LF	\$16.00	\$4,800.00		254.00	\$0.00	\$4,064.00
11	Pavement Messages Message Thermoplastic	50	Ea	\$320.00	\$16,000.00		38.00	\$0.00	\$12,160.00
12	Adjust Valve Collar to Grade	120	Ea	\$1,100.00	\$132,000.00		75.00	\$0.00	\$82,500.00
13	Adjust Manhole Collar to Grade	120	Ea	\$1,114.00	\$133,680.00		105.00	\$0.00	\$116,970.00
Base Bid Subtotal					\$3,433,433.00			\$0.00	\$3,677,353.62

Change Order # 1									
101	2025 Concrete Mobilization	1	LS	\$27,000.00	\$27,000.00		1.00	\$0.00	\$27,000.00
102	2025 Concrete Traffic Control	1	LS	\$1,800.00	\$1,800.00		1.00	\$0.00	\$1,800.00
103	2025 Concrete Remove and Replace 24" C&G Assumed to 250 lf at \$57/lf.	250	LF	\$57.00	\$14,250.00		592.00	\$0.00	\$33,744.00
104	2025 Concrete Remove and Replace 4" thick Concrete Sidewalk Assumed to 475 SF at \$13/SF.	475	SF	\$12.00	\$5,700.00		348.00	\$0.00	\$4,176.00
105	2025 Concrete Remove and Replace monolithic Concrete 4" thick Concrete Sidewalk Assumed to 9640 SF at \$45/SF.	9,570	SF	\$42.00	\$401,940.00		10297.00	\$0.00	\$432,474.00
106	2025 Concrete Remove and Replace Waterway Assumed to 1880 SF at \$41/SF.	1,880	SF	\$40.00	\$75,200.00		2055.00	\$0.00	\$82,200.00
107	2025 Concrete Remove and Replace ADA Ramp Assumed to 10 each at \$3,350/Each.	8	Ea	\$3,350.00	\$26,800.00		12.00	\$0.00	\$40,200.00
108	2025 Concrete Remove and Replace Concrete Drive Approach Assumed to 500 SF at \$22/SF.	100	SF	\$22.00	\$2,200.00		0.00	\$0.00	\$0.00
109	2025 Concrete Remove and Replace Road Base Assumed to 100 Ton at \$190/Ton.	100	ton	\$190.00	\$19,000.00		502.89	\$0.00	\$95,549.10
110	2025 Concrete Asphalt Patching adjacent to C&G Assumed to 1825 LF at \$16/LF.	1,825	LF	\$16.00	\$29,200.00		3038.00	\$0.00	\$48,608.00
Subtotal					\$603,090.00			\$0.00	\$765,751.10

Change Order # 2									
201	Mastic Seal	1.15	ton	\$4,575.00	\$5,249.81		1.15	\$0.00	\$5,249.81
Subtotal					\$5,249.81			\$0.00	\$5,249.81

Change Order # 3									
301	White and Yellow Paint Striping - 2025 maintenance	601.80	Gal	\$49.00	\$29,488.20		601.80	\$0.00	\$29,488.20
302	12" SWL Paint- 2025 maintenance	6593.00	LF	\$4.00	\$26,372.00		6593.00	\$0.00	\$26,372.00
303	Pavement Messages Message Paint - 2025 maintenance	174.00	Ea	\$115.00	\$20,010.00		174.00	\$0.00	\$20,010.00
304	2025 overruns / underuns	1	LS	\$406,581.72	\$406,581.72		-	-	-
Subtotal					\$482,451.92			\$0.00	\$75,870.20

Change Order # 4									
401	Mobilization	1	lump	\$87,000.00	\$87,000.00	0.25	0.25	\$21,750.00	\$21,750.00
402	Traffic Control	1	lump	\$59,710.00	\$59,710.00	0.25	0.25	\$14,927.50	\$14,927.50
405	Scrub Seal (40,000 SY per shift)	80,137	SY	\$2.25	\$180,308.25		0.00	\$0.00	\$0.00
406	Micro Surface (20k-25k SY/shift)	255,532	SY	\$2.95	\$753,819.40		0.00	\$0.00	\$0.00
407	Crack Seal for large areas	56	Ton	\$3,350.00	\$187,600.00	126.94	126.94	\$425,252.35	\$425,252.35
408	Mastic Seal	83	Ton	\$3,700.00	\$307,100.00	8.74	8.74	\$32,323.20	\$32,323.20
409	Slurry Seal Type II	539,546	SF	\$0.27	\$145,677.42		0.00	\$0.00	\$0.00
410	White and Yellow Paint Striping	1,136	Gal	\$49.00	\$55,659.10		0.00	\$0.00	\$0.00
411	12" SWL Paint	1,000	LF	\$4.00	\$4,000.00		0.00	\$0.00	\$0.00
412	Pavement Messages Message Paint	10	Ea	\$115.00	\$1,150.00		0.00	\$0.00	\$0.00
413	12" SWL Thermoplastic	3,787	LF	\$16.00	\$60,592.00		0.00	\$0.00	\$0.00
414	Pavement Messages Message Thermoplastic	195	Ea	\$320.00	\$62,400.00		0.00	\$0.00	\$0.00
Subtotal					\$1,905,016.17			\$494,253.05	\$494,253.05
Total					\$6,429,240.90				

TOTAL (2026 CY)		
AMOUNT RETAINED	\$24,712.65	\$24,712.65
RETAINAGE RELEASED	\$0.00	\$0.00
PREVIOUS RETAINAGE	-	\$0.00
PREVIOUS PAYMENTS	-	\$0.00
AMOUNT DUE	\$469,540.40	\$469,540.40

TOTAL		
AMOUNT RETAINED	\$24,712.65	\$250,923.89
RETAINAGE RELEASED	-	\$226,211.24
PREVIOUS RETAINAGE	-	\$226,211.24
PREVIOUS PAYMENTS	-	\$4,524,224.73
AMOUNT DUE	\$469,540.40	\$469,540.40



Invoice

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

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

Contract: 51449 - PLEASANT GROVE CITY

Invoice #: 003PINV000001119

Date: 5/6/2026

Application #: 1

Customer #: C110158

Invoice Due Date: 6/5/2026

Payment Terms: unknown

Item	Description	Quantity	U/M	Contract		Stored Materials	Previous Applications		This Period		To-Date		%
				Unit Price	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount	
401	Mobilization	1.00	LS	\$87,000.00	\$87,000.00	0.00	0.00	\$0.00	0.25	\$21,750.00	0.25	\$21,750.00	25.0
402	Traffic Control	1.00	LS	\$59,710.00	\$59,710.00	0.00	0.00	\$0.00	0.25	\$14,927.50	0.25	\$14,927.50	25.0
405	Scrub Seal	80,137.00	SY	\$2.25	\$180,308.25	0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.0
406	Micro-Surfacing	255,532.00	SY	\$2.95	\$753,819.40	0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.0
407	Crack Seal for Large Areas	126.94	TON	\$3,350.00	\$425,252.35	0.00	0.00	\$0.00	126.94	\$425,252.35	126.94	\$425,252.35	100.0
408	Mastic Seal	83.00	TON	\$3,700.00	\$307,100.00	0.00	0.00	\$0.00	8.74	\$32,323.20	8.74	\$32,323.20	10.5
409	Slurry Seal Type II	539,546.00	SF	\$0.27	\$145,677.42	0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.0
410	White and Yellow	1,135.90	gal	\$49.00	\$55,659.10	0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.0
411	12" SWL Paint	1,000.00	Lf	\$4.00	\$4,000.00	0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.0
412	Pavement Message Paint	10.00	ea	\$115.00	\$1,150.00	0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.0
413	12" SWL Thermo	3,787.00	Lf	\$16.00	\$60,592.00	0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.0
414	Arrow Message Thermo	195.00	ea	\$320.00	\$62,400.00	0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.0
Totals:					\$2,142,668.5			\$0.00		\$494,253.05		\$494,253.05	

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: \$494,253.05

Less Retainage: \$0.00

Amount Due: \$494,253.05

**PARTIAL PAYMENT ESTIMATE
NO. 2**

Name of Contractor:	Black Forest Paving		
Name of Owner:	Pleasant Grove City		
Date of Completion:	Amount of Contract:	Dates of Estimate:	
Original: September 15, 2026	Original: \$1,231,834.55	From: 3/31/26	
Revised: na	Revised: na	To: 5/12/26	

Description of Job: **1100 EAST AREA WATERLINE AND ROADWAY RECONSTRUCTION**

Amount	This Period	Total To Date
Amount Earned	\$193,675.00	\$235,525.00
Retainage Held	\$9,683.75	\$11,776.25
Retainage Being Released	\$0.00	\$0.00
Previous Payments	-	\$39,757.50
Amount Due	\$183,991.25	\$183,991.25

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.

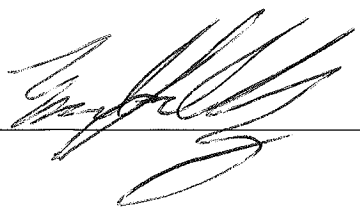
51-70-986 Culinary	\$64,687.88
16-70-986 Cul impact	\$110,385.25
75-40-986 Trans	\$8,918.13
BJT	

Recommended by: Pleasant Grove City Engineering

Date: 5/14/26

Accepted by: Black Forest Paving

Date: 5/13/2026



Approved by: Pleasant Grove City Mayor

Date: _____

Schedule of Values

PROJECT: Pleasant Grove City – 1100 EAST AREA WATERLINE AND ROADWAY RECONSTRUCTION

PAY PERIOD: 1 PAY PERIOD: 2

5/12/2026

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	1	Lump	\$45,000.00	\$45,000.00	0.25	0.25	0.25	0.50	\$11,250.00	\$22,500.00
2	Traffic Control	1	Lump	\$27,000.00	\$27,000.00	0.25	0.25	0.25	0.50	\$6,750.00	\$13,500.00
3	SWPPP BMPs	1	Lump	\$3,100.00	\$3,100.00	0.25	0.25	0.25	0.50	\$775.00	\$1,550.00
4	Remove Existing Asphalt, Regrade, and Compact	19,401	SY	\$4.05	\$78,574.05		0.00		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	\$0.00
6	Granular Borrow (contingency item)	131	Ton	\$20.00	\$2,620.00		0.00		0.00	\$0.00	\$0.00
7	Road Base	2,652	Ton	\$28.50	\$75,582.00		0.00		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	\$0.00
9	Remove and Install Monolithic Concrete Sidewalk	180	SF	\$25.00	\$4,500.00		0.00		0.00	\$0.00	\$0.00
10	Remove and Install Waterway	40	SF	\$50.00	\$2,000.00		0.00		0.00	\$0.00	\$0.00
11	Remove Survey Monument	3	Each	\$1,000.00	\$3,000.00		0.00		0.00	\$0.00	\$0.00
12	Adjust Valve Box Collars	36	Each	\$770.00	\$27,720.00		0.00		0.00	\$0.00	\$0.00
13	Adjust Manhole Collars	16	Each	\$880.00	\$14,080.00		0.00		0.00	\$0.00	\$0.00
14	8" C-900 Water Line	3,913	FT	\$73.00	\$293,475.00	225.00	225.00	1190.00	1415.00	\$89,250.00	\$106,125.00
15	8" Gate Valve	8	Ea	\$4,150.00	\$33,200.00		0.00	3.00	3.00	\$12,450.00	\$12,450.00
16	8" Bends	11	Ea	\$1,100.00	\$12,100.00		0.00	2.00	2.00	\$2,200.00	\$2,200.00
17	8" X 8" X 8" Tee	4	Ea	\$2,300.00	\$9,200.00		0.00	2.00	2.00	\$4,600.00	\$4,600.00
18	Connect to Existing Water line	6	Ea	\$1,600.00	\$9,600.00	1.00	1.00	2.00	3.00	\$3,200.00	\$4,800.00
19	Culinary Service Connection	51	Ea	\$3,000.00	\$153,000.00		0.00	18.00	18.00	\$54,000.00	\$54,000.00
20	Remove and Install Fire Hydrant	4	Each	\$9,200.00	\$36,800.00		0.00	0.50	0.50	\$4,600.00	\$4,600.00
21	New Fire Hydrant	2	Each	\$9,200.00	\$18,400.00	0.50	0.50	0.50	1.00	\$4,600.00	\$9,200.00
	Subtotal				\$1,231,834.55					\$193,675.00	\$235,525.00
	Total				\$1,231,834.55						

Bid item 14 is 1115' of waterline plus the remaining 25% on the initial 300' that is now passed off.
 Bid item 21 half of a new fire hydrant paid out now that pressure test and bacteria tests done.
 Bid item 20 half paid out as the new hydrant is in place and passed off but the old one has not been removed yet.

TOTAL	\$193,675.00	\$235,525.00
AMOUNT RETAINED	\$9,683.75	\$11,776.25
RETAINAGE RELEASED		\$0.00
PREVIOUS RETAINAGE	-	\$2,092.50
PREVIOUS PAYMENTS	-	\$39,757.50
AMOUNT DUE	\$183,991.25	\$183,991.25

**PARTIAL PAYMENT ESTIMATE
NO. 3**

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: April 6, 2026	
Revised: n/a	Revised: n/a	To: March 30, 2026	

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

Amount	This Period	Total To Date
Amount Earned	\$285,669.00	\$533,879.00
Retainage Held	\$14,283.45	\$26,693.95
Retainage Being Released	\$0.00	\$0.00
Previous Payments	-	\$235,799.50
Amount Due	\$271,385.55	\$271,385.55

This project is on schedule

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

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

Recommended by: Pleasant Grove City Engineering

Date: 5/14/2026 _____

Accepted by: Geneva Rock Products

Date: 5/14/2024 _____ 

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 PAY PERIOD: 3 4/30/2026

ITEM NO.	NATURE OF WORK	CONTRACT ITEMS				QUANTITY		QUANTITY		QUANTITY		EARNINGS	
		Qty	Units	Unit Price	Bid Amt.	This Month	To Date	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	0.25	0.75	\$10,250.00	\$30,750.00
2	TRAFFIC CONTROL	1	LUMP SUM	\$6,200.00	\$6,200.00	0.25	0.25	0.25	0.50	0.25	0.75	\$1,550.00	\$4,650.00
3	PUBLIC INFORMATION SERVICES	1	LUMP SUM	\$900.00	\$900.00	0.25	0.25	0.25	0.50	0.25	0.75	\$225.00	\$675.00
4	CONSTRUCTION SURVEY	1	LUMP SUM	\$14,500.00	\$14,500.00	0.25	0.25	0.25	0.50	0.25	0.75	\$3,625.00	\$10,875.00
5	TEMPORARY CONTROLS AND BMPs	1	LUMP SUM	\$6,000.00	\$6,000.00	0.25	0.25	0.25	0.50	0.25	0.75	\$1,500.00	\$4,500.00
6	CLEARING AND GRUBBING	1	LUMP SUM	\$9,000.00	\$9,000.00	0.90	0.90	0.05	0.95	0.05	1.00	\$450.00	\$9,000.00
7	SALVAGE AND RELOCATE BOLLARDS	10	EACH	\$900.00	\$9,000.00			0.00	0.00	5.00	5.00	\$4,500.00	\$4,500.00
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	125.00	125.00	\$6,375.00	\$6,375.00
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	885.00	\$8365.00	\$15,930.00
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	785.00	785.00	\$36,895.00	\$36,895.00
17	HMA - 1 1/2" PG 64-34	480	TON	\$277.00	\$132,960.00			0.00	0.00			\$0.00	\$0.00
17	14 INCH HDPE DR9 WATER LINE	2	EACH	\$5,900.00	\$11,800.00			360.00	360.00	130.00	490.00	\$15,850.00	\$20,700.00
17	HDPE WALL ANCHOR AND THRUST RESTRAINT	2	EACH	\$5,900.00	\$11,800.00			0.00	2.00	2.00	2.00	\$0.00	\$11,800.00
17	12 INCH RESILIENT WEDGE GATE VALVE (Contingency Item)	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	135.00	135.00	\$13,635.00	\$13,635.00
17	INLET BOX WITH PRETREATMENT SNOUT	3	EACH	\$6,300.00	\$18,900.00			0.00	0.00	4.00	4.00	\$25,200.00	\$25,200.00
17	MANHOLE WITH SUMP	3	EACH	\$11,000.00	\$33,000.00			0.00	0.00	4.00	4.00	\$44,000.00	\$44,000.00
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 ₉₀ = 6"	80	CU. YD.	\$122.00	\$9,760.00			0.00	0.00	20.00	20.00	\$2,440.00	\$2,440.00
17	CONTRACTOR FURNISHED TOPSOIL, 4 INCH THICK	3,035	SQ. YD.	\$7.00	\$21,245.00			0.00	0.00	2428.00	2428.00	\$16,996.00	\$16,996.00
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			500.00	500.00	1500.00	2000.00	\$45,000.00	\$60,000.00
17	LANDSCAPE BOULDER (24" - 36")	50	EACH	\$135.00	\$6,750.00			0.00	0.00	10.00	10.00	\$1,350.00	\$1,350.00
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	984.00	984.00	\$6,888.00	\$6,888.00
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	6.00	6.00	\$33,000.00	\$33,000.00
23	ELECTRICAL JUNCTION BOX - TIER 22 (24"x13"x24")	14	EACH	\$750.00	\$10,500.00			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
Subtotal											\$285,669.00	\$533,879.00	

Item 13 only paid at this time due to the product not being accepted
 Item 17 only paid at 75% until the pipe video is provide
 Item 20 only paid at 75% until the manure test is performed and mule tape is installed

TOTAL	\$285,669.00	\$533,879.00
AMOUNT RETAINED	\$14,283.45	\$26,693.95
RETAINAGE RELEASED		\$0.00
PREVIOUS RETAINAGE	-	\$12,410.50
PREVIOUS PAYMENTS	-	\$235,799.50
AMOUNT DUE	\$271,385.55	\$271,385.55



Invoice

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

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

Contract: 72037 - Battle Creek TH Parking Lot

Invoice #: 003PINV000001102

Date: 4/30/2026

Application #: 3

Customer #: C110158

Invoice Due Date: 4/30/2026

Payment Terms: unknown

Item	Description	Quantity	U/M	Contract		Stored Materials	Previous Applications		This Period		To-Date		%
				Unit Price	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount	
10	Mobilization	1.00	LS	\$41,000.00	\$41,000.00	0.00	0.50	\$20,500.00	0.25	\$10,250.00	0.75	\$30,750.00	75.0
100	24" Curb & Gutter - Integral Pigment	625.00	Lf	\$51.00	\$31,875.00	0.00	0.00	\$0.00	125.00	\$6,375.00	125.00	\$6,375.00	20.0
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	72.00	\$2,160.00	72.00	\$2,160.00	20.0
140	Excavation - Unclassified (Plan Quantity)	8,365.00	CY	\$18.00	\$150,570.00	0.00	7,480.00	\$134,640.00	885.00	\$15,930.00	8,365.00	\$150,570.00	100.0
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	785.00	\$36,895.00	785.00	\$36,895.00	62.8
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	490.00	Lf	\$122.00	\$59,780.00	0.00	360.00	\$43,920.00	130.00	\$15,860.00	490.00	\$59,780.00	100.0
190	HDPE Wall Anchor and Thrust Restraint	2.00	ea	\$5,900.00	\$11,800.00	0.00	2.00	\$11,800.00	0.00	\$0.00	2.00	\$11,800.00	100.0
20	Traffic Control	1.00	LS	\$6,200.00	\$6,200.00	0.00	0.50	\$3,100.00	0.25	\$1,550.00	0.75	\$4,650.00	75.0
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	180.00	\$18,180.00	180.00	\$18,180.00	100.0
230	Curb Inlet Box w/ Snout	4.00	ea	\$6,300.00	\$25,200.00	0.00	0.00	\$0.00	4.00	\$25,200.00	4.00	\$25,200.00	100.0
240	Manhole with Sump	4.00	ea	\$11,000.00	\$44,000.00	0.00	0.00	\$0.00	4.00	\$44,000.00	4.00	\$44,000.00	100.0
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	20.00	\$2,440.00	20.00	\$2,440.00	25.0
270	Contractor Furnished Topsoil	3,035.00	SY	\$7.00	\$21,245.00	0.00	0.00	\$0.00	2,428.00	\$16,996.00	2,428.00	\$16,996.00	80.0
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	0.50	\$450.00	0.25	\$225.00	0.75	\$675.00	75.0



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	500.00	\$15,000.00	1,500.00	\$45,000.00	2,000.00	\$60,000.00	100.0
320	Landscape Boulder (24"-36")	50.00	ea	\$135.00	\$6,750.00	0.00	0.00	\$0.00	10.00	\$1,350.00	10.00	\$1,350.00	20.0
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	0.50	\$7,250.00	0.25	\$3,625.00	0.75	\$10,875.00	75.0
400	Two 2-inch Conduit	1,312.00	Lf	\$7.00	\$9,184.00	0.00	0.00	\$0.00	1,312.00	\$9,184.00	1,312.00	\$9,184.00	100.0
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	6.00	\$33,000.00	6.00	\$33,000.00	42.9
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	0.50	\$3,000.00	0.25	\$1,500.00	0.75	\$4,500.00	75.0
60	Clear and Grub	1.00	LS	\$9,000.00	\$9,000.00	0.00	0.95	\$8,550.00	0.05	\$450.00	1.00	\$9,000.00	100.0
70	Salvage & Relocate Bollards	10.00	ea	\$900.00	\$9,000.00	0.00	0.00	\$0.00	5.00	\$4,500.00	5.00	\$4,500.00	50.0
80	Salvage & Relocate Steel Gate	1.00	ea	\$2,700.00	\$2,700.00	0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.0
90	Equestrian Parking Markers - Recycled Tires	24.00	ea	\$135.00	\$3,240.00	0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.0
Totals:					\$965,674.50			\$248,210.00		\$294,670.00		\$542,880.00	



Invoice

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

PLEASE PAY FROM THIS INVOICE

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

Invoice Amount: \$294,670.00

Less Retainage: \$0.00

Amount Due: \$294,670.00

Report Criteria:

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

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
GENERAL FUND							
10-13100 ACCTS REC.- CITY EMPLOYEES							
3080	FRATERNAL ORDER OF	05012026	PD/DUES	05/01/2026	598.00	.00	
7505	SKAGGS COMPANIES, IN	450A3378311	PD/PERSONAL SUPPLIES	04/20/2026	400.55	.00	
7505	SKAGGS COMPANIES, IN	450A3378312	PD/PERSONAL SUPPLIES	04/27/2026	110.50	.00	
7505	SKAGGS COMPANIES, IN	450A3421681	PD/PERSONAL SUPPLIES	04/21/2026	95.99	.00	
8085	SYMBOL ARTS	0560068	PD/PERSONAL SUPPLIES	03/12/2026	142.50	.00	
10-15800 SUSPENSE							
7062	ROCKY MOUNTAIN POW	05072026	MULTI DEPT/ELECTRICITY EXPENS	05/07/2026	9,225.00-	.00	
10-15820 SDA EXPENSE ACCOUNT							
7062	ROCKY MOUNTAIN POW	05072026	MULTI DEPT/ELECTRICITY EXPENS	05/07/2026	765.19	.00	
10-21230 STATE INSURANCE PAYABLE							
8954	UTAH LOCAL GOVT. INS.	M1624787	WORKERS COMP	04/01/2026	40.00	.00	
8954	UTAH LOCAL GOVT. INS.	M1625586	WORKERS COMP	05/04/2026	11,289.48	.00	
10-21355 CASH BONDS (NEW)							
4885	LIVINGSTON, NOELLE	05122026	WARRANTY BOND INTEREST	05/13/2026	1,523.18	.00	
4885	LIVINGSTON, NOELLE	05132026	WARRANTY BOND RELEASE	05/13/2026	4,900.00	.00	
10-24260 VOLUNTARY INSURANCE PAYABLE							
9288	WASHINGTON NATIONAL	P2639901	INSURANCE PREMIUM	05/01/2026	309.90	.00	
10-24300 COURT CHARGES CLEARING-35%							
9003	UTAH STATE TREASURE	04302026	COURT/STATE FUNDS	04/30/2026	1,539.34	.00	
10-24302 COURT SECURITY SURCHARGE-STATE							
9003	UTAH STATE TREASURE	04302026	COURT/STATE FUNDS	04/30/2026	3,900.79	.00	
10-24305 COURT CHARGES CLEARING-85%							
9003	UTAH STATE TREASURE	04302026	COURT/STATE FUNDS	04/30/2026	1,852.87	.00	
10-24306 COURT CLEARING 100%							
9003	UTAH STATE TREASURE	04302026	COURT/STATE FUNDS	04/30/2026	15.00	.00	
10-34-280 AMBULANCE FEES							
3350	GOLD CROSS SERVICES	4807	AMB/BILLING SERVICES	04/30/2026	4,356.99	.00	
Total :					22,615.28	.00	
JUDICIAL							
10-42-280 TELEPHONE EXPENSE							
1480	CENTRACOM INTERACTI	05012026	JUDICIAL/PHONE EXPENSE	05/01/2026	117.34	.00	
10-42-330 PROFESSIONAL SERVICES							
7393	SHANNON, VALERIE	04222026	JUDICIAL/INTERPRETER	04/22/2026	114.00	.00	
Total JUDICIAL:					231.34	.00	
NON-DEPARTMENTAL							
10-43-220 PRINTING AND PUBLICATION							
3151	FREEDOM MAILING SER	52906	NEWSLETTERS	05/06/2026	77.29	.00	
3151	FREEDOM MAILING SER	52906	EXTRA INSERTS	05/06/2026	68.70	.00	
8730	UPPER CASE PRINTING,	4408	EXTRA INSERT	05/05/2026	283.80	.00	
8730	UPPER CASE PRINTING,	4408	NEWLETTER PRINTING	05/05/2026	1,186.80	.00	
10-43-310 LEGAL SERVICES							
2745	ESPLIN WEIGHT, PLLC	24879	LEGAL SERVICES	05/01/2026	81.33	.00	
4376	JOHN H. JACOBS P.C.	04302026	LEGAL SERVICES	04/30/2026	3,439.62	.00	
7983	STEVENS & GAILEY	13581	LEGAL SERVICES	05/04/2026	630.00	.00	
10-43-330 PROFESSIONAL SERVICES							
2949	FLINDERS, LISA	0526	CONTRACTED SERVICES	05/01/2026	4,346.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
9018	UTAH TRANSPARENCY S	2025-0111	QUARTERLY UPLOAD	04/29/2026	250.00	.00	
10-43-385 SPECIAL EVENTS							
5033	MACEYS	362389	EMPLOYEE PARTY/FOOD	04/16/2026	95.55	.00	
5139	MCGEE'S STAMP & TROP	66425	EMPLOYEE RECOGNITION PLAQU	05/01/2026	718.90	.00	
9760	YBA SHIRTS, INC.	22101-1	GEN GOV/SHIRTS	04/20/2026	101.00	.00	
10-43-510 INSURANCE & BONDS							
8954	UTAH LOCAL GOVT. INS.	Q1625420	GENERAL LIABILTIY	05/04/2026	29,779.00	.00	
10-43-610 MISCELLANEOUS EXPENSE							
3151	FREEDOM MAILING SER	52906	EXTRA INSERTS	05/06/2026	68.70	.00	
8730	UPPER CASE PRINTING,	4408	MENU PRINTING EXPENSE	05/05/2026	283.80	.00	
10-43-760 TECHNOLOGY							
1480	CENTRACOM INTERACTI	05012026	INTERNET SERVICE	05/01/2026	755.00	.00	
7070	ROCK MOUNTAIN TECHN	11506	MONTHLY SERVICE AGREEMENT	05/01/2026	8,551.25	.00	
7070	ROCK MOUNTAIN TECHN	11506	ANNUAL LICENSING	05/01/2026	473.00	.00	
9040	UTOPIA FIBER	CIV202605-03	INTERNET SERVICE	05/01/2026	965.00	.00	
10-43-770 Public Safety Trust Fund							
2890	FIRST WATCH WELLNES	1000APRIL202	WELLNESS CHECK	05/05/2026	178.00	.00	
3792	HEALTHIER YOU COUNS	05052026	FIRST RESPONDERS COUNSELING	05/05/2026	508.40	.00	
Total NON-DEPARTMENTAL:					52,841.14	.00	
LEGAL SERVICES							
10-44-220 PUBLICATION EXPENSE							
5091	MATTHEW BENDER & CO	49156802	LEGAL/UT CODE ANNO 25 SPEC SE	04/28/2026	45.24	.00	
10-44-760 TECHNOLOGY							
6845	RELX INC.	30964466110	LEGAL/SUBSCRIPTION	04/30/2025	288.00	.00	
Total LEGAL SERVICES:					333.24	.00	
ADMINISTRATIVE SERVICES							
10-46-240 OFFICE EXPENSE							
1760	CINTAS CORP	5334124706	ADM/FIRST AID SUPPLIES	05/05/2026	80.79	.00	
5729	ODP BUSINESS SOLUTIO	467794282001	ADM/OFFICE SUPPLIES	05/01/2026	212.93	.00	
5729	ODP BUSINESS SOLUTIO	468473971001	ADM/OFFICE SUPPLIES	05/13/2026	59.69	.00	
10-46-250 VEHICLE EXPENSE							
3166	FUELMAN	NP70465697	MULTI DEPT/VEHICLE FUEL EXPEN	05/01/2026	95.57	.00	
10-46-280 TELEPHONE EXPENSE							
1480	CENTRACOM INTERACTI	05012026	CITY HALL/PHONE EXPENSE	05/01/2026	418.33	.00	
Total ADMINISTRATIVE SERVICES:					867.31	.00	
FACILITIES							
10-47-250 VEHICLE							
3166	FUELMAN	NP70465697	MULTI DEPT/VEHICLE FUEL EXPEN	05/01/2026	165.03	.00	
10-47-480 DEPARTMENTAL SUPPLIES							
239	ALLRED'S ACE HARDWA	04302026	MULT DEPT/DEPARTMENT SUPPLI	04/30/2026	428.82	.00	
970	BJ PLUMBING SUPPLY	001095381	BUILDING MAINTENANCE	04/27/2026	20.70	.00	
970	BJ PLUMBING SUPPLY	001095652	BUILDING MAINTENANCE	04/30/2026	13.08	.00	
10-47-520 CITY HALL - POWER EXPENSE							
7062	ROCKY MOUNTAIN POW	05072026	MULTI DEPT/ELECTRICITY EXPENS	05/07/2026	1,478.10	.00	
10-47-540 CITY HALL - BLDGE MAINT							
239	ALLRED'S ACE HARDWA	04302026	MULT DEPT/DEPARTMENT SUPPLI	04/30/2026	15.35	.00	
8970	UTAH PEST MASTERS	5813	MULTI BUILDING PEST CONTROL	04/29/2026	80.00	.00	
10-47-550 PARKS - LIGHTS							
7062	ROCKY MOUNTAIN POW	05072026	MULTI DEPT/ELECTRICITY EXPENS	05/07/2026	323.66	.00	
10-47-560 PARKS - BUILDING MAINTENANCE							
239	ALLRED'S ACE HARDWA	04302026	MULT DEPT/DEPARTMENT SUPPLI	04/30/2026	162.90	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
970	BJ PLUMBING SUPPLY	001095534	BUILDING MAINTENANCE	04/29/2026	170.59	.00	
970	BJ PLUMBING SUPPLY	001096173	BUILDING MAINTENANCE	05/04/2026	170.59	.00	
1028	BORDER STATES INDUS	932331823	TENNIS COURTS IMPROVEMENTS	04/23/2026	112.73	.00	
10-47-570 COMM DEV - BLDG MAINTENANCE							
3564	GUNTHERS COMFORT AI	117887	BLDG/BUILDING MAINTENANCE	05/12/2026	628.96	.00	
8970	UTAH PEST MASTERS	5813	MULTI BUILDING PEST CONTROL	04/29/2026	100.00	.00	
10-47-580 OLD BELL SCHOOL - HEATING							
970	BJ PLUMBING SUPPLY	001095547	BUILDING MAINTENANCE	04/29/2026	13.08	.00	
10-47-590 OLD BELL SCHOOL - BLDG MAINT							
8970	UTAH PEST MASTERS	5813	MULTI BUILDING PEST CONTROL	04/29/2026	110.00	.00	
10-47-620 POLICE - BLDG MAINT							
239	ALLRED'S ACE HARDWA	04302026	MULT DEPT/DEPARTMENT SUPPLI	04/30/2026	16.85	.00	
8970	UTAH PEST MASTERS	5813	MULTI BUILDING PEST CONTROL	04/29/2026	100.00	.00	
10-47-650 FIRE/AMBULANCE - POWER							
7062	ROCKY MOUNTAIN POW	05072026	MULTI DEPT/ELECTRICITY EXPENS	05/07/2026	1,493.78	.00	
10-47-660 FIRE/AMBULANCE - BLDG MAINT							
8970	UTAH PEST MASTERS	5813	MULTI BUILDING PEST CONTROL	04/29/2026	100.00	.00	
10-47-690 CEMETERY BLDG - POWER							
7062	ROCKY MOUNTAIN POW	05072026	MULTI DEPT/ELECTRICITY EXPENS	05/07/2026	25.11	.00	
10-47-720 LIBRARY/SENIOR - POWER							
7062	ROCKY MOUNTAIN POW	05072026	MULTI DEPT/ELECTRICITY EXPENS	05/07/2026	977.47	.00	
10-47-730 LIBRARY/SENIOR - BLDG MAINT							
6640	PYE-BAKER FIRE & SAFE	8312112	LIB/FIRE MONITORING	05/01/2026	247.20	.00	
6640	PYE-BAKER FIRE & SAFE	8312113	LIB/ELEVATOR MONITORING	05/01/2026	91.83	.00	
8970	UTAH PEST MASTERS	5813	MULTI BUILDING PEST CONTROL	04/29/2026	100.00	.00	
10-47-770 PUBLIC WORKS - POWER							
7062	ROCKY MOUNTAIN POW	05072026	MULTI DEPT/ELECTRICITY EXPENS	05/07/2026	916.27	.00	
10-47-780 PUBLIC WORKS - BLDG MAINT							
4978	LOWRY OVERHEAD DOO	163728724	BUILDING MAINTENANCE	05/01/2026	268.63	.00	
8970	UTAH PEST MASTERS	5813	MULTI BUILDING PEST CONTROL	04/29/2026	50.00	.00	
10-47-790 RENTAL PROPERTY EXPENSES							
7062	ROCKY MOUNTAIN POW	05072026	MULTI DEPT/ELECTRICITY EXPENS	05/07/2026	202.34	.00	
10-47-800 GENERAL MAINTENANCE EXPENSES							
239	ALLRED'S ACE HARDWA	04302026	MULT DEPT/DEPARTMENT SUPPLI	04/30/2026	17.84	.00	
10-47-820 SR CENTER - POWER							
7062	ROCKY MOUNTAIN POW	05072026	MULTI DEPT/ELECTRICITY EXPENS	05/07/2026	431.91	.00	
10-47-830 SR CENTER - BLDG MAINT							
19	603 ALARMS	2137	SC/BUILDING MONITORING	05/01/2026	38.00	.00	
239	ALLRED'S ACE HARDWA	04302026	MULT DEPT/DEPARTMENT SUPPLI	04/30/2026	232.30	.00	
970	BJ PLUMBING SUPPLY	001095351	BUILDING MAINTENANCE	04/27/2026	10.44	.00	
5482	MOUNTAINLAND SUPPLY	S107582726.0	BUILDING MAINTENANCE	05/06/2026	46.00	.00	
8970	UTAH PEST MASTERS	5813	MULTI BUILDING PEST CONTROL	04/29/2026	65.00	.00	
10-47-840 LIONS/SPORTSMAN - BLDG MAINT							
8970	UTAH PEST MASTERS	5813	MULTI BUILDING PEST CONTROL	04/29/2026	70.00	.00	
10-47-910 ARTS - POWER							
7062	ROCKY MOUNTAIN POW	05072026	MULTI DEPT/ELECTRICITY EXPENS	05/07/2026	121.35	.00	
10-47-930 HISTORIC LIBRARY - POWER							
7062	ROCKY MOUNTAIN POW	05072026	MULTI DEPT/ELECTRICITY EXPENS	05/07/2026	20.17	.00	
Total FACILITIES:					9,636.08	.00	
ENGINEERING							
10-51-250 VEHICLE EXPENSE							
3166	FUELMAN	NP70465697	MULTI DEPT/VEHICLE FUEL EXPEN	05/01/2026	478.76	.00	
10-51-285 CELLULAR SERVICES							
9131	VERIZON WIRELESS	6141893655	MULTI DEPT/CELL PHONE EXEPNS	04/23/2026	79.65	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
10-51-332 PROFESSIONAL SERVICES							
3970	HORROCKS, LLC.	313000004299	MULTI DEPT ENGINEERING	05/06/2026	123.04	.00	
3970	HORROCKS, LLC.	313000004299	MULTI DEPT ENGINEERING	05/06/2026	5,971.30	.00	
3970	HORROCKS, LLC.	313000004299	MULTI DEPT ENGINEERING	05/06/2026	2,273.72	.00	
3970	HORROCKS, LLC.	313000004299	MULTI DEPT ENGINEERING	05/06/2026	1,143.90	.00	
3970	HORROCKS, LLC.	313000004299	MULTI DEPT ENGINEERING	05/06/2026	3,386.08	.00	
3970	HORROCKS, LLC.	313000004299	MULTI DEPT ENGINEERING	05/06/2026	166.14	.00	
3970	HORROCKS, LLC.	313000004299	MULTI DEPT ENGINEERING	05/06/2026	3,657.90	.00	
3970	HORROCKS, LLC.	313000004299	MULTI DEPT ENGINEERING	05/06/2026	2,900.92	.00	
3970	HORROCKS, LLC.	313000004299	MULTI DEPT ENGINEERING	05/06/2026	1,304.24	.00	
3970	HORROCKS, LLC.	313000004299	MULTI DEPT ENGINEERING	05/06/2026	652.94	.00	
3970	HORROCKS, LLC.	313000004299	MULTI DEPT ENGINEERING	05/06/2026	319.00	.00	
5601	NEARMAP US, INC.	1790069	ENG/ANNUAL SUBSCRIPTIONS	04/12/2026	5,821.69	.00	
10-51-745 SIGNALS & FLASHERS							
7062	ROCKY MOUNTAIN POW	05072026	MULTI DEPT/ELECTRICITY EXPENS	05/07/2026	139.27	.00	
Total ENGINEERING:					28,418.55	.00	
COMMUNITY DEVELOPMENT							
10-52-240 OFFICE EXPENSE							
239	ALLRED'S ACE HARDWA	04302026	MULT DEPT/DEPARTMENT SUPPLI	04/30/2026	52.38	.00	
10-52-250 VEHICLE EXPENSE							
3166	FUELMAN	NP70465697	MULTI DEPT/VEHICLE FUEL EXPEN	05/01/2026	275.68	.00	
10-52-280 TELEPHONE EXPENSE							
1480	CENTRACOM INTERACTI	05012026	COM DEV/PHOENE EXPENSE	05/01/2026	223.54	.00	
10-52-332 PROFESSIONAL SERVICES							
6130	PETERSON, KENNETH C	26-003	COM DEV/CONTRACTED SERVICE	04/30/2026	1,610.00	.00	
Total COMMUNITY DEVELOPMENT:					2,161.60	.00	
POLICE DEPARTMENT							
10-54-240 OFFICE EXPENSE							
990	BLUEFIN OFFICE GROUP	025191-00	PD/OFFICE SUPPLIES	05/06/2026	104.15	.00	
990	BLUEFIN OFFICE GROUP	025191-01	PD/POWER STRIP	05/08/2026	100.24	.00	
10-54-250 VEHICLE EXPENSE							
3166	FUELMAN	NP70465697	MULTI DEPT/VEHICLE FUEL EXPEN	05/01/2026	11,101.30	.00	
3166	FUELMAN	NP70465697	VOLUME DISCOUNT	05/01/2026	246.95-	.00	
3166	FUELMAN	NP70465697	credit for duplicate charge in Feb 2026	05/01/2026	113.72-	.00	
3468	GREASE MONKEY #790	330501	PD/VEHICLE EXPENSE	05/04/2026	141.28	.00	
3468	GREASE MONKEY #790	330875	PD/VEHICLE EXPENSE	05/13/2026	184.48	.00	
7079	ROGERS AUTOMOTIVE L	166962	PD/VEHICLE MAINTENANCE	05/06/2026	128.89	.00	
10-54-280 TELEPHONE EXPENSE							
1480	CENTRACOM INTERACTI	05012026	PD/PHONE EXPENSE	05/01/2026	753.13	.00	
1518	CENTURY LINK	02292026	PD/ELEVATOR PHONE LINE	02/28/2026	82.70	.00	
1518	CENTURY LINK	04282026	PD/ALARM PHONE LINE	04/28/2026	104.06	.00	
10-54-285 CELLULAR SERVICES							
8100	T-MOBILE USA, INC.	04212026	PD/CELL PHONE EXPENSE	04/21/2026	2,006.83	.00	
10-54-480 DEPARTMENTAL SUPPLIES							
16	5 STAR INTERPRETING,	445257	PD/LANGUAGE INTERPRETATION	05/01/2026	166.00	.00	
239	ALLRED'S ACE HARDWA	04302026	MULT DEPT/DEPARTMENT SUPPLI	04/30/2026	132.97	.00	
1518	CENTURY LINK	04282026	PD/ALARM PHONE LINE	04/28/2026	104.06	.00	
2122	CULLIGAN BOTTLED WA	465X29839000	PD/BOTTLED WATER	04/30/2026	51.85	.00	
3012	FORENSIC NURSING SE	2665	PD/SPECIMEN COLLECTION	05/12/2026	357.00	.00	
4655	LANGUAGE LINE SERVIC	11921339	PD/INTERPRETATION	04/30/2026	113.40	.00	
5033	MACEYS	405158	PD/DEPARTMENTAL SUPPLIES	04/20/2026	39.30	.00	
5033	MACEYS	405159	PD/DEPARTMENTAL SUPPLIES	04/22/2026	50.58	.00	
8361	THOMSON REUTERS - W	853548004	PD/SOFTWARE SUBSCRIPTION	05/01/2026	295.91	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
8825	UTAH COMMUNICATIONS	5840	PD/UCA ADDED TALK GROUPS TO	01/26/2026	10.00	.00	
10-54-650 NOVA EXPENSES (DARE)							
6343	PLEASANT GROVE PRIN	11624	PD/NOVA CERTIFICATES	05/13/2026	113.00	.00	
10-54-740 EQUIPMENT							
7275	SCREENPLAY SERVICES	186904	PD/SCREENPRINTING SHIRTS & H	04/30/2026	442.04	.00	
10-54-760 TECHNOLOGY							
7070	ROCK MOUNTAIN TECHN	11506	PD/HARD DRIVE	05/01/2026	360.00	.00	
7070	ROCK MOUNTAIN TECHN	11506	PD/THERMAL PRINTER	05/01/2026	560.00	.00	
Total POLICE DEPARTMENT:					17,142.50	.00	
FIRE DEPARTMENT							
10-55-250 VEHICLE EXPENSE							
675	AUTO ZONE STORES, IN	06231872171	FIRE/VEHICLE MAINTENANCE	05/03/2026	38.76	.00	
3166	FUELMAN	NP70465697	MULTI DEPT/VEHICLE FUEL EXPEN	05/01/2026	4,127.11	.00	
3468	GREASE MONKEY #790	329166	FIRE/VEHICLE EXPENSE	04/02/2026	117.89	.00	
3468	GREASE MONKEY #790	330304	FIRE/VEHICLE EXPENSE	04/30/2026	27.00	.00	
10-55-280 TELEPHONE EXPENSE							
1480	CENTRACOM INTERACTI	05012026	FIRE/PHONE EXPENES	05/01/2026	207.25	.00	
10-55-480 DEPARTMENTAL SUPPLIES							
239	ALLRED'S ACE HARDWA	04302026	MULT DEPT/DEPARTMENT SUPPLI	04/30/2026	73.88	.00	
1060	BOUNDTREE MEDICAL, L	86193337	FIRE/DEPARTMENTAL SUPPLIES	05/04/2026	789.08	.00	
1060	BOUNDTREE MEDICAL, L	86200298	FIRE/DEPARTMENTAL SUPPLIES	05/08/2026	220.00	.00	
1060	BOUNDTREE MEDICAL, L	86202018	FIRE/DEPARTMENTAL SUPPLIES	05/11/2026	432.34	.00	
1060	BOUNDTREE MEDICAL, L	86202019	FIRE/DEPARTMENTAL SUPPLIES	05/11/2026	24.24	.00	
10-55-490 SCHOOLING AND TRAINING							
4798	LIFEMED SAFTY, INC	260215	FIRE/BENCH REPAIR SERVICES	05/13/2026	222.35	.00	
9029	UTAH VALLEY UNIVERSI	AC30194	FIRE/SKILLS EXAM	04/11/2026	75.00	.00	
10-55-741 WILDLAND							
239	ALLRED'S ACE HARDWA	04302026	MULT DEPT/DEPARTMENT SUPPLI	04/30/2026	47.98	.00	
2178	CUTLERS, INC.	1416598	FIRE/E-CLIPS	04/28/2026	7.15	.00	
Total FIRE DEPARTMENT:					6,410.03	.00	
ANIMAL CONTROL							
10-57-250 VEHICLE EXPENSE							
3166	FUELMAN	NP70465697	MULTI DEPT/VEHICLE FUEL EXPEN	05/01/2026	108.70	.00	
Total ANIMAL CONTROL:					108.70	.00	
STREETS							
10-60-250 VEHICLE EXPENSE							
239	ALLRED'S ACE HARDWA	04302026	MULT DEPT/DEPARTMENT SUPPLI	04/30/2026	36.38	.00	
3166	FUELMAN	NP70465697	MULTI DEPT/VEHICLE FUEL EXPEN	05/01/2026	1,753.09	.00	
5833	O'REILLY AUTOMOTIVE I	3623-230757	STR/VEHICLE MAINTENANCE	04/21/2026	29.98	.00	
8540	TRIPLE M SERVICE AND	001613	STR/SERVICE CALL-VEHICLE REPA	03/05/2026	8,197.29	.00	
8540	TRIPLE M SERVICE AND	001615	STR/SERVICE CALL-VEHICLE REPA	02/17/2026	195.00	.00	
10-60-275 STREET LIGHT POWER							
7062	ROCKY MOUNTAIN POW	04302026	STREET LIGHTS	04/30/2026	120.78	.00	
7062	ROCKY MOUNTAIN POW	05072026	MULTI DEPT/ELECTRICITY EXPENS	05/07/2026	3,276.16	.00	
10-60-280 TELEPHONE EXPENSE							
1480	CENTRACOM INTERACTI	05022026	PUBLIC WORKS/PHONE EXPENSE	05/01/2026	89.32	.00	
10-60-285 CELLULAR SERVICES							
9131	VERIZON WIRELESS	6141893655	MULTI DEPT/CELL PHONE EXEPNS	04/23/2026	278.74	.00	
10-60-480 DEPARTMENTAL SUPPLIES							
239	ALLRED'S ACE HARDWA	04302026	MULT DEPT/DEPARTMENT SUPPLI	04/30/2026	152.90	.00	
1760	CINTAS CORP	5334124702	MULTI DEPT/FIRST AID SUPPLIES	05/05/2026	30.79	.00	

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1760	CINTAS CORP	9370506844	MULTI DEPT/FIRST AID SUPPLIES	04/30/2026	49.18	.00	
Total STREETS:					14,209.61	.00	
LIBRARY							
10-65-240 OFFICE EXPENSE							
308	AMAZON CAPITAL SERVI	139W-YY4X-4	LIB/ASSORTED SUPPLIES	05/01/2026	42.57	.00	
308	AMAZON CAPITAL SERVI	1YC1-J4QC-9J	LIB/ASSORTED SUPPLIES	05/01/2026	1,826.24	.00	
2733	ENVISIONWARE, INC.	81262	LIB/ENVISIONWARE EASYPAY STAT	04/22/2026	5,697.76	.00	
5729	ODP BUSINESS SOLUTIO	465091701001	LIB/PAPER	04/10/2026	40.67	.00	
5729	ODP BUSINESS SOLUTIO	465745891001	LIB/PAPER	05/01/2026	40.67	.00	
10-65-280 TELEPHONE EXPENSE							
1480	CENTRACOM INTERACTI	05012026	LIB/PHONE EXPENSE	05/01/2026	268.07	.00	
1518	CENTURY LINK	04282026	LIB/ELEVATOR LINE	04/28/2026	110.13	.00	
10-65-420 PROGRAMING							
308	AMAZON CAPITAL SERVI	11PW-9K4J-T3	LIB/ASSORTED SUPPLIES	05/01/2026	5.22	.00	
10-65-480 BOOKS							
308	AMAZON CAPITAL SERVI	16QX-T6DQ-R	LIB/BOOKS	05/01/2026	9.20	.00	
308	AMAZON CAPITAL SERVI	16XL-W7HL-R	LIB/BOOKS	05/01/2026	10.95	.00	
308	AMAZON CAPITAL SERVI	17P7-93VJ-3Y	LIB/BOOKS	05/01/2026	95.33	.00	
308	AMAZON CAPITAL SERVI	1GRV-DWGT-6	LIB/CREDIT	04/04/2026	22.49-	.00	
308	AMAZON CAPITAL SERVI	1JPQ-JDMY-X	LIB/BOOKS	05/01/2026	39.15	.00	
308	AMAZON CAPITAL SERVI	1MFF-TKTH-3	LIB/CREDIT	04/02/2026	25.99-	.00	
308	AMAZON CAPITAL SERVI	1N3K-GFF4-X7	LIB/BOOKS	05/01/2026	59.43	.00	
308	AMAZON CAPITAL SERVI	1NDN-Y3F1-V6	LIB/BOOKS	05/01/2026	64.20	.00	
308	AMAZON CAPITAL SERVI	1XTV-JJGY-1M	LIB/BOOKS	05/01/2026	60.97	.00	
308	AMAZON CAPITAL SERVI	1Y93-46WG-71	LIB/BOOKS	05/01/2026	243.76	.00	
308	AMAZON CAPITAL SERVI	1YD7-VN13-R6	LIB/BOOKS	05/01/2026	893.70	.00	
4159	INGRAM LIBRARY SERVI	95770792	LIB/BOOKS	04/08/2026	237.30	.00	
4159	INGRAM LIBRARY SERVI	95924635	LIB/BOOKS	04/15/2026	756.80	.00	
4159	INGRAM LIBRARY SERVI	95953197	LIB/BOOKS	04/16/2026	479.19	.00	
4159	INGRAM LIBRARY SERVI	95953198	LIB/BOOKS	04/16/2026	355.75	.00	
4159	INGRAM LIBRARY SERVI	96053918	LIB/BOOKS	04/21/2026	280.58	.00	
4159	INGRAM LIBRARY SERVI	96087129	LIB/BOOKS	04/22/2026	560.04	.00	
4159	INGRAM LIBRARY SERVI	96115620	LIB/BOOKS	04/23/2026	1,154.55	.00	
4159	INGRAM LIBRARY SERVI	96184181	LIB/BOOKS	04/27/2026	852.05	.00	
4159	INGRAM LIBRARY SERVI	96309231	LIB/BOOKS	05/01/2026	210.62	.00	
10-65-485 AUDIO/VISUAL MATERIALS							
308	AMAZON CAPITAL SERVI	139W-YY4X-1	LIB/AUDIO SUPPLIES	05/01/2026	66.03	.00	
308	AMAZON CAPITAL SERVI	13N9-P91R-M	LIB/AUDIO SUPPLIES	05/01/2026	19.95	.00	
4437	KANOPY INC.	503885	LIB/PLAY TICKET	04/30/2026	197.00	.00	
6270	PLAYAWAY PRODUCTS L	532918	LIB/AUDIO MATERIALS	04/29/2026	315.69	.00	
10-65-610 MISCELLANEOUS EXP.							
308	AMAZON CAPITAL SERVI	1MM6-Y9F9-W	LIB/ASSORTED SUPPLIES	05/01/2026	15.99	.00	
10-65-760 TECHNOLOGY							
308	AMAZON CAPITAL SERVI	1F63-HJGD-G	LIB/CREDIT	05/01/2026	17.89-	.00	
2733	ENVISIONWARE, INC.	US-81630	LIB/ENVISIONWARE PROFESSIONA	05/11/2026	675.00	.00	
8158	TECH LOGIC CORPORAT	21004841	LIB/TABLET AND KEYBOARD HARD	05/08/2026	384.86	.00	
8158	TECH LOGIC CORPORAT	21004845	LIB/LICENSE RENEWAL	05/08/2026	220.00	.00	
Total LIBRARY:					16,223.05	.00	
SR. CITIZEN CTR & AUDITORIUM							
10-67-240 OFFICE EXPENSE							
1760	CINTAS CORP	5334124708	SC/FIRST AID SUPPLIES	05/05/2026	71.50	.00	
10-67-280 TELEPHONE EXPENSE							
1480	CENTRACOM INTERACTI	05012026	SC/PHONE EXPENSE	05/01/2026	74.79	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total SR. CITIZEN CTR & AUDITORIUM:					146.29	.00	
SHOPS							
10-68-480 DEPARTMENTAL SUPPLIES							
4019	HUMPHRIES, INC.	2179940	STREETS/CYLINDER RENTAL	04/30/2026	45.60	.00	
Total SHOPS:					45.60	.00	
PARKS							
10-70-200 MOWER EXPENSE							
3166	FUELMAN	NP70465697	MULTI DEPT/VEHICLE FUEL EXPEN	05/01/2026	303.77	.00	
10-70-250 VEHICLE EXPENSE							
239	ALLRED'S ACE HARDWA	04302026	MULT DEPT/DEPARTMENT SUPPLI	04/30/2026	35.48	.00	
3166	FUELMAN	NP70465697	MULTI DEPT/VEHICLE FUEL EXPEN	05/01/2026	2,319.00	.00	
10-70-280 TELEPHONE							
1480	CENTRACOM INTERACTI	05012026	CEM/PHONE EXPENS	05/01/2026	53.54	.00	
10-70-320 SPRINKLER & LANDSCAPE							
81	ACE INTERMOUNTAIN R	50377	PARKS/WASTE REMOVAL	04/30/2026	70.05	.00	
239	ALLRED'S ACE HARDWA	04302026	MULT DEPT/DEPARTMENT SUPPLI	04/30/2026	154.82	.00	
970	BJ PLUMBING SUPPLY	001096172	PARKS/DEPARTMENTAL SUPPLIES	05/04/2026	5.92	.00	
970	BJ PLUMBING SUPPLY	001096494	PARKS/DEPARTMENTAL SUPPLIES	05/06/2026	204.18	.00	
2766	EWING IRRIGATION PRO	30036208	PARK/DEPARTMENTAL SUPPLIES	04/28/2026	192.04	.00	
2766	EWING IRRIGATION PRO	30077519	PARK/DEPARTMENTAL SUPPLIES	04/30/2026	119.28	.00	
2766	EWING IRRIGATION PRO	30155520	PARK/DEPARTMENTAL SUPPLIES	05/06/2026	292.49	.00	
2766	EWING IRRIGATION PRO	30155951	PARK/DEPARTMENTAL SUPPLIES	05/06/2026	82.31	.00	
2766	EWING IRRIGATION PRO	30156472	PARK/DEPARTMENTAL SUPPLIES	05/06/2026	112.85	.00	
2766	EWING IRRIGATION PRO	30160429	PARK/DEPARTMENTAL SUPPLIES	05/06/2026	117.66	.00	
2766	EWING IRRIGATION PRO	30164843	PARK/DEPARTMENTAL SUPPLIES	05/06/2026	132.86	.00	
7795	SPRINKLER SUPPLY CO	XA0688	PARKS/DEPARTMENTAL SUPPLIES	04/29/2026	748.56	.00	
9028	UTAH VALLEY TURF AND	UVT9319	PARKS/TOP SOIL	04/30/2026	85.96	.00	
10-70-330 PLAYGROUND SUPPLIES							
6450	PREVENTIVE PEST CON	589620	PARKS/PEST CONTROL	05/06/2026	178.00	.00	
10-70-340 DIAMOND CREW SUPPLIES							
239	ALLRED'S ACE HARDWA	04302026	MULT DEPT/DEPARTMENT SUPPLI	04/30/2026	106.36	.00	
10-70-480 DEPARTMENTAL SUPPLIES							
239	ALLRED'S ACE HARDWA	04302026	MULT DEPT/DEPARTMENT SUPPLI	04/30/2026	939.61	.00	
970	BJ PLUMBING SUPPLY	001095788	PARKS/DEPARTMENTAL SUPPLIES	05/01/2026	15.81	.00	
4019	HUMPHRIES, INC.	2179941	PARKS/CYLINDER RENTAL	04/30/2026	45.60	.00	
10-70-481 CHEMICALS							
1338	C.E.M.	24858	PARKS/COOK PARK SPLACH PAD T	05/05/2026	189.45	.00	
10-70-650 GREENHOUSES							
5772	OLSON'S GARDEN SHOP	SI-7789	PARKS/FLOWERS	05/04/2026	7,900.00	.00	
10-70-670 SAFETY EQUIP. & SUPPLIES							
239	ALLRED'S ACE HARDWA	04302026	MULT DEPT/DEPARTMENT SUPPLI	04/30/2026	34.54	.00	
1368	C-A-L RANCH STORES	16543/8	PARKS/CLOTHING	05/06/2026	164.98	.00	
10-70-751 TRAIL IMPROVEMENTS							
8856	UTAH COUNTY AUDITOR	65858	MURDOCK TRAIL EXPENSE 01-26--	05/11/2026	4,068.77	.00	
Total PARKS:					18,673.89	.00	
RECREATION							
10-71-240 OFFICE EXPENSE							
5729	ODP BUSINESS SOLUTIO	463636822001	REC/OFFICE SUPPLIES	04/23/2026	8.13	.00	
10-71-260 BUILDING MAINTENANCE							
239	ALLRED'S ACE HARDWA	04302026	MULT DEPT/DEPARTMENT SUPPLI	04/30/2026	36.69	.00	
970	BJ PLUMBING SUPPLY	001091056	REC/BUILDING MAINTENANCE	03/09/2026	36.41	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
10-71-270 POWER EXPENSE							
7062	ROCKY MOUNTAIN POW	05072026	MULTI DEPT/ELECTRICITY EXPENS	05/07/2026	324.23	.00	
10-71-280 TELEPHONE EXPENSE							
1480	CENTRACOM INTERACTI	05012026	REC/PHONE EXPENSE	05/01/2026	299.79	.00	
10-71-410 PROGRAM SUPPLIES & EQUIPMENT							
4740	LES MILLS UNITED STAT	SIV0649415	REC/LES MILLS BASIC	05/04/2026	1,028.00	.00	
10-71-420 CONTRACTED SERVICES							
19	603 ALARMS	2138	PARK MONITORING	05/01/2026	33.00	.00	
19	603 ALARMS	2139	PARK MONITORING	05/01/2026	38.00	.00	
6540	PRO TECH PEST MANAG	27975	REC/PEST CONTROL	04/29/2026	115.00	.00	
8071	SUPERIOR WATER & AIR,	655012104	REC/BOTTLED WATER	05/01/2026	30.00	.00	
10-71-480 DEPARTMENTAL SUPPLIES							
4019	HUMPHRIES, INC.	2178774	REC/CYLINDER RENTAL	04/30/2026	.38	.00	
Total RECREATION:					1,949.63	.00	
LEISURE SERVICES							
10-72-250 VEHICLE							
3166	FUELMAN	NP70465697	MULTI DEPT/VEHICLE FUEL EXPEN	05/01/2026	110.23	.00	
10-72-280 TELEPHONE EXPENSE							
1518	CENTURY LINK	04282026	REC/MONITORING & ALARM LINES	04/28/2026	330.80	.00	
10-72-480 DEPARTMENTAL SUPPLIES							
239	ALLRED'S ACE HARDWA	04302026	MULT DEPT/DEPARTMENT SUPPLI	04/30/2026	11.31	.00	
Total LEISURE SERVICES:					452.34	.00	
CUSTODIAL SERVICES							
10-74-250 VEHICLE							
3166	FUELMAN	NP70465697	MULTI DEPT/VEHICLE FUEL EXPEN	05/01/2026	69.36	.00	
3468	GREASE MONKEY #790	330782	CUSTODIAL/VEHICLE MAINTENAN	05/11/2026	134.44	.00	
10-74-420 CONTRACTED SERVICES							
4316	JANI-KING OF SALT LAKE	SLC05260203	CLEANING SERVICES	05/01/2026	2,821.50	.00	
10-74-480 DEPARTMENTAL SUPPLIES							
1113	BRADY INDUSTRIES OF	111649846	BUILDING MAINTENANCE	04/30/2026	53.42	.00	
1113	BRADY INDUSTRIES OF	11615605	BUILDING MAINTENANCE	04/23/2026	680.32	.00	
1113	BRADY INDUSTRIES OF	11618383	BUILDING MAINTENANCE	04/23/2026	3,944.47	.00	
1113	BRADY INDUSTRIES OF	11628717	BUILDING MAINTENANCE	04/27/2026	163.90	.00	
1113	BRADY INDUSTRIES OF	11691551	BUILDING MAINTENANCE	05/08/2026	762.60	.00	
Total CUSTODIAL SERVICES:					8,630.01	.00	
Total GENERAL FUND:					201,096.19	.00	
STORM DRAIN IMPACT FEE							
STORM DRAIN PROJECTS							
15-70-410 ST DR IMPACT FEE STUDY							
3970	HORROCKS, LLC.	313000004297	MULTI DEPT ENGINEERING	05/06/2026	5,413.76	.00	
Total STORM DRAIN PROJECTS:					5,413.76	.00	
Total STORM DRAIN IMPACT FEE:					5,413.76	.00	
WATER IMPACT FEES							
16-70-864 CULINARY MASTER PLAN							
3970	HORROCKS, LLC.	313000004297	MULTI DEPT ENGINEERING	05/06/2026	492.16	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
16-70-987 800 NORTH AND 680 NORTH							
1962	CONDIE CONSTRUCTION	2-04252026	800 N ROADWAY RECONSTRUCTIO	04/25/2026	130,876.07	.00	
Total :					131,368.23	.00	
Total WATER IMPACT FEES:					131,368.23	.00	
CLASS C ROAD FUND							
EXPENDITURES							
20-40-480 DEPARTMENTAL SUPPLIES							
239	ALLRED'S ACE HARDWA	04302026	MULT DEPT/DEPARTMENT SUPPLI	04/30/2026	111.96	.00	
1460	CATE RENTAL & SALES,	Z44600	CLASS C ROADS/DEPARTMENTAL	04/15/2026	647.34	.00	
4208	INTERMOUNTAIN FARME	1024234422	CEM/KILLZALL	05/04/2026	726.43	.00	
7169	SAFETY SUPPLY & SIGN	197841	CLASS C ROADS/DEPARTMENTAL	04/29/2026	3,779.20	.00	
20-40-819 4000 NORTH MAG MATCH							
1780	CITY OF CEDAR HILLS	2911	HARVERY BLVD WIDENING	05/01/2026	1,294.45	.00	
20-40-987 800 NORTH AND 680 NORTH							
1962	CONDIE CONSTRUCTION	2-04252026	800 N ROADWAY RECONSTRUCTIO	04/25/2026	18,415.94	.00	
Total EXPENDITURES:					24,975.32	.00	
Total CLASS C ROAD FUND:					24,975.32	.00	
CEMETERY							
22-70-200 MOWER EXPENSE							
2766	EWING IRRIGATION PRO	29860777	CEM/DEPARTMENTAL SUPPLIES	04/15/2026	145.19	.00	
5480	MOUNTAINLAND POWER	208869	CEM/MOWER MAINTENANCE PART	05/04/2026	894.04	.00	
5480	MOUNTAINLAND POWER	209743	CEM/TRIMMER HARNESS SHOULD	05/11/2026	99.75	.00	
22-70-250 VEHICLE							
3166	FUELMAN	NP70465697	MULTI DEPT/VEHICLE FUEL EXPEN	05/01/2026	668.63	.00	
22-70-320 SPRINKLER & LANDSCAPE							
970	BJ PLUMBING SUPPLY	001097350	CEM/DEPARTMENTAL SUPPLIES	05/11/2026	204.18	.00	
2766	EWING IRRIGATION PRO	30161045	CEM/DEPARTMENTAL SUPPLIES	05/06/2026	22.61	.00	
22-70-480 DEPARTMENTAL SUPPLIES							
239	ALLRED'S ACE HARDWA	04302026	MULT DEPT/DEPARTMENT SUPPLI	04/30/2026	310.50	.00	
974	BISCO	1715500	CEM/DEPARTMENTAL SUPPLIES	04/29/2026	42.00	.00	
3571	GURR'S COPYTEC	N76802	CEM/LAMINATION	05/07/2026	58.00	.00	
22-70-740 EQUIPMENT							
9451	LB 413071	RS0000356887	CEM/EQUIPMENT RENTAL	04/27/2026	13,000.00	.00	
Total :					15,444.90	.00	
Total CEMETERY:					15,444.90	.00	
STORM DRAIN UTILITY FUND							
GENERAL GOVERNMENT							
48-41-250 VEHICLE EXPENSE							
2681	ELITE REPAIRS AND SPE	4290	STRM DRN/VEHICLE REPAIR	03/05/2026	736.45	.00	
3166	FUELMAN	NP70465697	MULTI DEPT/VEHICLE FUEL EXPEN	05/01/2026	2,893.12	.00	
7122	R.P.M AUTO PARTS	556478	STRM DRN/VEHICLE EXPENSE	04/13/2026	113.99	.00	
7122	R.P.M AUTO PARTS	556602	STRM DRN/VEHICLE EXPENSE	04/14/2026	24.70	.00	
48-41-280 TELEPHONE EXPENSE							
1480	CENTRACOM INTERACTI	05022026	PUBLIC WORKS/PHONE EXPENSE	05/01/2026	38.02	.00	
48-41-285 CELLULAR SERVICES							
9131	VERIZON WIRELESS	6141893655	MULTI DEPT/CELL PHONE EXEPNS	04/23/2026	358.65	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
48-41-300 PPE SAFETY & UNIFORM							
1368	C-A-L RANCH STORES	16495/8	STREETS/CLOTHING	04/21/2026	112.50	.00	
48-41-330 ENGINEERING SERVICES							
3970	HORROCKS, LLC.	313000004301	MULTI DEPT ENGINEERING	05/06/2026	246.08	.00	
48-41-370 DUMP FEE							
81	ACE INTERMOUNTAIN R	50377	STRM DRN/WASTE REMOVAL	04/30/2026	35.02	.00	
48-41-480 DEPARTMENTAL SUPPLIES							
239	ALLRED'S ACE HARDWA	04302026	MULT DEPT/DEPARTMENT SUPPLI	04/30/2026	138.47	.00	
48-41-610 MISCELLANEOUS EXPENSE							
993	BLUE STAKES OF UTAH 8	UT202600791	EXCAVATION MARKING SERVICES	04/30/2026	108.81	.00	
3151	FREEDOM MAILING SER	52906	UTILITY BILL MAILING	05/06/2026	661.86	.00	
7062	ROCKY MOUNTAIN POW	05072026	MULTI DEPT/ELECTRICITY EXPENS	05/07/2026	32.14	.00	
Total GENERAL GOVERNMENT:					5,450.41	.00	
STORM DRAIN PROJECTS							
48-70-930 I-15 TO UTAH LAKE OUTFALL							
3970	HORROCKS, LLC.	313000004294	PROCTOR LANE OUTFALL	05/06/2026	102.32	.00	
Total STORM DRAIN PROJECTS:					102.32	.00	
Total STORM DRAIN UTILITY FUND:					5,552.73	.00	
CAPITAL PROJECTS FUND EXPENDITURES							
49-40-204 POLICE 2026							
3720	HARLEY-DAVIDSON OF	21010	PD/MOTORCYCLE LEASES	01/19/2026	8,400.00	.00	
7505	SKAGGS COMPANIES, IN	450A3284801	PD/ARMOR AND OUTER CARRIERS	05/05/2026	15,296.94	.00	
49-40-508 ADMIN2026							
3970	HORROCKS, LLC.	313000004299	MULTI DEPT ENGINEERING	05/06/2026	166.14	.00	
Total EXPENDITURES:					23,863.08	.00	
49-60-703 RECREATION 2026							
4360	JESPERSEN PAINTING IN	1595	REC/REFINISH FLOORS	04/20/2026	21,250.00	.00	
5071	MARKETECTURE LLC	41426	LIB/TWO CABINETS WITH LED LIGH	04/14/2026	5,600.00	.00	
49-60-920 COOK FAMILY PARK							
239	ALLRED'S ACE HARDWA	04302026	MULT DEPT/DEPARTMENT SUPPLI	04/30/2026	628.77	.00	
3970	HORROCKS, LLC.	313000004395	PIPE PLANT STREET AND SITE	05/07/2026	5,094.60	.00	
7062	ROCKY MOUNTAIN POW	05072026	MULTI DEPT/ELECTRICITY EXPENS	05/07/2026	91.81	.00	
Total :					32,665.18	.00	
MISC PROJECTS							
49-90-960 PARKS EXPENDITURES							
239	ALLRED'S ACE HARDWA	04302026	MULT DEPT/DEPARTMENT SUPPLI	04/30/2026	268.07	.00	
9256	WARNER LANDSCAPING	17292	ANDERSON PARK SOD INSTALLATI	05/07/2026	15,052.00	.00	
Total MISC PROJECTS:					15,320.07	.00	
Total CAPITAL PROJECTS FUND:					71,848.33	.00	
WATER FUND EXPENDITURES							
51-40-240 OFFICE EXPENSE							
239	ALLRED'S ACE HARDWA	04302026	MULT DEPT/DEPARTMENT SUPPLI	04/30/2026	144.83	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
3151	FREEDOM MAILING SER	52906	UTILITY BILL MAILING	05/06/2026	1,323.71	.00	
51-40-250 VEHICLE EXPENSE							
3166	FUELMAN	NP70465697	MULTI DEPT/VEHICLE FUEL EXPEN	05/01/2026	1,682.03	.00	
51-40-270 POWER EXPENSE							
7062	ROCKY MOUNTAIN POW	05072026	MULTI DEPT/ELECTRICITY EXPENS	05/07/2026	28,987.35	.00	
51-40-280 TELEPHONE EXPENSE							
1480	CENTRACOM INTERACTI	05022026	PUBLIC WORKS/PHONE EXPENSE	05/01/2026	38.02	.00	
51-40-285 CELLULAR SERVICES							
9131	VERIZON WIRELESS	6141893655	MULTI DEPT/CELL PHONE EXEPNS	04/23/2026	238.92	.00	
9131	VERIZON WIRELESS	6142495382	WATER/CELL PHONE EXPENSE	05/01/2026	92.24	.00	
51-40-300 PPE SAFETY & UNIFORM							
1760	CINTAS CORP	5334124702	MULTI DEPT/FIRST AID SUPPLIES	05/05/2026	30.80	.00	
1760	CINTAS CORP	9370506844	MULTI DEPT/FIRST AID SUPPLIES	04/30/2026	49.18	.00	
51-40-330 ENGINEERING							
3970	HORROCKS, LLC.	313000004301	MULTI DEPT ENGINEERING	05/06/2026	984.32	.00	
3970	HORROCKS, LLC.	313000004301	MULTI DEPT ENGINEERING	05/06/2026	3,076.00	.00	
51-40-340 TESTING & ANALYSIS							
6938	RICHARDS LABORATORI	118956	WATER TESTING	05/05/2026	728.00	.00	
51-40-420 STREET REPAIRS							
3312	GENEVA ROCK PRODUC	003CINV00008	WATER/DEPARTMENTAL SUPPLIES	04/29/2026	1,057.10	.00	
3312	GENEVA ROCK PRODUC	003CINV00009	WATER/200 N 600 E PROJECT	05/06/2026	231.88	.00	
51-40-480 DEPARTMENTAL SUPPLIES							
81	ACE INTERMOUNTAIN R	50377	WATER/WASTE REMOVAL	04/30/2026	35.02	.00	
239	ALLRED'S ACE HARDWA	04302026	MULT DEPT/DEPARTMENT SUPPLI	04/30/2026	339.50	.00	
51-40-550 BOND AGENT FEES							
8741	US BANK	8160769	ADMIN FEE FOR WATER REVENUE	04/24/2026	1,750.00	.00	
51-40-600 REPAIR & MAINTENANCE							
239	ALLRED'S ACE HARDWA	04302026	MULT DEPT/DEPARTMENT SUPPLI	04/30/2026	173.41	.00	
993	BLUE STAKES OF UTAH 8	UT202600791	EXCAVATION MARKING SERVICES	04/30/2026	108.83	.00	
5482	MOUNTAINLAND SUPPLY	S107746530.0	WATER/DEPARTMENTAL SUPPLIES	04/02/2026	1,604.40	.00	
5482	MOUNTAINLAND SUPPLY	S107817189.0	WATER/DEPARTMENTAL SUPPLIES	04/30/2026	486.70	.00	
5482	MOUNTAINLAND SUPPLY	S107830464.0	WATER/DEPARTMENTAL SUPPLIES	05/06/2026	117.29	.00	
5482	MOUNTAINLAND SUPPLY	S107833066.0	WATER/DEPARTMENTAL SUPPLIES	05/06/2026	2,559.60	.00	
51-40-760 TECHNOLOGY							
9040	UTOPIA FIBER	CIV202605-03	INTERNET SERVICE	05/01/2026	400.00	.00	
Total EXPENDITURES:					46,239.13	.00	
WATER CAPITAL PROJECTS							
51-70-943 PRV REPLACEMENT							
3970	HORROCKS, LLC.	313000004301	MULTI DEPT ENGINEERING	05/06/2026	912.24	.00	
51-70-960 GATEWAY WELL							
3970	HORROCKS, LLC.	313000004393	PG BLVD WELL PROJECT	05/07/2026	1,616.76	.00	
51-70-982 WATER VALVE REHAB							
58	AWOLF CONSTRUCTION,	123-03/03/202	WATER/WATERLINE PROJECT	03/03/2026	5,994.43	.00	
51-70-986 1100 EAST AREA							
3970	HORROCKS, LLC.	313000004299	MULTI DEPT ENGINEERING	05/06/2026	482.66	.00	
51-70-987 800 NORTH AND 680 NORTH							
1962	CONDIE CONSTRUCTION	2-04252026	800 N ROADWAY RECONSTRUCTIO	04/25/2026	166,569.54	.00	
3970	HORROCKS, LLC.	313000004299	MULTI DEPT ENGINEERING	05/06/2026	164.48	.00	
Total WATER CAPITAL PROJECTS:					175,740.11	.00	
Total WATER FUND:					221,979.24	.00	

SEWER FUND

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
52-21320 ACCTS PAYABLE-TIMP SERV DIST.							
8422	TIMP. SPECIAL SERVICE	04302026	IMPACT FEES	04/30/2026	45,822.63	.00	
Total :					45,822.63	.00	
EXPENDITURES							
52-40-240 OFFICE EXPENSE							
3151	FREEDOM MAILING SER	52906	UTILITY BILL MAILING	05/06/2026	1,323.71	.00	
52-40-250 VEHICLE EXPENSE							
3166	FUELMAN	NP70465697	MULTI DEPT/VEHICLE FUEL EXPEN	05/01/2026	1,682.04	.00	
52-40-280 TELEPHONE EXPENSE							
1480	CENTRACOM INTERACTI	05022026	PUBLIC WORKS/PHONE EXPENSE	05/01/2026	38.02	.00	
52-40-285 CELLULAR SERVICES							
9131	VERIZON WIRELESS	6141893655	MULTI DEPT/CELL PHONE EXEPNS	04/23/2026	238.92	.00	
52-40-300 PPE SAFETY & UNIFORM							
239	ALLRED'S ACE HARDWA	04302026	MULT DEPT/DEPARTMENT SUPPLI	04/30/2026	13.43	.00	
1760	CINTAS CORP	5334124702	MULTI DEPT/FIRST AID SUPPLIES	05/05/2026	30.79	.00	
1760	CINTAS CORP	9370506844	MULTI DEPT/FIRST AID SUPPLIES	04/30/2026	49.17	.00	
52-40-480 DEPARTMENTAL SUPPLIES							
239	ALLRED'S ACE HARDWA	04302026	MULT DEPT/DEPARTMENT SUPPLI	04/30/2026	156.19	.00	
675	AUTO ZONE STORES, IN	06231868902	SEWER/VEHICLE EXPENSE	04/29/2026	17.45	.00	
3950	HONEY BUCKET	0555513605	SEWER/RESTROOM RENTAL	04/28/2026	508.00	.00	
5482	MOUNTAINLAND SUPPLY	S107824105.0	SEWER/DEPARTMENTAL SUPPLIES	05/04/2026	883.87	.00	
5482	MOUNTAINLAND SUPPLY	S107826757.0	SEWER/DEPARTMENTAL SUPPLIES	05/05/2026	82.50	.00	
52-40-600 REPAIR & MAINTENANCE							
993	BLUE STAKES OF UTAH 8	UT202600791	EXCAVATION MARKING SERVICES	04/30/2026	108.83	.00	
52-40-740 EQUIPMENT							
5628	NEVEREST EQUIPMENT	7113	SEWER/PARTS	05/11/2026	2,846.92	.00	
Total EXPENDITURES:					7,979.84	.00	
Total SEWER FUND:					53,802.47	.00	
SECONDARY WATER EXPENDITURES							
54-40-240 OFFICE EXPENSE							
239	ALLRED'S ACE HARDWA	04302026	MULT DEPT/DEPARTMENT SUPPLI	04/30/2026	2,999.99	.00	
54-40-250 VEHICLE							
3166	FUELMAN	NP70465697	MULTI DEPT/VEHICLE FUEL EXPEN	05/01/2026	1,682.04	.00	
54-40-270 POWER EXPENSE							
7062	ROCKY MOUNTAIN POW	05072026	MULTI DEPT/ELECTRICITY EXPENS	05/07/2026	809.28	.00	
54-40-280 TELEPHONE EXPENSE							
1480	CENTRACOM INTERACTI	05022026	PUBLIC WORKS/PHONE EXPENSE	05/01/2026	38.02	.00	
54-40-300 PPE SAFETY & UNIFORM							
974	BISCO	1715431	SEC WATER/DEPARTMENTAL SUPP	04/27/2026	172.19	.00	
1368	C-A-L RANCH STORES	16562/8	SEC WATER/CLOTHING	05/12/2026	202.97	.00	
1368	C-A-L RANCH STORES	16563/8	SEC WATER/CLOTHING	05/12/2026	65.97	.00	
1760	CINTAS CORP	5334124702	MULTI DEPT/FIRST AID SUPPLIES	05/05/2026	30.79	.00	
1760	CINTAS CORP	9370506844	MULTI DEPT/FIRST AID SUPPLIES	04/30/2026	49.17	.00	
54-40-330 ENGINEERING							
3970	HORROCKS, LLC.	313000004301	MULTI DEPT ENGINEERING	05/06/2026	1,353.44	.00	
54-40-480 DEPARTMENTAL SUPPLIES							
239	ALLRED'S ACE HARDWA	04302026	MULT DEPT/DEPARTMENT SUPPLI	04/30/2026	192.35	.00	
1368	C-A-L RANCH STORES	16542/8	SEC WATER/KILLZALL	05/06/2026	99.99	.00	
54-40-600 REPAIR & MAINTENANCE							
239	ALLRED'S ACE HARDWA	04302026	MULT DEPT/DEPARTMENT SUPPLI	04/30/2026	466.89	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
993	BLUE STAKES OF UTAH 8	UT202600791	EXCAVATION MARKING SERVICES	04/30/2026	108.83	.00	
5482	MOUNTAINLAND SUPPLY	S107703498.0	SEC WATER/DEPARTMENTAL SUPP	04/29/2026	7,802.86	.00	
5482	MOUNTAINLAND SUPPLY	S107703498.0	SEC WATER/DEPARTMENTAL SUPP	05/01/2026	7,802.86	.00	
5482	MOUNTAINLAND SUPPLY	S107703498.0	SEC WATER/DEPARTMENTAL SUPP	04/30/2026	3,037.50	.00	
5482	MOUNTAINLAND SUPPLY	S107819905.0	SEC WATER/DEPARTMENTAL SUPP	05/04/2026	730.15	.00	
5482	MOUNTAINLAND SUPPLY	S107823410.0	SEC WATER/DEPARTMENTAL SUPP	05/04/2026	586.46	.00	
5482	MOUNTAINLAND SUPPLY	S107847460.0	SEC WATER/DEPARTMENTAL SUPP	05/12/2026	610.81	.00	
54-40-603 SECONDARY WATER PHASE 2							
7062	ROCKY MOUNTAIN POW	05072026	MULTI DEPT/ELECTRICITY EXPENS	05/07/2026	642.56	.00	
Total EXPENDITURES:					13,879.40	.00	
CAPITAL PROJECTS							
54-70-937 Mill Ditch Canal Piping							
3180	FX CONSTRUCTION	12-04162026	AMERICAN FORK RIVER DIVERSIO	04/16/2026	437,491.65	.00	
3970	HORROCKS, LLC.	313000004303	MILL DITCH PIPING PROJECT	05/06/2026	4,368.57	.00	
54-70-945 SECONDARY METERING							
3970	HORROCKS, LLC.	313000004294	PRESSURIZED IRRIGATION	05/06/2026	256.50	.00	
4043	HYDRO VAC EXCAVATIO	21-02282026	PRESSURIZED IRRIGATION METER	02/28/2026	40,956.77	.00	
54-70-972 WELL SITES							
5482	MOUNTAINLAND SUPPLY	S107811283.00	WATER/DEPARTMENTAL SUPPLIES	04/29/2026	1,546.07	.00	
5482	MOUNTAINLAND SUPPLY	S107828049.0	WATER/DEPARTMENTAL SUPPLIES	05/05/2026	6,629.84	.00	
Total CAPITAL PROJECTS:					491,249.40	.00	
Total SECONDARY WATER:					505,128.80	.00	
CAPITAL EQUIPMENT							
58-40-660 POLICE EQUIPMENT							
18	6-STAR INSTALLATIONS	2188	PD/VEHICLE EQUIPMENT INSTALLA	11/29/2025	5,766.00	.00	
18	6-STAR INSTALLATIONS	2220	PD/VEHICLE EQUIPMENT INSTALLA	01/16/2026	5,766.00	.00	
18	6-STAR INSTALLATIONS	2265	PD/VEHICLE EQUIPMENT INSTALLA	03/07/2026	881.25	.00	
Total :					12,413.25	.00	
Total CAPITAL EQUIPMENT:					12,413.25	.00	
SANITATION FUND EXPENDITURES							
62-40-432 TIPPING FEES							
5715	NORTH POINTE SOLID W	116520-043020	RESIDENTIAL GARBAGE DISPOSAL	04/30/2026	41,335.81	.00	
62-40-437 CITY CLEANUP							
5715	NORTH POINTE SOLID W	116521-043020	CITY CLEAN UP EXPENSE-DUMP P	04/30/2026	540.00	.00	
5715	NORTH POINTE SOLID W	116522-043020	CITY CLEAN UP EXPENSE	04/30/2026	5,972.52	.00	
Total EXPENDITURES:					47,848.33	.00	
Total SANITATION FUND:					47,848.33	.00	
SWIMMING POOL							
71-73-280 TELEPHONE EXPENSE							
1480	CENTRACOM INTERACTI	05012026	POOL/PHONE EXPENSE	05/01/2026	74.79	.00	
71-73-382 POWER							
7062	ROCKY MOUNTAIN POW	05072026	MULTI DEPT/ELECTRICITY EXPENS	05/07/2026	1,073.52	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
71-73-390 BUILDING MAINTENANCE							
970	BJ PLUMBING SUPPLY	001095727	POOL/BUILDING MAINTENANCE	04/30/2026	60.42	.00	
8970	UTAH PEST MASTERS	5813	MULTI BUILDING PEST CONTROL	04/29/2026	50.00	.00	
71-73-460 CONCESSION STAND EXPENSE							
1863	SWIRE COCA-COLA USA,	52227049009	POOL/CONCESSION STAND EXPEN	05/06/2026	1,124.10	.00	
8088	SYSCO INTERMOUNTAIN	785296806	POOL/CONCESSIONS	05/06/2026	1,979.17	.00	
8088	SYSCO INTERMOUNTAIN	785313659	POOL/CONCESSIONS	05/13/2026	1,443.31	.00	
71-73-480 DEPARTMENTAL SUPPLIES							
407	AMERICAN RED CROSS	23209886	POOL/LIFEGUARDING TRAINING	04/30/2026	384.00	.00	
71-73-481 CHEMICALS							
8233	THATCHER COMPANY	202610010608	POOL/CHLORINE	05/11/2026	654.40	.00	
Total SWIMMING POOL:					6,843.71	.00	
Total SWIMMING POOL:					6,843.71	.00	
COMMUNITY CENTER							
72-34-310 RECREATION FEE REVENUES							
2029	COX, CAROLYN	04302026	REC/CONTRACTED SERVICES	04/30/2026	1,252.50	.00	
5632	NEWBRY, JULIA ANN	04302026	REC/CONTRACTED SERVICES	04/30/2026	315.00	.00	
Total :					1,567.50	.00	
72-71-061 COMMUNITY CTR - POWER							
7062	ROCKY MOUNTAIN POW	05072026	MULTI DEPT/ELECTRICITY EXPENS	05/07/2026	4,788.97	.00	
7062	ROCKY MOUNTAIN POW	05072026	MULTI DEPT/ELECTRICITY EXPENS	05/07/2026	64.35	.00	
72-71-062 COMMUNITY CTR - BLDG MAINT							
239	ALLRED'S ACE HARDWA	04302026	MULT DEPT/DEPARTMENT SUPPLI	04/30/2026	59.11	.00	
970	BJ PLUMBING SUPPLY	001097615	REC/BUILDING IMPROVEMENTS	05/13/2026	5.90	.00	
4720	LEE EDWARDS PLUMBIN	20494	REC/WATER HEATER REPAIR	03/02/2026	312.00	.00	
72-71-270 POWER EXPENSE							
7062	ROCKY MOUNTAIN POW	05072026	MULTI DEPT/ELECTRICITY EXPENS	05/07/2026	2,098.90	.00	
72-71-410 PROGRAM SUPPLIES & EQUIPMENT							
832	BE HIGH PERFORMING L	FOJSNMFF-00	REC/CONTRACTED SERVICES	05/12/2026	7,000.00	.00	
5033	MACEYS	410534	REC/ASSORTED SUPPLIES	05/02/2026	13.18	.00	
5412	MORRIS, JOHN D.	05042026	REC/CONTRACTED SERVICES	05/04/2026	301.00	.00	
72-71-411 ADULT SPORTS							
3544	GONZALEZ, ROGELIO	04232026	REC/CONTRACTED SERVICES	04/23/2026	130.00	.00	
4975	LOVEALL, HOLLY	05072026	REC/CONTRACTED SERVICES	05/07/2026	650.00	.00	
5683	NILSSON, HEATHER	05072026	REC/CONTRACTED VOLLEYBALL R	05/07/2026	494.00	.00	
6677	QUICK SCORES LLC	261057	REC/LEAGUE SOFTWARE SYSTEM	05/13/2026	364.00	.00	
7466	SIMMONS, CHRIS	05072026	REC/CONTRACTED SERVICES	05/07/2026	234.00	.00	
8219	TEXTILE TEAM OUTLET	9665	REC/UNIFORMS	04/09/2026	801.90	.00	
8965	UTAH NSA SOFTBALL	PG2026-1001	REC/UMPIRING	04/25/2026	2,151.00	.00	
9355	WEECH, BECKY	05072026	REC/CONTRACTED SERVICES	05/07/2026	130.00	.00	
72-71-412 YOUTH SPORTS							
1219	BSN SPORTS COLLEGIA	933985495	REC/PROGRAM SUPPLIES	04/22/2026	856.95	.00	
5033	MACEYS	405370	REC/ASSORTED SUPPLIES	05/07/2026	19.96	.00	
6677	QUICK SCORES LLC	261057	REC/LEAGUE SOFTWARE SYSTEM	05/13/2026	861.00	.00	
8219	TEXTILE TEAM OUTLET	9602	REC/UNIFORMS	03/19/2026	2,220.64	.00	
8219	TEXTILE TEAM OUTLET	9679	REC/UNIFORMS	04/14/2026	2,235.00	.00	
8219	TEXTILE TEAM OUTLET	9680	REC/UNIFORMS	04/14/2026	3,298.68	.00	
8219	TEXTILE TEAM OUTLET	9681	REC/UNIFORMS	04/14/2026	3,298.68	.00	
8219	TEXTILE TEAM OUTLET	9707	REC/UNIFORMS	04/21/2026	240.35	.00	
8219	TEXTILE TEAM OUTLET	9785	REC/UNIFORMS	05/08/2026	22.50	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
8219	TEXTILE TEAM OUTLET	9797	REC/UNIFORMS	05/11/2026	7.50	.00	
8805	UTAH BOYS BASEBALL A	05122026	REC/LEAGUE FEES	05/12/2026	1,900.00	.00	
8932	UTAH JAZZ	JJ765	REC/JR JAZZ FEES	04/24/2026	33,964.00	.00	
72-71-416 SPECIAL EVENTS							
3047	FOX, CHRISTOPHER	38	REC/VALENTINES DANCE	05/06/2026	300.00	.00	
3047	FOX, CHRISTOPHER	39	REC/SUPER BOWL SOCIAL WIDES	05/06/2026	300.00	.00	
72-71-417 ADAPTIVE							
8932	UTAH JAZZ	JJ765	REC/JR JAZZ FEES	04/24/2026	2,640.00	.00	
72-71-420 CONTRACTED SERVICES							
8071	SUPERIOR WATER & AIR,	651954745	REC/DRINKING WATER	03/02/2026	30.00	.00	
Total :					71,793.57	.00	
Total COMMUNITY CENTER:					73,361.07	.00	

CULTURAL ARTS

PROGRAM EXPENDITURES

73-71-552 PG PLAYERS

2345	DELAFUENTE, MATTHEW	05122026	PG PLAYERS/STIPEND	05/12/2026	200.00	.00	
2763	EVERETT, VANCE L.	05122026	PG PLAYERS/REIMB. FOR LICENSI	05/12/2026	3,450.00	.00	
2990	FONTANA, KRISTINA ELIZ	05122026	PG PLAYERS/PRODUCER/DESIGNE	05/12/2026	1,250.00	.00	
2991	FONTANA, MADISON LEI	05122026	PG PLAYERS/MARKETING	05/12/2026	300.00	.00	
2992	FONTANA, NATHANIEL	05122026	PG PLAYERS/TECH CREW	05/12/2026	100.00	.00	
2993	FONTANA, NICHOLAS	05122026	PG PLAYERS/TECH CREW	05/12/2026	100.00	.00	
3340	GLENN, SUSAN R.	05122026	PG PLAYERS/TECH CREW	05/12/2026	200.00	.00	
3728	HARRISON, HEIDI MEND	05122026	PG PLAYERS/CAST STIPEND	05/12/2026	200.00	.00	
3795	HEALY, SCOTT M.	05122026	PG PLAYERS/STIPEND	05/12/2026	200.00	.00	
4317	JARDINE, CHAD	05122026	PG PLAYERS/GRAPHICS & PROGR	05/12/2026	450.00	.00	
4505	KELLER, MORGAN	05122026	PG PLAYERS/CAST STIPEND	05/12/2026	200.00	.00	
4866	LITTLE, KATHRYN LAYCO	05122026	PG PLAYERS/DIRECTOR	05/12/2026	2,700.00	.00	
5510	MURANAKA, MELANIE	05122026	PG PLAYERS/CAST STIPEND	05/12/2026	200.00	.00	
6600	PURDIE, DENNIS	05122026	PG PLAYERS/STIPEND	05/12/2026	200.00	.00	
6602	PURDIE, MOLLY JUNE	05052026	PG PLAYERS/REIMB. FOR MARKETI	05/05/2026	426.10	.00	
6602	PURDIE, MOLLY JUNE	05122026	PG PLAYERS/HOUSE MANAGER	05/12/2026	400.00	.00	
7643	SMITH, TINUVIA JANE	05122026	PG PLAYERS/LIGHTING PROGRAM	05/12/2026	306.00	.00	
8016	STRINGHAM, SHERI	05122026	PG PLAYERS/STAGE MANAGER	05/12/2026	900.00	.00	

73-71-570 HISTORICAL COMMISSION

2145	CUNNINGHAM, LAUREL	04272026	HISTORIC PRESERVATION/REIMB.	04/27/2026	346.11	.00	
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73-71-620 ORCHESTRA

9165	VOGHT, MARCUS	06072026	PG ORCHESTRA/GUEST CONDUCT	05/14/2026	800.00	.00	
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Total PROGRAM EXPENDITURES: 12,928.21 .00

Total CULTURAL ARTS: 12,928.21 .00

RECREATION

CARE TAX

76-76-704 LIBRARY

308	AMAZON CAPITAL SERVI	16QX-T6DQ-R	LIB/ASSORTED SUPPLIES	05/01/2026	35.22	.00	
308	AMAZON CAPITAL SERVI	1FPT-JV17-TC	LIB/ASSORTED SUPPLIES	05/01/2026	119.24	.00	
308	AMAZON CAPITAL SERVI	1LW9-DFCL-V	LIB/ASSORTED SUPPLIES	05/01/2026	6.99	.00	
308	AMAZON CAPITAL SERVI	1R4J-XCC7-V	LIB/ASSORTED SUPPLIES	05/01/2026	23.79	.00	

76-76-908 MANILA CREEK WALKING PATH

3970	HORROCKS, LLC.	313000004299	MULTI DEPT ENGINEERING	05/06/2026	494.28	.00	
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76-76-960 SHADE COVERS

889	BIG T RECREATION	7361	SHANNON PARK SHADE STRUCTU	05/01/2026	259,434.00	.00	
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