



**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, June 2, 2026**, in the Community Room 108 S 100 E, **at 6:00 p.m.** This is a public meeting and anyone interested is invited to attend. Work Sessions are not designed to hear public comment or take official action.

**NOTE: A Redevelopment Agency (RDA) meeting and a Local Building Authority (LBA) meeting will be held following the regular City Council meeting.**

**AGENDA**

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

- a. Introduction of New Employees
- b. Introduction of the Youth Council
- c. Read the Property Tax Impact Statement – Director Roy
- d. Risk Assessment
- 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. OPEN SESSION**
- 6. CONSENT ITEMS:** (Consent items are only those which have been discussed beforehand, are non-controversial and do not require further discussion)
  - a. City Council Minutes:**  
City Council Minutes for the April 28, 2026 meeting.
  - b. To consider for approval Change Order No. 2 to Condie Construction Co, LLC for the 800 N. Area Waterline, Drainage and Roadway Reconstruction Project.**
  - c. To consider for approval Change Order No. 3 for Condie Construction Co, LLC for the 800 N. Area Waterline, Drainage and Roadway Reconstruction Project.**
  - d. Payment Approval Reports for May 28, 2026.**

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

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

**8. PRESENTATIONS:**

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*

**9. PUBLIC HEARING ITEMS:**

- A. Public Hearing to consider Ordinance (2026-018) to amend Section 10-13: Overlay Zones. The proposed text establishes the creation of a new Residential Cluster Development Overlay called the “Springs District (SDO) Overlay” Zone. Applicant: Julie Smith. *Presenter: Director Cárdenas*
- B. Public Hearing to consider the Interim Budget for the Fiscal Year beginning July 1, 2026 and ending June 30, 2027; and providing an effective date. *Presenter: Director Roy*

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

- A. To consider a Resolution (2026-027) Authorizing the Mayor to sign a Memorandum of Understanding between the Utah Division of Forestry, Fire, and State Lands and the City of Pleasant Grove regarding use and compensation of City services to the State in Wildland Fire Management; and providing for an effective date. *Presenter: Attorney Petersen*
- B. To consider a Resolution (2026-028) Authorizing the Mayor to sign a Cooperative Agreement with the Utah Department of Transportation (UDOT) regarding the installation, maintenance and operation of a Connected Vehicle System in Pleasant Grove, Utah County, Utah; and providing an effective date. *Presenter: Attorney Petersen*
- C. To consider a Resolution (2026-029) Authorizing the Mayor to Execute a Reimbursement Agreement with Valley Grove Phase VII, LLC for storm drain infrastructure improvements as part of the Valley Grove Flex VII Development, Pleasant Grove, Utah; and providing an effective date. *Presenter: Attorney Petersen*

**11. ITEMS FOR DISCUSSION:**

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

**12. REVIEW AND DISCUSSION OF THE JUNE 16, 2026 AND MONDAY, JUNE 22, 2026, CITY COUNCIL MEETINGS.**

**13. MAYOR AND COUNCIL BUSINESS.**

**14. SIGNING OF PLATS.**

**15. REVIEW CALENDAR.**

**16. ADJOURN AS THE PLEASANT GROVE CITY COUNCIL.**

**17. CONVENE AS THE PLEASANT GROVE CITY REDEVELOPMENT AGENCY (RDA).**

**18. ADJOURN AS THE PLEASANT GROVE CITY REDEVELOPMENT AGENCY (RDA).**

**19. CONVENE AS THE PLEASANT GROVE CITY LOCAL BUILDING AUTHORITY (LBA).**

**20. ADJOURN AS THE PLEASANT GROVE CITY LOCAL BUILDING AUTHORITY (LBA).**

**CERTIFICATE OF POSTING:**

I certify that the above notice and agenda were posted in three public places within Pleasant Grove City limits and on the State (<http://pmn.utah.gov>) and City ([www.plgrove.org](http://www.plgrove.org)) websites. Posted by: /s/ Wendy Thorpe, City Recorder Date: May 29, 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.

**Proposed Property Tax Impact Schedule  
Tentative Budget July 1, 2026 - June 30, 2027**

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 proposed property tax increase is adopted.

|  |             |
|--|-------------|
| 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   |
| <br>Estimated Increase to Pleasant Grove City's Property Tax Revenue | <br>16.55%  |
| Estimated Annual Increase to a primary residence of \$570,655        | \$49.97     |
| Estimated Annual Increase to a commercial valued at \$570,655        | \$90.85     |

| <b>Affected Department</b> | <b>Proposed Budget</b> | <b>Budget without Tax Change</b> | <b>Budget Change</b> |
|----------------------------|------------------------|----------------------------------|----------------------|
| Police                     | \$6,654,468            | \$6,289,380                      | \$365,088            |

|  |
|--|
| <b>Impact of Tax Increase</b> - The Police Department will hire two new police officers, and provide funding for reserve and retention |
|--|

| <b>Affected Department</b> | <b>Proposed Budget</b> | <b>Budget without Tax Change</b> | <b>Budget Change</b> |
|----------------------------|------------------------|----------------------------------|----------------------|
| Fire                       | \$3,722,747            | \$3,404,747                      | \$318,000            |

|   |
|---|
| <b>Impact of Tax Increase</b> - The Fire Department will hire three new fire fighters and provide funding for outfitting. |
|---|

|                                  |           |
|----------------------------------|-----------|
| <b>Total General Fund Change</b> | \$683,088 |
|----------------------------------|-----------|

# **Interim Budget**

**FY2026-2027**

**PLEASANT GROVE CITY, UTAH**

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## FY2027 Executive Budget Summary

These budget documents provide Pleasant Grove residents with key information for understanding the allocation of revenue resources and added clarity of the vision and direction of the city in relation to these funds. These budgets are put together after time with each department, Mayor, and City Council along with evaluating the current and perceived future economic environment. In summary, this budget outlines a forward thinking and sustainable path to carry us through the upcoming year.

### Revenues

#### *General Fund*

Sales Taxes increase of 3.99% from FY 2026 amended budget

Ambulance fee increase of 5.4% from FY2025 actuals

#### *Enterprise Funds*

Sewer increase of \$3.56 to the monthly TSSD base fee to cover operational costs passed on by Timp Special Service District

### Operational Expenses

#### *All Funds*

4.75% increase to full-time employees' base wage

\$150,000 (4.75%) allocated to part-time employee wage increases

#### *General Fund*

Event Coordinator – Part time to Full time

Operational line-item increases for Library Overdrive Software, Police Axon Contracts and Insurance increases for property/liability/auto/workman's comp

### Capital Projects

*General Fund* & Care Tax Funds- \$1,229,235 allocated for capital projects through various departments.

Road Funds - \$4,780,000

#### *Enterprise Funds* -

Water - \$3,635,000

Sewer - \$460,000

Storm Drain - \$1,175,000

## Governmental Funds Consolidated Budget

|                              | Estimated Fund Balance |                      |                     |                      |                     | Estimated Fund Balance |
|------------------------------|------------------------|----------------------|---------------------|----------------------|---------------------|------------------------|
|                              | June 30, 2026          | Revenues             | Transfers In        | Expenditures         | Transfers Out       | June 30, 2027          |
| <b>General Fund</b>          |                        |                      |                     |                      |                     |                        |
| General Fund                 | \$ 5,537,706           | \$ 22,227,976        | \$ 100,000          | \$ 19,922,101        | \$ 3,405,876        | \$ 4,537,705           |
| Class C Road                 | 196,797                | 4,605,000            | -                   | 4,583,790            | -                   | 218,007                |
| Cemetery                     | 670,574                | 400,000              | -                   | 153,517              | 175,000             | 742,057                |
| Employee Benefits            | 917,752                | 155,000              | -                   | 250,584              | -                   | 822,168                |
| <b>Special Revenue Funds</b> |                        |                      |                     |                      |                     |                        |
| E911                         | 297,250                | 8,000                | 282,086             | 348,005              | -                   | 239,331                |
| Swimming Pool                | 64,976                 | 350,773              | 302,830             | 646,747              | -                   | 71,832                 |
| Cultural Arts                | 8,235                  | 15,000               | 29,500              | 44,500               | -                   | 8,235                  |
| Recreation Programs          | 277,828                | 1,430,500            | 262,671             | 1,658,171            | 45,000              | 267,828                |
| Library Grants               | 53,958                 | -                    | -                   | 53,958               | -                   | -                      |
| Care Tax                     | 497,786                | 850,000              | -                   | 840,039              | 29,500              | 478,247                |
| Transportation Utility       | 113,827                | 1,300,000            | -                   | 900,000              | -                   | 513,827                |
| <b>Debt Service Fund</b>     |                        |                      |                     |                      |                     |                        |
| Debt Service                 | 292,983                | 938,130              | -                   | 943,138              | -                   | 287,975                |
| <b>Capital Project Funds</b> |                        |                      |                     |                      |                     |                        |
| Capital Projects             | 3,249,366              | 326,871              | 2,116,289           | 5,457,349            | -                   | 235,177                |
| Impact Fees                  | 2,653,039              | 200,000              | -                   | -                    | -                   | 2,853,039              |
| Capital Equipment            | 54                     | 939,557              | 562,000             | 1,499,344            | -                   | 2,267                  |
| <b>Total</b>                 | <b>\$ 14,832,131</b>   | <b>\$ 33,746,807</b> | <b>\$ 3,655,376</b> | <b>\$ 37,301,243</b> | <b>\$ 3,655,376</b> | <b>\$ 11,277,695</b>   |

## Enterprise Funds Consolidated Budget

|                         | Operating Revenues   | Operating Expenses   | Total Non-Operating Revenues/(Expenses) | Total Contribution/Transfers | Estimated Change in Net Assets June 30, 2027 | FY2027 Capital Expenditures |
|-------------------------|----------------------|----------------------|---|------------------------------|--|-----------------------------|
| <b>Enterprise Funds</b> |                      |                      |   |                              |  |                             |
| Water                   | \$ 10,182,010        | \$ 4,597,251         | \$ (279,812)                            | \$ -                         | \$ 5,304,947                                 | \$ 3,635,000                |
| Sewer                   | 8,484,895            | 7,696,577            | 50,000                                  | 100,000                      | 937,918                                      | 460,000                     |
| Storm Drain             | 4,326,000            | 1,488,240            | (626,935)                               | -                            | 2,210,825                                    | 1,175,000                   |
| Sanitation              | 2,121,418            | 2,121,418            | 0                                       | -                            | -  | 0                           |
| <b>Total</b>            | <b>\$ 25,114,323</b> | <b>\$ 15,903,886</b> | <b>\$ (856,747)</b>                     | <b>\$ 100,000</b>            | <b>\$ 8,453,690</b>                          | <b>\$ 5,270,000</b>         |

**Pleasant Grove City Revenue/Uses 2027**

| Revenue                           |                   | Uses                                       |                    |
|-----------------------------------|-------------------|--|--------------------|
| <b>New monies</b>                 |                   | Full-time Wages (2.4 COLA, 2.35 Merit)     | \$ 653,835         |
| Sales Tax                         | \$ 423,363        | Part-time wages (2.4 COLA, 2.35 Merit)     | 150,000            |
| Charges for Services              | 275,000           | Event Coordinator - PT to FT               | 60,000             |
| Other Taxes                       | 46,088            | Operational increases                      |                    |
| Licenses & Permits                | 6,900             | Property/Liability Insurance (Estimate)    | 28,000             |
| Other Revenues                    | 57,959            | Library Overdrive State Increase           | 5,000              |
| Total Revenues                    | <u>\$ 809,310</u> | Library Overdrive Increase (Local library) | 15,000             |
|                                   |                   | Axon Contracts                             | 112,866            |
| <b>Admin allocation</b>           | <u>155,841</u>    |  |                    |
|                                   |                   | Total Uses                                 | <u>\$1,024,701</u> |
| <b>Personnel/Operating Review</b> | 59,550            |  |                    |
|                                   |                   |  |                    |
| Total Revenues Available          | \$ 1,024,701      | Unallocated                                | \$ (0)             |

**Property Tax Proposal**

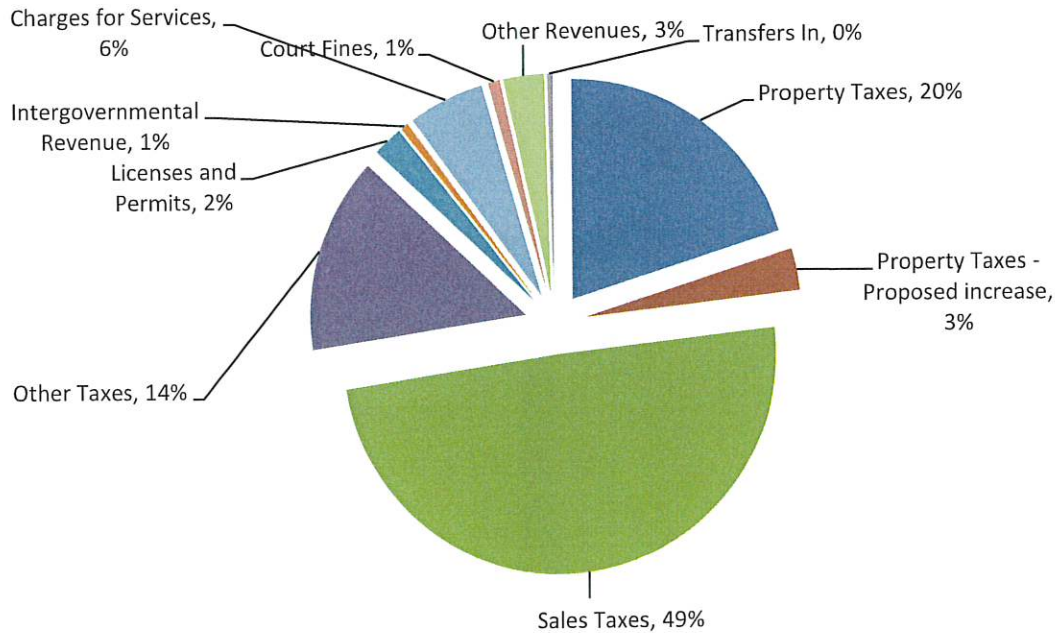
| Other Funding                          |                   |                           |                   |
|--|-------------------|---------------------------|-------------------|
| Increase Property Tax Rate - \$4/month | <u>\$ 683,088</u> | Fire FT (3) + outfitting  | \$ 318,000        |
|  |                   | Police FT (2)             | 240,000           |
|  |                   | Reserve/Retention Funding | <u>125,088</u>    |
|  |                   | Total Uses                | <u>\$ 683,088</u> |
| Total Revenues Available               | \$ 683,088        | Unallocated               | \$ -              |

# Revenues

## General Fund

|                                    | Actual-2025       | Adopted FY 2026 Budget | Amended FY 2026 Budget | Estimated Actual  | Adopted FY 2027 Budget |
|------------------------------------|-------------------|------------------------|------------------------|-------------------|------------------------|
| <b>General Fund Revenues</b>       |                   |                        |                        |                   |                        |
| Property Taxes                     | 4,290,598         | 4,524,355              | 4,524,355              | 4,387,422         | 4,492,814              |
| Property Taxes - Proposed increase |                   |                        |                        |                   | 683,088                |
| Sales Taxes                        | 10,272,659        | 10,602,509             | 10,602,509             | 10,602,509        | 11,025,872             |
| Other Taxes                        | 2,894,153         | 3,147,971              | 3,147,971              | 2,607,864         | 3,225,600              |
| Licenses and Permits               | 609,159           | 508,500                | 508,500                | 597,000           | 515,400                |
| Intergovernmental Revenue          | 504,535           | 138,000                | 138,000                | 590,027           | 131,000                |
| Charges for Services               | 1,224,642         | 1,002,600              | 1,002,600              | 1,317,846         | 1,277,600              |
| Court Fines                        | 202,372           | 195,350                | 195,350                | 186,775           | 206,850                |
| Other Revenues                     | 1,065,347         | 616,291                | 616,291                | 667,009           | 669,750                |
| Transfers In                       | 82,905            | 100,000                | 100,000                | 100,000           | 100,000                |
| <b>Total General Fund Revenues</b> | <b>21,146,369</b> | <b>20,835,578</b>      | <b>20,835,578</b>      | <b>21,056,452</b> | <b>22,327,976</b>      |

## General Fund Revenues



# General Fund

|                                  | Actual-2025    | Adopted FY<br>2026 Budget | Amended FY<br>2026 Budget | Estimated<br>Actual<br>Expenses | Adopted FY<br>2027 Budget |
|----------------------------------|----------------|---------------------------|---------------------------|---------------------------------|---------------------------|
| <b>Mayor &amp; City Council</b>  |                |                           |                           |                                 |                           |
| Salaries & Wages                 | 98,961         | 98,870                    | 98,870                    | 98,870                          | 98,870                    |
| Benefits                         | 158,183        | 163,858                   | 163,858                   | 133,830                         | 163,858                   |
| Operating Expenditures           | (83,427)       | 12,000                    | 12,000                    | 19,494                          | 12,000                    |
| <b>Total Mayor &amp; Council</b> | <b>173,717</b> | <b>274,728</b>            | <b>274,728</b>            | <b>252,194</b>                  | <b>274,728</b>            |
| <b>Municipal Court</b>           |                |                           |                           |                                 |                           |
| Salaries & Wages                 | 123,014        | 169,015                   | 169,015                   | 169,015                         | 178,237                   |
| Benefits                         | 44,000         | 49,996                    | 49,996                    | 54,443                          | 62,068                    |
| Operating Expenditures           | 25,064         | 17,631                    | 17,631                    | 10,540                          | 17,631                    |
| <b>Total Municipal Court</b>     | <b>192,078</b> | <b>236,642</b>            | <b>236,642</b>            | <b>233,998</b>                  | <b>257,936</b>            |
| <b>Other Expenditures</b>        |                |                           |                           |                                 |                           |
| Fox Hollow Contribution          | 225,000        | 240,000                   | 240,000                   | 225,000                         | 225,000                   |
| Prop/Liability Insurance         | 224,576        | 281,800                   | 281,800                   | 421,000                         | 309,800                   |
| Technology                       | 310,790        | 251,000                   | 251,000                   | 251,000                         | 254,001                   |
| Operating Expenditures           | 121,155        | 724,494                   | 724,494                   | 615,094                         | 655,435                   |
| <b>Total Other Expenditures</b>  | <b>881,521</b> | <b>1,497,294</b>          | <b>1,497,294</b>          | <b>1,512,094</b>                | <b>1,444,236</b>          |
| <b>Legal</b>                     |                |                           |                           |                                 |                           |
| Salaries & Wages                 | 342,887        | 379,383                   | 379,383                   | 351,000                         | 380,681                   |
| Benefits                         | 98,356         | 164,975                   | 164,975                   | 143,734                         | 177,749                   |
| Operating Expenditures           | (144,702)      | 33,280                    | 33,280                    | 29,230                          | 34,780                    |
| <b>Total Legal</b>               | <b>296,541</b> | <b>577,638</b>            | <b>577,638</b>            | <b>523,964</b>                  | <b>593,210</b>            |
| <b>Physical Facilities</b>       |                |                           |                           |                                 |                           |
| Salaries & Wages                 | -              | -                         | -                         | -                               | -                         |
| Benefits                         | -              | -                         | -                         | -                               | -                         |
| Operating Expenditures           | 398,836        | 459,230                   | 475,056                   | 544,288                         | 459,230                   |
| <b>Total Physical Facilities</b> | <b>398,836</b> | <b>459,230</b>            | <b>475,056</b>            | <b>544,288</b>                  | <b>459,230</b>            |
| <b>Administrative Services</b>   |                |                           |                           |                                 |                           |
| Salaries & Wages                 | 956,967        | 1,027,775                 | 1,027,775                 | 1,016,000                       | 1,039,319                 |
| Benefits                         | 393,611        | 426,060                   | 426,060                   | 403,200                         | 437,751                   |
| Operating Expenditures           | (458,471)      | 121,892                   | 121,892                   | 147,800                         | 121,892                   |
| <b>Total Administrative Serv</b> | <b>892,107</b> | <b>1,575,727</b>          | <b>1,575,727</b>          | <b>1,567,000</b>                | <b>1,598,962</b>          |

# General Fund

|                                | Actual-2025      | Adopted FY<br>2026 Budget | Amended FY<br>2026 Budget | Estimated<br>Actual<br>Expenses | Adopted FY<br>2027 Budget |
|--------------------------------|------------------|---------------------------|---------------------------|---------------------------------|---------------------------|
| <b>Engineering</b>             |                  |                           |                           |                                 |                           |
| Salaries & Wages               | 271,020          | 451,403                   | 451,403                   | 415,000                         | 440,418                   |
| Benefits                       | 142,817          | 195,968                   | 195,968                   | 205,293                         | 207,813                   |
| Operating Expenditures         | 39,182           | 119,950                   | 160,505                   | 219,469                         | 119,950                   |
| <b>Total Engineering</b>       | <b>453,019</b>   | <b>767,321</b>            | <b>807,876</b>            | <b>839,762</b>                  | <b>768,181</b>            |
| <b>Community Development</b>   |                  |                           |                           |                                 |                           |
| Salaries & Wages               | 568,361          | 660,268                   | 660,268                   | 641,000                         | 702,078                   |
| Benefits                       | 302,573          | 359,382                   | 359,382                   | 321,218                         | 359,919                   |
| Operating Expenditures         | 81,686           | 54,416                    | 54,416                    | 74,620                          | 54,416                    |
| <b>Total Community Develop</b> | <b>952,620</b>   | <b>1,074,066</b>          | <b>1,074,066</b>          | <b>1,036,838</b>                | <b>1,116,412</b>          |
| <b>Police</b>                  |                  |                           |                           |                                 |                           |
| Salaries & Wages               | 3,220,201        | 3,440,159                 | 3,440,159                 | 3,292,803                       | 3,969,308                 |
| Benefits                       | 1,657,641        | 1,974,918                 | 1,974,918                 | 1,665,859                       | 1,959,754                 |
| Operating Expenditures         | 748,620          | 521,540                   | 521,540                   | 541,348                         | 725,406                   |
| <b>Total Police</b>            | <b>5,626,461</b> | <b>5,936,617</b>          | <b>5,936,617</b>          | <b>5,500,010</b>                | <b>6,654,468</b>          |
| <b>Fire</b>                    |                  |                           |                           |                                 |                           |
| Salaries & Wages               | 2,040,891        | 2,193,172                 | 2,312,322                 | 2,350,112                       | 2,619,603                 |
| Benefits                       | 688,455          | 805,590                   | 805,590                   | 788,400                         | 824,744                   |
| Operating Expenditures         | 423,836          | 258,400                   | 478,261                   | 457,039                         | 278,400                   |
| <b>Total Fire</b>              | <b>3,153,183</b> | <b>3,257,162</b>          | <b>3,596,173</b>          | <b>3,595,551</b>                | <b>3,722,747</b>          |
| <b>Animal Control</b>          |                  |                           |                           |                                 |                           |
| Salaries & Wages               | 34,749           | 38,769                    | 38,769                    | 36,500                          | 40,595                    |
| Benefits                       | 2,770            | 3,320                     | 3,320                     | 3,350                           | 3,460                     |
| Operating Expenditures         | 107,290          | 103,600                   | 103,600                   | 123,338                         | 113,600                   |
| <b>Total Animal Control</b>    | <b>144,809</b>   | <b>145,689</b>            | <b>145,689</b>            | <b>163,188</b>                  | <b>157,655</b>            |

# General Fund

|  | Actual-2025 | Adopted FY<br>2026 Budget | Amended FY<br>2026 Budget | Estimated<br>Actual<br>Expenses | Adopted FY<br>2027 Budget |
|--|-------------|---------------------------|---------------------------|---------------------------------|---------------------------|
|--|-------------|---------------------------|---------------------------|---------------------------------|---------------------------|

## Streets

|                        |                |                |                  |                |                |
|------------------------|----------------|----------------|------------------|----------------|----------------|
| Salaries & Wages       | 341,824        | 387,859        | 387,859          | 362,000        | 421,080        |
| Benefits               | 184,427        | 190,677        | 190,677          | 191,477        | 209,987        |
| Operating Expenditures | 318,430        | 327,000        | 478,351          | 394,174        | 319,699        |
| <b>Total Streets</b>   | <b>844,681</b> | <b>905,536</b> | <b>1,056,887</b> | <b>947,651</b> | <b>950,767</b> |

## Library

|                        |                  |                  |                  |                  |                  |
|------------------------|------------------|------------------|------------------|------------------|------------------|
| Salaries & Wages       | 663,948          | 746,996          | 746,996          | 718,521          | 794,128          |
| Benefits               | 162,937          | 201,073          | 201,073          | 176,883          | 214,283          |
| Operating Expenditures | 194,420          | 192,450          | 205,955          | 214,277          | 212,450          |
| <b>Total Library</b>   | <b>1,021,305</b> | <b>1,140,519</b> | <b>1,154,024</b> | <b>1,109,681</b> | <b>1,220,861</b> |

## Senior Citizen Center

|                                |               |               |               |               |               |
|--------------------------------|---------------|---------------|---------------|---------------|---------------|
| Salaries & Wages               | 66,009        | 73,826        | 73,826        | 68,000        | 77,304        |
| Benefits                       | 5,773         | 5,554         | 5,554         | 6,154         | 6,420         |
| Operating Expenditures         | 4,146         | 4,603         | 4,603         | 6,200         | 4,003         |
| <b>Total Sr Citizen Center</b> | <b>75,928</b> | <b>83,983</b> | <b>83,983</b> | <b>80,354</b> | <b>87,727</b> |

## Parks

|                        |                  |                  |                  |                  |                  |
|------------------------|------------------|------------------|------------------|------------------|------------------|
| Salaries & Wages       | 976,766          | 1,101,064        | 1,101,064        | 1,151,000        | 1,183,170        |
| Benefits               | 418,835          | 466,248          | 466,248          | 486,600          | 490,055          |
| Operating Expenditures | 145,830          | 203,200          | 203,200          | 203,460          | 203,200          |
| <b>Total Parks</b>     | <b>1,541,431</b> | <b>1,770,512</b> | <b>1,770,512</b> | <b>1,841,060</b> | <b>1,876,425</b> |

## Recreation

|                         |                |                |                |                |                |
|-------------------------|----------------|----------------|----------------|----------------|----------------|
| Salaries & Wages        | 303,472        | 341,221        | 341,221        | 325,000        | 418,510        |
| Benefits                | 123,621        | 164,950        | 164,950        | 129,816        | 212,998        |
| Operating Expenditures  | 101,341        | 50,214         | 50,214         | 111,246        | 50,214         |
| <b>Total Recreation</b> | <b>528,435</b> | <b>556,385</b> | <b>556,385</b> | <b>566,062</b> | <b>681,721</b> |

## Leisure Services

|                               |                |                |                |                |                |
|-------------------------------|----------------|----------------|----------------|----------------|----------------|
| Salaries & Wages              | 124,776        | 133,537        | 133,537        | 132,261        | 141,912        |
| Benefits                      | 57,351         | 58,574         | 58,574         | 61,859         | 63,665         |
| Operating Expenditures        | 15,771         | 20,950         | 20,950         | 15,565         | 20,950         |
| <b>Total Leisure Services</b> | <b>197,898</b> | <b>213,061</b> | <b>213,061</b> | <b>209,685</b> | <b>226,526</b> |

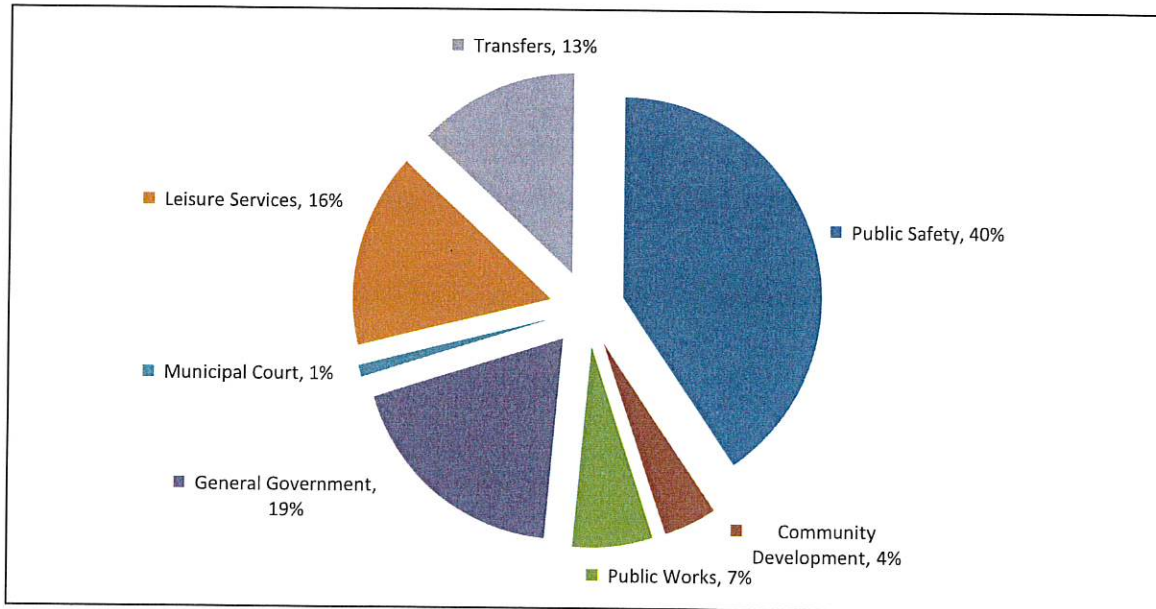
# General Fund

|                                     | Actual-2025       | Adopted FY<br>2026 Budget | Amended FY<br>2026 Budget | Estimated<br>Actual<br>Expenses | Adopted FY<br>2027 Budget |
|-------------------------------------|-------------------|---------------------------|---------------------------|---------------------------------|---------------------------|
| <b>Custodial Services</b>           |                   |                           |                           |                                 |                           |
| Salaries & Wages                    | 203,748           | 290,203                   | 290,203                   | 240,000                         | 309,099                   |
| Benefits                            | 71,311            | 92,992                    | 92,992                    | 75,030                          | 95,772                    |
| Operating Expenditures              | (72,148)          | 107,100                   | 107,100                   | 96,837                          | 110,200                   |
| <b>Total Custodial Services</b>     | <b>202,910</b>    | <b>490,295</b>            | <b>490,295</b>            | <b>411,867</b>                  | <b>515,071</b>            |
| <b>Admin Allocation</b>             | <b>-</b>          | <b>(2,528,921)</b>        | <b>(2,528,921)</b>        | <b>(2,528,921)</b>              | <b>(2,684,762)</b>        |
| <b>Total Operating Expenditures</b> | <b>17,577,481</b> | <b>18,433,483</b>         | <b>18,993,730</b>         | <b>18,406,325</b>               | <b>19,922,101</b>         |

## General Fund

|  | Actual-2025       | Adopted FY 2026 Budget | Amended FY 2026 Budget | Estimated Actual Expenses | Adopted FY 2027 Budget |
|--|-------------------|------------------------|------------------------|---------------------------|------------------------|
| <b>Transfer To:</b>                      |                   |                        |                        |                           |                        |
| Capital Equipment                        | 517,000           | 517,000                | 517,000                | 517,000                   | 517,000                |
| Capital Projects -One time projects      | 748,250           | 1,803,662              | 1,803,662              | 1,803,662                 | 1,000,000              |
| E911                                     | 292,086           | 282,086                | 282,086                | 282,086                   | 282,086                |
| Class C Road Funds                       | -                 | -                      | -                      | -                         | -                      |
| Recreation Programs                      | -                 | 301,127                | 301,127                | 301,127                   | 262,671                |
| Swimming Pool                            | 221,350           | 235,994                | 235,994                | 235,994                   | 302,829                |
| Cultural Arts                            | 30,612            |                        |                        |                           |                        |
| Capital Projects - Kindness Park         | 1,041,289         | 1,041,289              | 1,041,289              | 1,041,289                 | 1,041,289              |
| Care Tax                                 | -                 |                        |                        |                           |                        |
| Various Departments                      | -                 |                        |                        |                           |                        |
| <b>Total Transfers</b>                   | <b>2,850,587</b>  | <b>4,181,158</b>       | <b>4,181,158</b>       | <b>4,181,158</b>          | <b>3,405,876</b>       |
| <b>Total Operating Expenditures</b>      | <b>17,577,481</b> | <b>18,433,483</b>      | <b>18,993,730</b>      | <b>18,406,325</b>         | <b>19,922,101</b>      |
| <b>Total Contribution to/(Use of) FB</b> | <b>718,301</b>    | <b>(1,779,062)</b>     | <b>(2,339,310)</b>     | <b>(1,531,031)</b>        | <b>(1,000,000)</b>     |
| Beginning Fund Balance                   | 6,363,456         | 7,081,757              | 7,081,757              | 7,081,757                 | 5,550,726              |
| <b>Ending Fund Balance</b>               | <b>7,081,757</b>  | <b>5,302,695</b>       | <b>4,742,447</b>       | <b>5,550,726</b>          | <b>4,550,725</b>       |

## General Fund Expenditures



## Class C Road Fund

### General Fund

|   | Prior Year<br>Actual - 2025 | Beginning FY<br>2026 Budget | Amended FY<br>2026 Budget | Estimated Actual<br>Revenue/Expenditures | Adopted FY<br>2027 Budget |
|---|-----------------------------|-----------------------------|---------------------------|--|---------------------------|
| <b>Revenues</b>                         |                             |                             |                           |  |                           |
| Road Fund Allotments                    | 1,842,015                   | 1,600,000                   | 1,600,000                 | 1,900,000                                | 1,900,000                 |
| Utah County Option Tax                  | 948,819                     | 940,000                     | 940,000                   | 950,000                                  | 950,000                   |
| Public Transit Tax                      | 404,711                     | 220,000                     | 220,000                   | 400,000                                  | 405,000                   |
| Safe Sidewalk Grant                     |                             | -                           | -                         | -  | -                         |
| Grant - 800 North                       | 2,282,499                   |                             |                           |  | 1,000,000                 |
| Interest Income                         | 293,203                     | -                           | -                         | 150,000                                  | 150,000                   |
| Other Permits                           | 81,814                      | -                           | -                         | -  | -                         |
| Miscellaneous Revenue                   | 158,780                     | -                           | -                         | 200,000                                  | 200,000                   |
| <b>Total Revenues</b>                   | <b>6,011,842</b>            | <b>2,760,000</b>            | <b>2,760,000</b>          | <b>3,600,000</b>                         | <b>4,605,000</b>          |
| <b>Expenditures</b>                     |                             |                             |                           |  |                           |
| Equipment                               | -                           | -                           | -                         | -  | -                         |
| Engineering Services                    | 14,250                      | 4,000                       | 4,000                     | 4,000                                    | 5,000                     |
| Professional Engineering                | 50,000                      |                             |                           |  |                           |
| Departmental Supplies                   | 206,247                     | 120,000                     | 120,000                   | 120,000                                  | 120,000                   |
| Street Signs                            |                             |                             |                           |  | 50,000                    |
| Roadway Salt                            | -                           | 80,000                      | 80,000                    | 80,000                                   | 80,000                    |
| Patching/Pothole                        |                             |                             |                           |  | 20,000                    |
| Software                                | -                           | 25,000                      | 25,000                    | 25,000                                   | 30,000                    |
| Projects                                | 935,578                     | -                           | -                         | -  | -                         |
| Sidewalk Curb Gutter                    | 62,368                      | 150,000                     | 150,000                   | 150,000                                  | 150,000                   |
| ADA Ramps                               | -                           | 75,000                      | 75,000                    | 75,000                                   | 75,000                    |
| Trip Hazard Mitigation                  | 25,741                      | 50,000                      | 50,000                    | 50,000                                   | 50,000                    |
| 4000 North MAG Match                    | 16,193                      |                             | 154,065                   | 154,065                                  | -                         |
| 2600 North Reconstruction               | 1,081,929                   |                             | 25,000                    | 25,000                                   | -                         |
| HDMB                                    | -                           |                             | 200,000                   | 200,000                                  | 100,000                   |
| Murdock Drive 960-1050 East             | 17,619                      | 300,000                     | 300,000                   | 300,000                                  | -                         |
| Windsong Drive-Crestwood to 100 East    | 44,384                      | 200,000                     | 200,000                   | 200,000                                  | -                         |
| 1550 East Murdock Drive                 | 17,912                      | 200,000                     | 200,000                   | 200,000                                  | -                         |
| 1150 East 1000 South                    | -                           | 150,000                     | 150,000                   | 150,000                                  | -                         |
| 2025 Tree Trimming                      | -                           | 50,000                      | 50,000                    | 50,000                                   | -                         |
| 2024 Scrub Seal                         | 2,706,925                   |                             | 1,208,712                 | 1,208,712                                | -                         |
| 2026 Scrub & Micro                      |                             |                             | 3,500,000                 | 3,500,000                                |                           |
| 800 North and 680 North                 |                             |                             | 2,000,000                 | 2,000,000                                |                           |
| 2027 Roadway Preservation               |                             |                             |                           |  | 1,500,000                 |
| 550 North & 600 North Roadway/Waterline |                             |                             |                           |  | 1,500,000                 |
| 600 West Center MAG                     |                             |                             |                           |  | 100,000                   |
| 700 South MAG                           |                             |                             |                           |  | 100,000                   |
| PRINCIPAL ON BOND                       | 635,000                     | 635,000                     | 645,000                   | 645,000                                  | 655,000                   |
| INTEREST ON BOND                        | 64,960                      | 64,960                      | 56,070                    | 56,070                                   | 47,040                    |
| Bond Agent Fees                         | 1,750                       | 1,750                       | 1,750                     | 1,750                                    | 1,750                     |
|   | -                           | -                           | -                         | -  | -                         |
| <b>Total Expenditures</b>               | <b>5,880,857</b>            | <b>2,105,710</b>            | <b>9,194,597</b>          | <b>9,194,597</b>                         | <b>4,583,790</b>          |
| <b>Contribution to/(Use of) FB</b>      | <b>130,985</b>              | <b>654,290</b>              | <b>(6,434,597)</b>        | <b>(5,594,597)</b>                       | <b>21,210</b>             |
| Beginning Fund Balance                  | 5,660,409                   | 5,791,394                   | 5,791,394                 | 5,791,394                                | 196,797                   |
| <b>Ending Fund Balance</b>              | <b>5,791,394</b>            | <b>6,445,684</b>            | <b>(643,203)</b>          | <b>196,797</b>                           | <b>218,007</b>            |

# Cemetery

## General Fund

|                                    | Prior Year<br>Actual - 2025 | Original FY<br>2026 Budget | Amended FY<br>2026 Budget | Estimated<br>Actual<br>Expenditures | Adopted FY<br>2027 Budget |
|------------------------------------|-----------------------------|----------------------------|---------------------------|-------------------------------------|---------------------------|
| <b>Revenues</b>                    |                             |                            |                           |                                     |                           |
| Cemetery Opening/Closing           | 254,500                     | 170,000                    | 170,000                   | 175,000                             | 175,000                   |
| Cemetery Lot Sales                 | 70,850                      | 170,000                    | 170,000                   | 225,000                             | 225,000                   |
| Miscellaneous Revenue              | 4,900                       | -                          | -                         | 25,000                              | -                         |
| Transfer from General Fund         | -                           | -                          | -                         | -                                   | -                         |
| <b>Total Revenues</b>              | <b>330,250</b>              | <b>340,000</b>             | <b>340,000</b>            | <b>425,000</b>                      | <b>400,000</b>            |
| <b>Expenditures</b>                |                             |                            |                           |                                     |                           |
| Salaries and Wages                 | 36,978                      | 65,055                     | 65,055                    | 63,655                              | 65,055                    |
| Benefits                           | 3,180                       | 5,262                      | 5,262                     | 5,262                               | 5,262                     |
| Operating Expenditures             | 81,916                      | 76,800                     | 57,900                    | 56,200                              | 57,900                    |
| Capital Expenditures               | -                           | 40,700                     | 59,600                    | 59,600                              | 25,300                    |
| Transfer to General Fund           | 50,000                      | 100,000                    | 100,000                   | 100,000                             | 100,000                   |
| Transfer to Capital Projects       | 75,000                      | 75,000                     | 75,000                    | 75,000                              | 75,000                    |
| <b>Total Expenditures</b>          | <b>247,073</b>              | <b>362,817</b>             | <b>362,817</b>            | <b>359,717</b>                      | <b>328,517</b>            |
| <b>Contribution to/(Use of) FB</b> | <b>83,177</b>               | <b>(22,817)</b>            | <b>(22,817)</b>           | <b>65,283</b>                       | <b>71,483</b>             |
| Beginning Fund Balance             | 522,114                     | 605,291                    | 605,291                   | 605,291                             | 670,574                   |
| <b>Ending Fund Balance</b>         | <b>605,291</b>              | <b>582,474</b>             | <b>582,474</b>            | <b>670,574</b>                      | <b>742,057</b>            |

# Employee Benefits

General Fund

|                                    | Prior Year<br>Actual-2025 | Beginning FY<br>2026 Budget | Amended FY<br>2026 Budget | Estimated<br>Actual<br>Expenditures | Adopted FY<br>2027 Budget |
|------------------------------------|---------------------------|-----------------------------|---------------------------|-------------------------------------|---------------------------|
| <b>Revenues</b>                    |                           |                             |                           |                                     |                           |
| Employee Dental Premiums           | 5,371                     | 5,000                       | 5,000                     | 10,000                              | 10,000                    |
| Employer Dental Premiums           | 73,995                    | 120,000                     | 120,000                   | 96,000                              | 120,000                   |
| Unemployment Premiums              | 25,898                    | 25,000                      | 25,000                    | 25,000                              | 25,000                    |
| Other Revenue                      | -                         | -                           | -                         | -                                   | -                         |
| <b>Total Revenues</b>              | <b>105,264</b>            | <b>150,000</b>              | <b>150,000</b>            | <b>131,000</b>                      | <b>155,000</b>            |
| <b>Expenditures</b>                |                           |                             |                           |                                     |                           |
| Dental Claim Expenses              | 79,743                    | 120,000                     | 120,000                   | 96,000                              | 120,000                   |
| Unemployment Expenses              | 441                       | 21,000                      | 21,000                    | 1,000                               | 25,000                    |
| WC Expenses                        |                           |                             |                           |                                     | 28,584                    |
| City Wide Intern                   | -                         | 20,000                      | 20,000                    | 20,000                              | 20,000                    |
| Wellness Program                   | 3,172                     | 20,000                      | 20,000                    | 10,000                              | 20,000                    |
| Employee Recognition               | -                         |                             |                           |                                     | 20,000                    |
| Professional Services              |                           | 7,000                       | 7,000                     |                                     | 7,000                     |
| Drug Testing                       |                           |                             |                           |                                     | 10,000                    |
| Admin Allocation                   | (73,593)                  |                             |                           |                                     |                           |
| <b>Total Expenditures</b>          | <b>9,763</b>              | <b>188,000</b>              | <b>188,000</b>            | <b>127,000</b>                      | <b>250,584</b>            |
| <b>Contribution to/(Use of) FB</b> | <b>95,501</b>             | <b>(38,000)</b>             | <b>(38,000)</b>           | <b>4,000</b>                        | <b>(95,584)</b>           |
| Beginning Fund Balance             | 818,251                   | 913,752                     | 913,752                   | 913,752                             | 917,752                   |
| <b>Ending Fund Balance</b>         | <b>913,752</b>            | <b>875,752</b>              | <b>875,752</b>            | <b>917,752</b>                      | <b>822,168</b>            |

# E911

## Special Revenue Fund

|                                    | Prior Year<br>Actual - 2025 | Beginning FY<br>2026 Budget | Amended FY<br>2026 Budget | Estimated<br>Actual<br>Expenditures | Adopted FY<br>2027 Budget |
|------------------------------------|-----------------------------|-----------------------------|---------------------------|-------------------------------------|---------------------------|
| <b>Revenues</b>                    |                             |                             |                           |                                     |                           |
| E911 Fees                          | -                           | -                           | -                         | -                                   | -                         |
| User Fees                          | -                           | -                           | -                         | -                                   | -                         |
| Interest                           | 12,203                      | 10,000                      | 10,000                    | 8,000                               | 8,000                     |
| Other Revenues                     | -                           | -                           | -                         | -                                   | -                         |
| Transfer from General Fund         | 292,086                     | 282,086                     | 282,086                   | 282,086                             | 282,086                   |
| <b>Total Revenues</b>              | <b>304,289</b>              | <b>292,086</b>              | <b>292,086</b>            | <b>290,086</b>                      | <b>290,086</b>            |
| <b>Expenditures</b>                |                             |                             |                           |                                     |                           |
| Salaries & Wages                   | -                           | -                           | -                         | -                                   | -                         |
| Benefits                           | -                           | -                           | -                         | -                                   | -                         |
| Maintenance                        |                             |                             |                           |                                     |                           |
| Operating Expenditures             | 339,089                     | 335,505                     | 335,505                   | 335,505                             | 335,505                   |
| Equipment                          | -                           | 12,500                      | 12,500                    | 12,500                              | 12,500                    |
| <b>Total Expenditures</b>          | <b>339,089</b>              | <b>348,005</b>              | <b>348,005</b>            | <b>348,005</b>                      | <b>348,005</b>            |
| <b>Contribution to/(Use of) FB</b> | <b>(34,800)</b>             | <b>(55,919)</b>             | <b>(55,919)</b>           | <b>(57,919)</b>                     | <b>(57,919)</b>           |
| Beginning Fund Balance             | 389,969                     | 355,169                     | 355,169                   | 355,169                             | 297,250                   |
| <b>Ending Fund Balance</b>         | <b>355,169</b>              | <b>299,250</b>              | <b>299,250</b>            | <b>297,250</b>                      | <b>239,331</b>            |

# Swimming Pool

## Special Revenue Fund

|                                    | Prior Year<br>Actual-2025 | Beginning FY<br>2026 Budget | Amended FY<br>2026 Budget | Estimated<br>Actual<br>Expenditures | Adopted FY<br>2027 Budget |
|------------------------------------|---------------------------|-----------------------------|---------------------------|-------------------------------------|---------------------------|
| <b>Revenues</b>                    |                           |                             |                           |                                     |                           |
| Swimming Pool Revenues             | 211,370                   | 232,556                     | 232,556                   | 232,556                             | 287,773                   |
| Concessions Sales                  | 28,112                    | 32,000                      | 32,000                    | 55,000                              | 63,000                    |
| Transfer from General Fund         | 221,350                   | 235,994                     | 235,994                   | 235,994                             | 302,830                   |
| <b>Total Revenues</b>              | <b>460,832</b>            | <b>500,550</b>              | <b>500,550</b>            | <b>523,550</b>                      | <b>653,603</b>            |
| <b>Expenditures</b>                |                           |                             |                           |                                     |                           |
| Salaries and Wages                 | 287,048                   | 282,008                     | 377,008                   | 357,000                             | 347,647                   |
| Benefits                           | 21,001                    | 22,953                      | 22,953                    | 33,524                              | 24,149                    |
| Concession Stands                  | 30,266                    | 29,000                      | 29,000                    | 30,000                              | 45,000                    |
| Utilities                          | 24,264                    | 66,000                      | 66,000                    | 48,000                              | 56,000                    |
| Operating Expenditures             | 85,456                    | 87,450                      | 142,450                   | 122,806                             | 138,950                   |
| Maintenance & Equipment            | 22,982                    | 36,000                      | 36,000                    | 13,000                              | 35,000                    |
| <b>Total Expenditures</b>          | <b>471,018</b>            | <b>523,411</b>              | <b>673,411</b>            | <b>604,330</b>                      | <b>646,747</b>            |
| <b>Contribution to/(Use of) FB</b> | <b>(10,186)</b>           | <b>(22,861)</b>             | <b>(172,861)</b>          | <b>(80,780)</b>                     | <b>6,856</b>              |
| Beginning Fund Balance             | 204,704                   | 194,519                     | 194,519                   | 194,519                             | 113,738                   |
| <b>Ending Fund Balance</b>         | <b>194,519</b>            | <b>171,657</b>              | <b>21,657</b>             | <b>113,738</b>                      | <b>120,594</b>            |

# Cultural Arts

## Special Revenue Fund

|                                    | Prior Year<br>Actual -2025 | Beginning FY<br>2026 Budget | Amended FY<br>2026 Budget | Estimated<br>Actual<br>Expenditures | Adopting FY<br>2027 Budget |
|------------------------------------|----------------------------|-----------------------------|---------------------------|-------------------------------------|----------------------------|
| <b>Revenues</b>                    |                            |                             |                           |                                     |                            |
| Youth Theatre                      | -                          | -                           | -                         | -                                   | -                          |
| PG Players                         | 36,521                     | 15,000                      | 15,000                    | 35,459                              | 15,000                     |
| Utah Children's Choir              |                            |                             |                           |                                     |                            |
| Misc Revenue                       | 267                        |                             |                           |                                     |                            |
| Donations                          |                            |                             |                           |                                     |                            |
| Transfer from General Fund         | 30,612                     |                             |                           |                                     |                            |
| Transfer from CARE Tax             |                            | 27,000                      | 27,000                    | 27,000                              | 29,500                     |
| <b>Total Revenues</b>              | <b>67,400</b>              | <b>42,000</b>               | <b>42,000</b>             | <b>62,459</b>                       | <b>44,500</b>              |
| <b>Expenditures</b>                |                            |                             |                           |                                     |                            |
| Arts Council                       | 500                        | 2,500                       | 2,500                     | 33                                  | 2,500                      |
| Youth Theatre                      | 5,000                      | -                           | -                         | -                                   | -                          |
| PG Players                         | 50,119                     | 21,500                      | 36,572                    | 44,341                              | 21,500                     |
| Utah Children's Choir              | -                          |                             |                           |                                     |                            |
| Orchestra                          | 3,758                      | 6,000                       | 6,000                     | 4,942                               | 6,000                      |
| Historical Commission              | 2,345                      | 2,500                       | 2,500                     | 5,215                               | 5,000                      |
| Historical Grant Match             | -                          |                             |                           |                                     |                            |
| Historial Grant                    | -                          |                             |                           |                                     |                            |
| Other Expenditures                 | 21,201                     | 9,500                       | 34,500                    | 20,000                              | 9,500                      |
| <b>Total Expenditures</b>          | <b>82,924</b>              | <b>42,000</b>               | <b>82,072</b>             | <b>74,531</b>                       | <b>44,500</b>              |
| <b>Contribution to/(Use of) FB</b> | <b>(15,523)</b>            | <b>-</b>                    | <b>(40,072)</b>           | <b>(12,072)</b>                     | <b>-</b>                   |
| Beginning Fund Balance             | 50,484                     | 34,961                      | 34,961                    | 34,961                              | 22,889                     |
| <b>Ending Fund Balance</b>         | <b>34,961</b>              | <b>34,961</b>               | <b>(5,111)</b>            | <b>22,889</b>                       | <b>22,889</b>              |

# Recreation Programs

## Special Revenue Fund

|                                    | Prior Year<br>Actual-2025 | Beginning FY<br>2026 Budget | Amended FY<br>2026 Budget | Estimated<br>Actual<br>Expenditures | Adopted FY<br>2027 Budget |
|------------------------------------|---------------------------|-----------------------------|---------------------------|-------------------------------------|---------------------------|
| <b>Revenues</b>                    |                           |                             |                           |                                     |                           |
| Recreation Fee Revenues            | 107,412                   | 665,000                     | 665,000                   | 63,000                              | 85,000                    |
| Comm Center Revenues               | 600,360                   | 580,000                     | 580,000                   | 572,000                             | 590,000                   |
| Other Revenues                     | 565,541                   |                             |                           | 649,829                             | 640,000                   |
| Misc Revenue                       | 679                       | -                           | -                         | 1,600                               | 20,500                    |
| Recreation Concessions             | 95,023                    | 50,000                      | 50,000                    | 95,000                              | 95,000                    |
| Transfer from General Fund         | -                         | 301,127                     | 301,127                   | 301,127                             | 262,671                   |
| <b>Total Revenues</b>              | <b>1,369,014</b>          | <b>1,596,127</b>            | <b>1,596,127</b>          | <b>1,682,556</b>                    | <b>1,693,171</b>          |
| <b>Expenditures</b>                |                           |                             |                           |                                     |                           |
| Salaries & Wages                   | 978,098                   | 991,484                     | 1,016,484                 | 1,026,435                           | 1,064,365                 |
| Benefits                           | 86,520                    | 85,643                      | 85,643                    | 86,143                              | 89,306                    |
| Program Supplies & Equipment       | 308,483                   | 300,000                     | 300,000                   | 50,000                              | 125,000                   |
| Operating Expenditures             | 176,115                   | 174,000                     | 174,000                   | 378,320                             | 379,500                   |
| Transfer to Capital Equipment      | 45,000                    | 45,000                      | 45,000                    | 45,000                              | 45,000                    |
| <b>Total Expenditures</b>          | <b>1,594,216</b>          | <b>1,596,127</b>            | <b>1,621,127</b>          | <b>1,585,898</b>                    | <b>1,703,171</b>          |
| <b>Contribution to/(Use of) FB</b> | <b>(225,202)</b>          | <b>-</b>                    | <b>(25,000)</b>           | <b>96,658</b>                       | <b>(10,000)</b>           |
| Beginning Fund Balance             | 460,630                   | 235,428                     | 235,428                   | 210,428                             | 307,087                   |
| <b>Ending Fund Balance</b>         | <b>235,428</b>            | <b>235,428</b>              | <b>210,428</b>            | <b>307,087</b>                      | <b>297,087</b>            |

# Library Grants

Special Revenue Fund

|                                    | Prior Year<br>Actual-2025 | Beginning FY<br>2026 Budget | Amended FY<br>2026 Budget | Estimated<br>Actual<br>Expenditures | Adopted FY<br>2027 Budget |
|------------------------------------|---------------------------|-----------------------------|---------------------------|-------------------------------------|---------------------------|
| <b>Revenues</b>                    |                           |                             |                           |                                     |                           |
| Title 1 Federal Grants             | -                         | -                           | -                         | -                                   | -                         |
| Interest                           | 1,665                     | -                           | -                         | 1,500                               | -                         |
| Other Revenues                     | 5,425                     | -                           | -                         | 3,300                               | -                         |
| <b>Total Revenues</b>              | <b>7,090</b>              | <b>-</b>                    | <b>-</b>                  | <b>4,800</b>                        | <b>-</b>                  |
| <b>Expenditures</b>                |                           |                             |                           |                                     |                           |
| Title 1 Grant Purchases            | -                         | -                           | -                         | -                                   | -                         |
| Purchases from Gifts               | -                         | 47,968                      | 47,968                    | -                                   | 53,958                    |
| Library Projects                   | -                         | -                           | -                         | -                                   | -                         |
| <b>Total Expenditures</b>          | <b>-</b>                  | <b>47,968</b>               | <b>47,968</b>             | <b>-</b>                            | <b>53,958</b>             |
| <b>Contribution to/(Use of) FB</b> | <b>7,090</b>              | <b>(47,968)</b>             | <b>(47,968)</b>           | <b>4,800</b>                        | <b>(53,958)</b>           |
| Beginning Fund Balance             | 42,068                    | 49,158                      | 49,158                    | 49,158                              | 53,958                    |
| <b>Ending Fund Balance</b>         | <b>49,158</b>             | <b>1,190</b>                | <b>1,190</b>              | <b>53,958</b>                       | <b>(0)</b>                |

# CARE Tax

## Special Revenue

|                                    | Prior Year<br>Actual-2025 | Original FY 2026<br>Budget | Amended FY<br>2026 Budget | Estimated Actual<br>Expenditures | Adopted FY 2027<br>Budget |
|------------------------------------|---------------------------|----------------------------|---------------------------|----------------------------------|---------------------------|
| <b>Revenues</b>                    |                           |                            |                           |                                  |                           |
| <b>County Grant</b>                |                           | -                          | -                         | -                                | -                         |
| CARE Tax                           | 859,781                   | 850,000                    | 850,000                   | 850,000                          | 850,000                   |
| Interest                           | 39,972                    | -                          | -                         | 40,000                           | -                         |
| Donations                          | 2,500                     | -                          | -                         | -                                | -                         |
| <b>Total Revenues</b>              | <b>902,253</b>            | <b>850,000</b>             | <b>850,000</b>            | <b>890,000</b>                   | <b>850,000</b>            |
| <b>Expenditures</b>                |                           |                            |                           |                                  |                           |
| Shannon Fields Shade Covers        | 246,969                   |                            | 320,709                   | 259,434                          |                           |
| Discovery Park West Playground     | 164,273                   |                            |                           |                                  |                           |
| Battle Creek Trailhead             |                           | 760,000                    | 760,000                   | 760,000                          |                           |
| The Ruth                           | 200,000                   | 300,000                    | 300,000                   | 300,000                          | 300,000                   |
| Library Pavilion                   |                           |                            |                           |                                  | 342,388                   |
| Library 2023                       | 622                       | -                          |                           |                                  |                           |
| Arts Project 2024                  | 28,889                    | -                          |                           |                                  |                           |
| Batting Cages                      | 319                       | -                          |                           |                                  |                           |
| Manila Creek Walking Path          |                           | 200,000                    | 54,245                    | 54,245                           |                           |
| South Diamond Sidewalk - Discovery |                           | 5,000                      | 5,000                     | 5,000                            |                           |
| Cook Park                          |                           | 25,000                     | 25,000                    | 25,000                           | 25,000                    |
| City-wide events                   |                           |                            |                           |                                  | 30,000                    |
| 2026 250 Year Event                |                           |                            | 35,000                    | 35,000                           |                           |
| City-wide event decorations        |                           |                            |                           |                                  | 37,651                    |
| Recreation                         | 12,681                    | 20,000                     | 20,000                    | 20,000                           | 20,000                    |
| Library                            | 14,921                    | 20,000                     | 39,048                    | 39,048                           | 20,000                    |
| Arts Project                       |                           | 25,000                     | 45,519                    | 45,519                           | 25,000                    |
| Parks Projects                     | 19,655                    | 20,000                     | 20,000                    | 20,000                           | 20,000                    |
| Special Projects                   | 45,792                    | 20,000                     | 20,000                    | 121,611                          | 20,000                    |
| Transfer to Cultural Arts          |                           | 27,000                     | 27,000                    | 27,000                           | 29,500                    |
| <b>Total Expenditures</b>          | <b>734,119</b>            | <b>1,422,000</b>           | <b>1,644,521</b>          | <b>1,711,857</b>                 | <b>869,539</b>            |
| <b>Contribution to/(Use of) FB</b> | <b>168,134</b>            | <b>(572,000)</b>           | <b>(794,521)</b>          | <b>(821,857)</b>                 | <b>(19,539)</b>           |
| Beginning Fund Balance             | 1,151,051                 | 1,319,185                  | 1,319,185                 | 1,319,185                        | 497,329                   |
| <b>Ending Fund Balance</b>         | <b>1,319,185</b>          | <b>747,185</b>             | <b>524,665</b>            | <b>497,329</b>                   | <b>477,790</b>            |

# Transportation Utility Fund

## Special Revenue

|                                    | Prior Year<br>Actual -2025 | Original FY 2026<br>Budget | Amended FY<br>2026 Budget | Estimated Actual<br>Expenditures | Adopted FY<br>2027 Budget |
|------------------------------------|----------------------------|----------------------------|---------------------------|----------------------------------|---------------------------|
| <b>Revenues</b>                    |                            |                            |                           |                                  |                           |
| Transportation Utility Fee         | 1,338,953                  | 1,300,000                  | 1,300,000                 | 1,300,000                        | 1,300,000                 |
| State Grant                        | 885,654                    |                            |                           |                                  |                           |
| Interest                           | 7,449                      | -                          | -                         | 8,000                            | -                         |
| <b>Total Revenues</b>              | <b>2,232,055</b>           | <b>1,300,000</b>           | <b>1,300,000</b>          | <b>1,308,000</b>                 | <b>1,300,000</b>          |
| <b>Expenditures</b>                |                            |                            |                           |                                  |                           |
| 500 East - 500 N to 1100 North     | 481,349                    |                            | 413,489                   | 413,489                          | -                         |
| 200 West - 400 N to Center Street  | 431,551                    |                            |                           |                                  | -                         |
| Nathaniel - Murdock 1300 East      | 382,056                    |                            |                           |                                  |                           |
| Road Rehab                         | 598,283                    |                            |                           |                                  |                           |
| Roadway Striping                   |                            | 50,000                     | 50,000                    | 50,000                           | 50,000                    |
| Crack Seal                         | 161,703                    | 150,000                    | 150,000                   | 150,000                          | 150,000                   |
| 700 North 300 - 400 East           |                            |                            | 25,000                    | 25,000                           |                           |
| 1520 West 1100 - 1800 North        | 30,379                     | 500,000                    | 500,000                   | 500,000                          |                           |
| 800 North NCB to 1300 West         | 11,953                     |                            |                           |                                  |                           |
| 680 North 1570 West to NCB         |                            |                            |                           |                                  |                           |
| 1440 North 1520 - 1300 West        |                            |                            | 25,000                    | 25,000                           |                           |
| 535 East 500 - 900 North           |                            |                            | 25,000                    | 25,000                           |                           |
| Rail Road Crossings                |                            |                            | 25,000                    | 25,000                           |                           |
| 1100 East                          |                            |                            | 550,000                   | 550,000                          |                           |
| Mahogany Drive                     |                            |                            |                           |                                  | 700,000                   |
| <b>Total Expenditures</b>          | <b>2,097,273</b>           | <b>700,000</b>             | <b>1,763,489</b>          | <b>1,763,489</b>                 | <b>900,000</b>            |
| <b>Contribution to/(Use of) FB</b> | <b>134,783</b>             | <b>600,000</b>             | <b>(463,489)</b>          | <b>(455,489)</b>                 | <b>400,000</b>            |
| <b>Beginning Fund Balance</b>      | <b>434,533</b>             | <b>569,316</b>             | <b>569,316</b>            | <b>569,316</b>                   | <b>113,827</b>            |
| <b>Ending Fund Balance</b>         | <b>569,316</b>             | <b>1,169,316</b>           | <b>105,827</b>            | <b>113,827</b>                   | <b>513,827</b>            |

## Debt Service

### Debt Service

|                                    | Prior Year<br>Actual - 2025 | Beginning FY<br>2026 Budget | Amended FY<br>2026 Budget | Estimated<br>Actual<br>Expenditures | Adopted FY<br>2027 Budget |
|------------------------------------|-----------------------------|-----------------------------|---------------------------|-------------------------------------|---------------------------|
| <b>Revenues</b>                    |                             |                             |                           |                                     |                           |
| Property Tax Revenue               | 935,339                     | 933,138                     | 933,138                   | 933,138                             | 938,130                   |
| Interest                           | 12,153                      | 5,000                       | 5,000                     | 8,000                               | -                         |
| Misc Revenue                       | -                           | -                           | -                         | -                                   | -                         |
| Donor Contribution                 | -                           | -                           | -                         | -                                   | -                         |
| Transfer from General Fund         | -                           | -                           | -                         | -                                   | -                         |
| Transfer from Cemetery             | -                           | -                           | -                         | -                                   | -                         |
| Transfer from Storm Drain          | -                           | -                           | -                         | -                                   | -                         |
| Transfer from Road Impact          | -                           | -                           | -                         | -                                   | -                         |
| Transfer from Class C              | -                           | -                           | -                         | -                                   | -                         |
| <b>Total Revenues</b>              | <b>947,492</b>              | <b>938,138</b>              | <b>938,138</b>            | <b>941,138</b>                      | <b>938,130</b>            |
| <b>Expenditures</b>                |                             |                             |                           |                                     |                           |
| Principal Payments                 | 670,000                     | 690,000                     | 690,000                   | 690,000                             | 701,000                   |
| Interest on Bonds                  | 265,339                     | 243,138                     | 243,138                   | 243,138                             | 237,130                   |
| Bond Agent Fees                    | 2,333                       | 5,000                       | 5,000                     | 5,000                               | 5,000                     |
| Bond Issuance Costs                | -                           | -                           | -                         | -                                   | -                         |
| Bond Escrow Agent                  | -                           | -                           | -                         | -                                   | -                         |
| Pipe Plant Project                 | -                           | -                           | -                         | -                                   | -                         |
| Transfer to Capital Projects       | -                           | -                           | -                         | -                                   | -                         |
| <b>Total Expenditures</b>          | <b>937,672</b>              | <b>938,138</b>              | <b>938,138</b>            | <b>938,138</b>                      | <b>943,130</b>            |
| <b>Contribution to/(Use of) FB</b> | <b>9,820</b>                | <b>-</b>                    | <b>-</b>                  | <b>3,000</b>                        | <b>(5,000)</b>            |
| Beginning Fund Balance             | 280,164                     | 289,983                     | 289,983                   | 289,983                             | 292,983                   |
| <b>Ending Fund Balance</b>         | <b>289,983</b>              | <b>289,983</b>              | <b>289,983</b>            | <b>292,983</b>                      | <b>287,983</b>            |

## Capital Projects

### Capital Projects Fund

|                                    | Prior Year Actual<br>- 2025 | Beginning FY<br>2026 Budget | Amended FY<br>2026 Budget | Estimated              |                             |
|------------------------------------|-----------------------------|-----------------------------|---------------------------|------------------------|-----------------------------|
|                                    |                             |                             |                           | Actual<br>Expenditures | Beginning FY<br>2027 Budget |
| <b>Revenues</b>                    |                             |                             |                           |                        |                             |
| Other Income                       | 167,427                     | 27,342                      | 27,342                    |                        | -                           |
| Other Revenue                      |                             | -                           | -                         | 78,035                 | -                           |
| Grants                             |                             |                             |                           | 13,905                 |                             |
| Interest Income                    | 1,411,077                   | -                           | -                         | 423,873                | -                           |
| Transfer from General Fund         | 1,176,871                   | 1,803,662                   | 1,803,662                 | 1,803,662              | 1,000,000                   |
| Transfer from General Fund - Debt  | 939,539                     | 1,041,289                   | 1,041,289                 | 1,041,289              | 1,041,289                   |
| Transfer from Cemetery             | 75,000                      | 75,000                      | 75,000                    | 75,000                 | 75,000                      |
| Transfer from Storm Drain          | -                           |                             |                           | -                      |                             |
| Donor Contribution                 | 326,871                     | 326,871                     | 326,871                   | 326,871                | 326,871                     |
| <b>Total Revenues</b>              | <b>4,096,785</b>            | <b>3,274,164</b>            | <b>3,246,822</b>          | <b>3,762,635</b>       | <b>2,443,160</b>            |
| <b>Expenditures</b>                |                             |                             |                           |                        |                             |
| Cook Family Park                   | 16,181,595                  |                             | 2,146,930                 | 3,767,409              |                             |
| Bond Revenue                       |                             |                             |                           | 439,006                |                             |
| FY2025 Expenditures                | 1,389,538                   |                             |                           |                        |                             |
| Prior Year Expenditures            |                             |                             | 732,237                   | 732,237                |                             |
| FY2026 Expenditures                |                             | 1,803,662                   | 1,803,662                 | 1,803,662              |                             |
| FY2027 Capital Project Summary     |                             |                             |                           |                        | 886,847                     |
| Capital Equipment                  |                             |                             |                           |                        | 2,100,000                   |
| Contingency                        |                             |                             |                           |                        | 1,000,000                   |
| Transfer out to Capital Equipment  |                             |                             | 350,000                   | 350,000                |                             |
| Principal                          | 600,780                     | 655,560                     | 969,000                   | 632,000                | 655,560                     |
| Interest Expense                   | 830,732                     | 814,942                     | 1,339,891                 | 840,427                | 814,942                     |
| <b>Total Expenditures</b>          | <b>19,002,645</b>           | <b>3,274,164</b>            | <b>7,341,721</b>          | <b>8,564,741</b>       | <b>5,457,349</b>            |
| <b>Contribution to/(Use of) FB</b> | <b>(14,905,860)</b>         | <b>0</b>                    | <b>(4,094,899)</b>        | <b>(4,802,106)</b>     | <b>(3,014,189)</b>          |
| Beginning Fund Balance             | 22,957,332                  | 8,051,472                   | 8,051,472                 | 8,051,472              | 3,249,366                   |
| <b>Ending Fund Balance</b>         | <b>8,051,472</b>            | <b>8,051,472</b>            | <b>3,956,574</b>          | <b>3,249,366</b>       | <b>235,177</b>              |

\* See Supplementary Summary for detailed capital project list

General Fund One-Time Monies

Available Funding \$1,000,000

| Department                                | Description                             | Requested Funding   | Prior Year Funding | One-time            | Ongoing     | Recommended Funding |
|---|---|---------------------|--------------------|---------------------|-------------|---------------------|
| Custodial                                 | Tennant Battery B5 High Speed Burnisher | 10,863              |                    | 10,863              |             | 10,863              |
| Fire                                      | Air Station Replacement                 | 66,000              |                    | 66,000              |             | 66,000              |
| Fire                                      | Paramedic School                        | 16,000              |                    | 16,000              |             | 16,000              |
| Fire                                      | RSI Intubation, Medical Procedure       | 21,000              |                    | 21,000              |             | 21,000              |
| Fire                                      | Ambulance Replacement                   | 465,000             |                    | 465,000             |             | 465,000             |
| Fire                                      | Ladder Apparatus                        | 2,100,000           |                    | 2,100,000           |             | -                   |
| Library                                   | Timpanogos Library Consortium Vehicle   | 40,000              |                    | 40,000              |             | 40,000              |
| Library                                   | Library of Things Collection            | 20,000              |                    | 20,000              |             | 20,000              |
| Library                                   | Study Room Pod Room                     | 15,000              |                    | 15,000              |             | 15,000              |
| Parks                                     | 2026 F350 Truck                         | 70,584              |                    | 70,584              |             | 70,584              |
| Parks                                     | Grand Stand Mower Replacement           | 10,900              |                    | 10,900              |             | 10,900              |
| Parks                                     | Daihatsu Mini Truck                     | 32,500              |                    | 32,500              |             | 32,500              |
| Parks                                     | Lawn Maintenance Machine                | 19,000              |                    | 19,000              |             | 19,000              |
| Police                                    | Lidar and Radar Units                   | 25,000              |                    | 25,000              |             | 25,000              |
| Police                                    | Bullet Proof Vest Replacement           | 7,900               |                    | 7,900               |             | 7,900               |
| Police                                    | Reserve Truck                           | 35,000              |                    | 35,000              |             | 35,000              |
| Police                                    | Flock Plate Readers                     | 7,000               |                    | 7,000               |             | 7,000               |
| Recreation                                | Audio in Multi-Purpose Room             | 20,000              |                    | 20,000              |             | 20,000              |
| Recreation                                | Funshine Benches                        | 5,100               |                    | 5,100               |             | 5,100               |
| <b>Total General Fund One-time Monies</b> |   | <b>\$ 2,986,847</b> | <b>\$ -</b>        | <b>\$ 2,986,847</b> | <b>\$ -</b> | <b>\$ 886,847</b>   |

# Impact Fees

## Capital Projects

|                                    | Prior Year<br>Actual - 2025 | Beginning FY<br>2026 Budget | Amended FY<br>2065 Budget | Estimated<br>Actual<br>Expenditures | Adopted FY<br>2027 Budget |
|------------------------------------|-----------------------------|-----------------------------|---------------------------|-------------------------------------|---------------------------|
| <b>Revenues</b>                    |                             |                             |                           |                                     |                           |
| Recreation Impact Fees             | 155,082                     | 100,000                     | 100,000                   | 380,000                             | 100,000                   |
| Road Impact Fees                   | 408,476                     | 200,000                     | 200,000                   | 400,000                             | 100,000                   |
| Interest                           | 85,817                      | -                           | -                         | 73,000                              |                           |
| <b>Total Revenues</b>              | <b>649,375</b>              | <b>300,000</b>              | <b>300,000</b>            | <b>853,000</b>                      | <b>200,000</b>            |
| <b>Expenditures</b>                |                             |                             |                           |                                     |                           |
| Road Projects                      | 7,285                       | -                           | -                         | 200,000                             | -                         |
| Recreation Projects                |                             |                             |                           | 375,000                             |                           |
| Transfer to Debt Service           | -                           | -                           | -                         |                                     | -                         |
| <b>Total Expenditures</b>          | <b>7,285</b>                | <b>-</b>                    | <b>-</b>                  | <b>575,000</b>                      | <b>-</b>                  |
| <b>Contribution to/(Use of) FB</b> | <b>642,090</b>              | <b>300,000</b>              | <b>300,000</b>            | <b>278,000</b>                      | <b>200,000</b>            |
| Beginning Fund Balance             | 1,732,950                   | 2,375,039                   | 2,375,039                 | 2,375,039                           | 2,653,039                 |
| <b>Ending Fund Balance</b>         | <b>2,375,039</b>            | <b>2,675,039</b>            | <b>2,675,039</b>          | <b>2,653,039</b>                    | <b>2,853,039</b>          |

# Capital Equipment

## Capital Equipment Fund

|                                    | Prior Year Actual<br>- 2025 | Beginning FY<br>2026 Budget | Amended FY<br>2026 Budget | Estimated Actual<br>Expenditures | Adopted FY 2027<br>Budget |
|------------------------------------|-----------------------------|-----------------------------|---------------------------|----------------------------------|---------------------------|
| <b>Revenues</b>                    |                             |                             |                           |                                  |                           |
| Lease Proceeds                     | 587,820                     | 600,000                     | 600,000                   | 404,291                          | 469,557                   |
| Transfer from General Fund         | 517,000                     | 517,000                     | 517,000                   | 517,000                          | 517,000                   |
| Transfer from Rec Center           | 45,000                      | 45,000                      | 45,000                    | 45,000                           | 45,000                    |
| Transfer from Capital Fund         |                             |                             |                           | 350,000                          | -                         |
| Miscellaneous Revenue              | 63                          |                             |                           |                                  |                           |
| Sale of Surplus Property           | 292,000                     | 250,000                     | 250,000                   | 483,000                          | 470,000                   |
| <b>Total Revenues</b>              | <b>1,441,883</b>            | <b>1,412,000</b>            | <b>1,412,000</b>          | <b>1,799,291</b>                 | <b>1,501,557</b>          |
| <b>Expenditures</b>                |                             |                             |                           |                                  |                           |
| Fleet Purchases                    | 870,254                     | 480,000                     | 480,000                   | 726,216                          | 664,557                   |
| Interest Payments                  | 56,201                      | 65,645                      | 65,645                    | 65,645                           | 37,663                    |
| Principal Payments                 | 653,128                     | 636,823                     | 636,823                   | 636,823                          | 677,124                   |
| Computer Purchases                 | 57,826                      | 60,000                      | 60,000                    | 80,000                           | 60,000                    |
| Fitness Equipment Purchase         | 85,785                      | 60,000                      | 67,894                    | 67,895                           | 60,000                    |
| <b>Total Expenditures</b>          | <b>1,723,194</b>            | <b>1,302,468</b>            | <b>1,310,362</b>          | <b>1,576,579</b>                 | <b>1,499,344</b>          |
| <b>Contribution to/(Use of) FB</b> | <b>(281,311)</b>            | <b>109,532</b>              | <b>101,638</b>            | <b>222,712</b>                   | <b>2,213</b>              |
| Beginning Fund Balance             | 58,652                      | (222,659)                   | (222,659)                 | (222,659)                        | 54                        |
| <b>Ending Fund Balance</b>         | <b>(222,659)</b>            | <b>(113,126)</b>            | <b>(121,020)</b>          | <b>54</b>                        | <b>2,267</b>              |

# Water

## Enterprise Fund

|  | Prior Year Actual -<br>2025 | Beginning FY<br>2026 Budget | Amended FY<br>2026 Budget | Estimated<br>Actual<br>Expenditures | Adopted FY 2027<br>Budget |
|--|-----------------------------|-----------------------------|---------------------------|-------------------------------------|---------------------------|
| <b>Operating Revenues</b>                        |                             |                             |                           |                                     |                           |
| Culinary Water Sales                             | 5,938,443                   | 6,173,098                   | 6,173,098                 | 6,173,098                           | 6,173,098                 |
| Secondary Water Sales                            | 3,924,765                   | 4,008,912                   | 4,008,912                 | 4,008,912                           | 4,008,912                 |
| Grant Funding                                    | 10,504,699                  | -                           | -                         | -                                   | -                         |
| Other Operating Revenues                         | 115,117                     | -                           | -                         | -                                   | -                         |
| <b>Total Operating Revenues</b>                  | <b>20,483,025</b>           | <b>10,182,010</b>           | <b>10,182,010</b>         | <b>10,182,010</b>                   | <b>10,182,010</b>         |
| <b>Operating Expenses</b>                        |                             |                             |                           |                                     |                           |
| Salaries & Wages                                 | 900,906                     | 837,207                     | 837,207                   | 837,207                             | 928,355                   |
| Benefits   | 432,677                     | 395,925                     | 395,925                   | 395,925                             | 504,800                   |
| Power Expense                                    | 343,279                     | 380,000                     | 380,000                   | 380,000                             | 380,000                   |
| Administrative Services                          | 984,929                     | 1,034,668                   | 1,034,668                 | 1,034,668                           | 1,106,096                 |
| Metro Water Lease                                | 350,000                     | 350,000                     | 350,000                   | 350,000                             | 350,000                   |
| Irrigation Assessments                           | 437,735                     | 320,000                     | 320,000                   | 320,000                             | 320,000                   |
| Operating Expenditures                           | 826,008                     | 844,800                     | 844,800                   | 844,800                             | 1,008,000                 |
| Depreciation                                     | 1,959,616                   | -                           | -                         | -                                   | -                         |
| <b>Total Operating Expenses</b>                  | <b>6,235,149</b>            | <b>4,162,600</b>            | <b>4,162,600</b>          | <b>4,162,600</b>                    | <b>4,597,251</b>          |
| <b>Operating Income/(Loss)</b>                   | <b>14,247,876</b>           | <b>6,019,410</b>            | <b>6,019,410</b>          | <b>6,019,410</b>                    | <b>5,584,759</b>          |
| <b>Non-Operating Revenues/(Expenses)</b>         |                             |                             |                           |                                     |                           |
| Impact Fees                                      | 371,611                     | 150,000                     | 150,000                   | 150,000                             | 150,000                   |
| Interest Income                                  | 799,453                     | -                           | -                         | -                                   | -                         |
| Interest Expense                                 | (498,378)                   | (431,992)                   | (431,992)                 | (481,338)                           | (429,812)                 |
| Bond Ammortization                               | 60,174                      | -                           | -                         | -                                   | -                         |
| <b>Total Non-Operating Revenues/(Expenses)</b>   | <b>732,860</b>              | <b>(281,992)</b>            | <b>(281,992)</b>          | <b>(331,338)</b>                    | <b>(279,812)</b>          |
| <b>Contributions and Transfers</b>               |                             |                             |                           |                                     |                           |
| Developer/Capital Contributions                  | 4,169,953                   | -                           | -                         | -                                   | -                         |
| Transfers (In/Out)                               | -                           | -                           | -                         | -                                   | -                         |
| <b>Total Contributions/Transfers</b>             | <b>4,169,953</b>            | <b>-</b>                    | <b>-</b>                  | <b>-</b>                            | <b>-</b>                  |
| <b>Change in Net Assets</b>                      | <b>19,150,689</b>           | <b>5,737,418</b>            | <b>5,737,418</b>          | <b>5,688,072</b>                    | <b>5,304,947</b>          |
| <b>Capital Expenditures</b>                      | <b>-</b>                    | <b>5,110,000</b>            | <b>9,587,385</b>          | <b>9,587,385</b>                    | <b>3,635,000</b>          |
| <b>Water FY2027 Capital Improvement Projects</b> |                             |                             |                           |                                     |                           |
| Fiber & Security                                 |                             |                             |                           | \$ 50,000.00                        |                           |
| Well Sites                                       |                             |                             |                           | 50,000.00                           |                           |
| Brimley Well                                     |                             |                             |                           | 150,000.00                          |                           |
| Ekins Well                                       |                             |                             |                           | 150,000.00                          |                           |
| Fire Hydrants                                    |                             |                             |                           | 250,000.00                          |                           |
| Vehicle Replacement                              |                             |                             |                           | 315,000.00                          |                           |
| New Meter System                                 |                             |                             |                           | 100,000.00                          |                           |
| SCADA  |                             |                             |                           | 100,000.00                          |                           |
| Utility Rate Study                               |                             |                             |                           | 100,000.00                          |                           |
| Spring Vegetation Root Cutter                    |                             |                             |                           | 70,000.00                           |                           |
| 550 North and 600 North Line Replacement         |                             |                             |                           | 1,500,000.00                        |                           |
| PRV Project                                      |                             |                             |                           | 770,000.00                          |                           |
| GPS Unit   |                             |                             |                           | 30,000.00                           |                           |
|  |                             |                             |                           | <u>\$ 3,635,000.00</u>              |                           |

# Sewer Fund

## Enterprise Fund

|  | Prior Year<br>Actual -2025 | Beginning FY<br>2026 Budget | Amended FY<br>2026 Budget | Estimated<br>Actual<br>Expenditures | Adopted FY<br>2027 Budget |
|--|----------------------------|-----------------------------|---------------------------|-------------------------------------|---------------------------|
| <b>Operating Revenues</b>                      |                            |                             |                           |                                     |                           |
| Sewer Fees                                     | 6,768,343                  | 7,743,295                   | 7,743,295                 | 7,743,295                           | 8,484,895                 |
| Connection Fees                                | 28,910                     | 25,000                      | 25,000                    | 25,000                              | -                         |
| Miscellaneous Revenues                         | 66,615                     | -                           | -                         | -                                   | -                         |
| <b>Total Operating Revenues</b>                | <b>6,863,868</b>           | <b>7,768,295</b>            | <b>7,768,295</b>          | <b>7,768,295</b>                    | <b>8,484,895</b>          |
| <b>Operating Expenses</b>                      |                            |                             |                           |                                     |                           |
| Salaries & Wages                               | 702,141                    | 713,200                     | 713,200                   | 713,200                             | 765,339                   |
| Benefits                                       | 388,474                    | 370,236                     | 370,236                   | 370,236                             | 384,418                   |
| GF Administrative Charge                       | 867,500                    | 911,309                     | 911,309                   | 911,309                             | 974,220                   |
| Charges for Treatment                          | 4,449,137                  | 4,944,000                   | 4,944,000                 | 4,944,000                           | 5,350,000                 |
| Operating Expenditures                         | 243,512                    | 201,500                     | 201,500                   | 200,500                             | 223,000                   |
| Depreciation                                   | 719,314                    | -                           | -                         | -                                   | -                         |
| <b>Total Operating Expenses</b>                | <b>7,370,078</b>           | <b>7,140,245</b>            | <b>7,140,245</b>          | <b>7,139,245</b>                    | <b>7,696,977</b>          |
| <b>Operating Income/(Loss)</b>                 | <b>(506,210)</b>           | <b>628,050</b>              | <b>628,050</b>            | <b>629,050</b>                      | <b>787,918</b>            |
| <b>Non-Operating Revenues/(Expenses)</b>       |                            |                             |                           |                                     |                           |
| Interest Income                                | 244,462                    | 50,000                      | 50,000                    | 50,000                              | 50,000                    |
| Interest Expense                               | -                          | -                           | -                         | -                                   | -                         |
| <b>Total Non-Operating Revenues/(Expenses)</b> | <b>244,462</b>             | <b>50,000</b>               | <b>50,000</b>             | <b>50,000</b>                       | <b>50,000</b>             |
| <b>Contributions and Transfers</b>             |                            |                             |                           |                                     |                           |
| Impact Fees                                    | 164,485                    | 100,000                     | 100,000                   | 100,000                             | 100,000                   |
| Developer Contributions                        | 441,538                    | -                           | -                         | -                                   | -                         |
| Transfers In                                   | 300,000                    | -                           | -                         | -                                   | -                         |
| Transfers Out                                  | (300,000)                  | -                           | -                         | -                                   | -                         |
| <b>Total Contributions/Transfers</b>           | <b>606,023</b>             | <b>100,000</b>              | <b>100,000</b>            | <b>100,000</b>                      | <b>100,000</b>            |
| <b>Change in Net Assets</b>                    | <b>344,274</b>             | <b>778,050</b>              | <b>778,050</b>            | <b>779,050</b>                      | <b>937,918</b>            |
| <b>Capital Projects</b>                        | <b>-</b>                   | <b>1,100,000</b>            | <b>1,920,319</b>          | <b>1,920,319</b>                    | <b>460,000</b>            |

### Sewer FY2027 Capital Improvement Projects

|                     |            |
|---------------------|------------|
| Impact Fee Study    | \$ 10,000  |
| Vehicle Replacement | 125,000    |
| Sewer Manhole Rehab | 200,000    |
| Building Upgrade    | 125,000    |
|                     | \$ 460,000 |

# Storm Drain

## Enterprise Fund

|  | Prior Year Actual -<br>2025 | Beginning FY<br>2026 Budget | Amended FY<br>2026 Budget | Estimated<br>Actual<br>Expenditures | Adopted FY<br>2027 Budget |
|--|-----------------------------|-----------------------------|---------------------------|-------------------------------------|---------------------------|
| <b>Operating Revenues</b>                              |                             |                             |                           |                                     |                           |
| Storm Drain Fee  | 4,155,384                   | 4,326,000                   | 4,326,000                 | 4,326,000                           | 4,326,000                 |
| <b>Total Operating Revenues</b>                        | <b>4,155,384</b>            | <b>4,326,000</b>            | <b>4,326,000</b>          | <b>4,326,000</b>                    | <b>4,326,000</b>          |
| <b>Operating Expenses</b>                              |                             |                             |                           |                                     |                           |
| Salaries & Wages                                       | 353,439                     | 486,500                     | 486,500                   | 486,500                             | 573,083                   |
| Benefits   | 214,762                     | 245,100                     | 245,100                   | 245,100                             | 288,481                   |
| GF Administrative Charge                               | 298,294                     | 311,474                     | 311,474                   | 311,474                             | 332,976                   |
| Operating Expenditures                                 | 215,926                     | 279,240                     | 279,240                   | 279,240                             | 293,700                   |
| Depreciation   | 801,908                     | -                           | -                         | -                                   | -                         |
| <b>Total Operating Expenses</b>                        | <b>1,884,329</b>            | <b>1,322,314</b>            | <b>1,322,314</b>          | <b>1,322,314</b>                    | <b>1,488,240</b>          |
| <b>Operating Income/(Loss)</b>                         | <b>2,271,055</b>            | <b>3,003,686</b>            | <b>3,003,686</b>          | <b>3,003,686</b>                    | <b>2,837,760</b>          |
| <b>Non-Operating Revenues/(Expenses)</b>               |                             |                             |                           |                                     |                           |
| Impact Fees  | 220,582                     | 100,000                     | 100,000                   | 100,000                             | 100,000                   |
| Interest Income  | 352,677                     | 45,000                      | 45,000                    | 45,000                              | -                         |
| Interest Expense                                       | 780,513                     | 756,089                     | 756,089                   | 756,089                             | 726,935                   |
| Amortize Bond Issuance Costs                           | (63,440)                    | 4,000                       | 4,000                     | 4,000                               | -                         |
| Other Revenue  | 1,120,923                   | 20,000                      | 20,000                    | 20,000                              | -                         |
| <b>Total Non-Operating Revenues/(Expenses)</b>         | <b>977,109</b>              | <b>(595,089)</b>            | <b>(595,089)</b>          | <b>(595,089)</b>                    | <b>(626,935)</b>          |
| <b>Contributions and Transfers</b>                     |                             |                             |                           |                                     |                           |
| Developer Contributions                                | 2,564,430                   | -                           | -                         | -                                   | -                         |
| Transfer to Capital                                    | -                           | -                           | -                         | -                                   | -                         |
| Transfer from Cemetery                                 | -                           | -                           | -                         | -                                   | -                         |
| Transfer from Other Funds                              | -                           | -                           | -                         | -                                   | -                         |
| <b>Total Contributions/Transfers</b>                   | <b>2,564,430</b>            | <b>-</b>                    | <b>-</b>                  | <b>-</b>                            | <b>-</b>                  |
| <b>Change in Net Assets</b>                            | <b>5,812,595</b>            | <b>2,408,597</b>            | <b>2,408,597</b>          | <b>2,408,597</b>                    | <b>2,210,825</b>          |
| <b>Capital Expenditures</b>                            | <b>-</b>                    | <b>1,725,000</b>            | <b>2,585,378</b>          | <b>2,585,378</b>                    | <b>1,175,000</b>          |
| <b>Storm Drain FY2027 Capital Improvement Projects</b> |                             |                             |                           |                                     |                           |
| Development/Special Projects Impact Fees               |                             |                             |                           | \$                                  | 100,000                   |
| Master Plan  |                             |                             |                           |                                     | 10,000                    |
| Impact Fee Study                                       |                             |                             |                           |                                     | 15,000                    |
| Vehicle Replacement                                    |                             |                             |                           |                                     | 400,000                   |
| Anderson Park  |                             |                             |                           |                                     | 400,000                   |
| 1800 North 900 West                                    |                             |                             |                           |                                     | 250,000                   |
|  |                             |                             |                           | \$                                  | 1,175,000                 |

# Sanitation

## Enterprise Fund

|                             | Prior Year<br>Actual-2025 | Beginning FY<br>2026 Budget | Amended FY<br>2026 Budget | Estimated<br>Actual<br>Expenditures | Adopted FY<br>2027 Budget |
|-----------------------------|---------------------------|-----------------------------|---------------------------|-------------------------------------|---------------------------|
| <b>Revenues</b>             |                           |                             |                           |                                     |                           |
| Garbage Collection Fees     | 1,652,200                 | 1,671,725                   | 1,671,725                 | 1,671,725                           | 1,671,725                 |
| Recycling Fees              | 440,255                   | 449,693                     | 449,693                   | 449,693                             | 449,693                   |
| Interest                    | -                         | -                           | -                         | -                                   | -                         |
| <b>Total Revenues</b>       | <b>2,092,455</b>          | <b>2,121,418</b>            | <b>2,121,418</b>          | <b>2,121,418</b>                    | <b>2,121,418</b>          |
| <b>Expenditures</b>         |                           |                             |                           |                                     |                           |
| Garbage Pickup Expense      | 810,264                   | 817,325                     | 817,325                   | 817,325                             | 820,000                   |
| Recycling Collection        | 440,736                   | 442,422                     | 442,422                   | 440,736                             | 445,000                   |
| Tipping Fees                | 424,026                   | 465,201                     | 465,201                   | 424,026                             | 425,000                   |
| City Cleanup                | 106,093                   | 125,000                     | 125,000                   | 110,000                             | 110,000                   |
| Administration Fee          | 258,416                   | 271,470                     | 271,470                   | 271,470                             | 271,470                   |
| <b>Total Expenditures</b>   | <b>2,039,535</b>          | <b>2,121,418</b>            | <b>2,121,418</b>          | <b>2,063,557</b>                    | <b>2,071,470</b>          |
| <b>Change in Net Assets</b> | <b>52,920</b>             | <b>(0)</b>                  | <b>(0)</b>                | <b>57,861</b>                       | <b>49,948</b>             |
| <b>Fund Balance</b>         | <b>122,567</b>            | <b>122,567</b>              | <b>122,567</b>            | <b>180,428</b>                      | <b>230,376</b>            |

## PLEASANT GROVE CITY FEE SCHEDULE

|                            |   |
|----------------------------|---|
| Current Fee<br>Res/Non Res | Amended FY 2027 Fee<br>Effective July 1, 2026 |
|                            | Res/Non Res                                   |

### COMMUNITY DEVELOPMENT

#### Building Fees

|   |         |         |
|---|---------|---------|
| Culinary Meter Set - 3/4" Meter and 5/8" Meter                          | \$1,223 | \$1,223 |
| Culinary Meter Set - 3/4" Meter and 5/8" Meter (Meter setter installed) | \$720   | \$720   |
| Culinary Meter Set - 1" Meter   | \$1,270 | \$1,270 |
| Culinary Meter Set - 1" Meter (Meter setter installed)                  | \$770   | \$770   |
| Culinary Meter Set - 1-1/2" Meter                                       | \$1,090 | \$1,090 |
| Culinary Meter Set - 2" Meter   | \$1,275 | \$1,275 |
| Culinary Meter Set - > 2" Meter   | TBD     | TBD     |
| PI Meter Set - 1"   | \$770   | \$770   |
| PI Meter Set - 1-1/2"   | \$1,090 | \$1,090 |
| PI Meter Set - 2"   | \$1,275 | \$1,275 |
| PI Meter Set - >2"  | TBD     | TBD     |
| Sewer Connection Fee  | \$265   | \$265   |

#### Site Plans

|                            |                       |                       |
|----------------------------|-----------------------|-----------------------|
| Commercial Site Plan       | \$500 + \$20 per acre | \$500 + \$20 per acre |
| Amended Site Plan (minor)  | \$100                 | \$100                 |
| Zoning Verification Letter | \$20/hour             | \$20/hour             |

#### Conditional Use Permit

|                 |  |  |
|-----------------|--|--|
| Commercial Use  | \$300 (includes commercial use in residential) | \$300 (includes commercial use in residential) |
| Residential Use | \$150  | \$150  |

#### Subdivisions

|   |                            |                              |
|---|----------------------------|------------------------------|
| Concept Plan                            | \$100 per lot              | \$100 per lot                |
| Preliminary Plat and Plan               | \$500 + \$50 per lot/unit  | \$500 + \$50 per lot/unit    |
| Preliminary Plat Minor Sub              | \$100 + \$50 per lot/unit  | \$100 + \$50 per lot/unit    |
| Final Plat and Plan (including amended) | 500 plus \$50 per lot/unit | \$500 plus \$50 per lot/unit |

#### Zoning Ordinance

|                     |  |  |
|---------------------|--|--|
| Code Text Amendment | \$400 per chapter subsection or fraction thereof | \$400 per chapter subsection or fraction thereof |
| Rezoning            | \$400 + \$10 per acre                            | \$400 + \$10 per acre                            |

## PLEASANT GROVE CITY FEE SCHEDULE

|                            |  |
|----------------------------|--|
| Current Fee<br>Res/Non Res | Amended FY 2027 Fee<br>Effective July 1, 2026<br><br>Res/Non Res |
|----------------------------|--|

### COMMUNITY DEVELOPMENT CONTINUED

#### General Plan

|                     |  |  |
|---------------------|--|--|
| Map Amendment       | \$400 + \$10 per acre                    | \$400 + \$10 per acre                    |
| Plan Text Amendment | \$400 per section or<br>fraction thereof | \$400 per section or fraction<br>thereof |

#### Special Meeting

|   |       |       |
|---|-------|-------|
| Any board, council, commission, etc. to convene a meeting at the request of a private person or entity where such meeting is not regularly scheduled. Such special meeting may be held only if that board, council, commission, etc. has consented to hold the meeting. | \$500 | \$500 |
|---|-------|-------|

#### Custom GIS Maps

Custom maps may be purchased for \$25 plus the cost of the Standard GIS Map print size requested

#### GIS Maps

|             |      |      |
|-------------|------|------|
| 8.5" x 11"  | \$2  | \$2  |
| 11" x 17"   | \$4  | \$4  |
| 22" x 17"   | \$15 | \$15 |
| 24" x 36"   | \$25 | \$25 |
| 30" x 36"   | \$35 | \$35 |
| Custom Maps | \$25 | \$25 |

#### Code Enforcement Fines

|                                      |       |       |
|--------------------------------------|-------|-------|
| Dirt, Rocks, Materials, etc. in Road | \$100 | \$100 |
| Excessive Weeds                      | \$50  | \$50  |
| Illegal Garage Sale Signs            | \$50  | \$50  |
| Accumulation of Junk                 | \$100 | \$100 |
| Garbage Receptacle Removal           | \$0   | \$0   |

#### Other

|                                    |                       |                       |
|------------------------------------|-----------------------|-----------------------|
| Annexation                         | \$625 + \$10 per acre | \$625 + \$10 per acre |
| Street Vacation                    | \$500                 | \$500                 |
| Building Re-inspection Penalty Fee | \$58                  | \$58                  |
| Commercial Signage Review          | \$100                 | \$100                 |
| Commercial Temporary Use Sign      | \$20                  | \$20                  |

#### Hearing Examiner

|          |       |       |
|----------|-------|-------|
| Variance | \$300 | \$300 |
| Appeal   | \$300 | \$300 |

## PLEASANT GROVE CITY FEE SCHEDULE

|                                    |   |
|------------------------------------|---|
| <b>Current Fee<br/>Res/Non Res</b> | <b>Amended FY 2027 Fee<br/>Effective July 1, 2026</b> |
|                                    | <b>Res/Non Res</b>                                    |

### COMMUNITY DEVELOPMENT CONTINUED

#### **Business Licensing**

##### **Commercial/Industrial/Manufacturing**

|  |       |       |
|--|-------|-------|
| Commercial/Industrial/Manufacturing          | \$75  | \$75  |
| Mobile Food Truck                            | \$100 | \$100 |
| Mobile Food Truck - Licensed in another city | \$25  | \$25  |

##### **Home Occupation**

|                             |                    |                    |
|-----------------------------|--------------------|--------------------|
| Major Home Occupation       | \$150 One Time Fee | \$150 One Time Fee |
| Minor Home Occupation       | \$50 One Time Fee  | \$50 One Time Fee  |
| Major/Minor Home Occupation | \$50 Annual Fee    | \$50 Annual Fee    |

##### **Temporary Use**

|  |         |         |
|--|---------|---------|
| Residential Solicitation                       | \$25    | \$25    |
| Transient, Itinerant Merchants (annual)        | \$100   | \$100   |
| Temporary Street Vendor ( 1 to 7 days)         | \$15    | \$15    |
| Auctions                                       | \$100   | \$100   |
| Special Event Business License Fee             | \$100   | \$100   |
| Special Event Business License Fee (Nonprofit) | \$25    | \$25    |
| Firework Sales                                 | \$300   | \$300   |
| Motorized Vehicle Sales (first 6 vendors)      | \$150   | \$150   |
| Motorized Vehicle Sales (per add'l vendor)     | \$25    | \$25    |
| Seasonal Business License                      | \$100   | \$100   |
| Bill Posting and Handbills                     | \$25    | \$25    |
| Private Firework Display                       | \$25    | \$25    |
| Temporary Use Fee                              | \$300   | \$300   |
| Firework Stands (per location/per event)       | \$500   | \$500   |
| Circus/Carnival                                | \$1,000 | \$1,000 |

##### **Amusement Devices**

|                                 |      |      |
|---------------------------------|------|------|
| Annual Fee                      | \$50 | \$50 |
| Change of Location/Transfer fee | \$25 | \$25 |

##### **Beer/Alcohol Licensing**

|                                   |       |       |
|-----------------------------------|-------|-------|
| Beer/Alcohol License Fee          | \$100 | \$100 |
| Beer License (Class A or Class B) | \$200 | \$200 |
| Beer License (Class C)            | \$300 | \$300 |
| Tavern                            | \$300 | \$300 |
| Packaging Agency                  | \$200 | \$200 |
| Manufacturing/Brewery             | \$300 | \$300 |
| Full Service Restaurant           | \$300 | \$300 |
| Banquet - On premise              | \$300 | \$300 |
| Temporary Beer/alcohol license    | \$300 | \$300 |

## PLEASANT GROVE CITY FEE SCHEDULE

| Current Fee<br>Res/Non Res | Amended FY 2027 Fee<br>Effective July 1, 2026<br><br>Res/Non Res |
|----------------------------|--|
|----------------------------|--|

### CEMETERY

#### Grave Plot

|   |               |               |
|---|---------------|---------------|
| Grave Plot                              | \$1,200/2,400 | \$1,200/2,400 |
| Infants/Babyland                        | \$1,200/2,400 | \$1,200/2,400 |
| Cremations (up to 4 per plot 2'x2')     | \$1,200/2,400 | \$1,200/2,400 |
| Upright Headstones (Sections H, I, & J) | \$2,000/4,000 | \$2,000/4,000 |
| Flat Headstones (Sections H, I, & J)    | \$1,500/3,000 | \$1,500/3,000 |

#### Opening and Closing - Per Plot

|                   |               |               |
|-------------------|---------------|---------------|
| Single            | \$750/1,400   | \$750/1,400   |
| Double Deep 1st   | \$1,800/2,400 | \$1,800/2,400 |
| Double Deep 2nd   | \$1,000/1,700 | \$1,000/1,700 |
| Cremations        | \$300/450     | \$300/450     |
| Infants           | \$300/450     | \$300/450     |
| Infant Family Dig | \$100/100     | \$100/100     |

#### Additional Fees

|   |       |       |
|---|-------|-------|
| Holidays & Sundays                                    | \$550 | \$550 |
| Saturdays   | \$550 | \$550 |
| Weekday Overtime                                      | \$550 | \$550 |
| Transfer Fee- Resident to Family or Resident per Plot | \$50  | \$50  |
| Transfer Fee- Resident to Non Resident per Plot       | \$500 | \$500 |
| Headstone Inspection Fee                              | \$100 | \$100 |
| Angel Garden Plaque                                   | \$0   | \$100 |
| Niche Engraving Fee - Name & Date                     | \$50  | \$100 |
| Niche Engraving Fee - Design                          | \$400 | \$500 |

#### Disinterment

|             |                  |                  |
|-------------|------------------|------------------|
| Under 4'    | \$1,700 flat fee | \$1,700 flat fee |
| Over 4'     | \$1,700 flat fee | \$1,700 flat fee |
| Double Deep | No longer allow  | No longer allow  |

## PLEASANT GROVE CITY FEE SCHEDULE

|                            |   |
|----------------------------|---|
| Current Fee<br>Res/Non Res | Amended FY 2027 Fee<br>Effective July 1, 2026 |
|                            | Res/Non Res                                   |

### RECREATION CENTER

#### **Family Pass**

|                                      |             |             |
|--------------------------------------|-------------|-------------|
| Annual                               | \$383/\$567 | \$383/\$478 |
| Semi Annual                          | \$236/\$322 | \$236/\$294 |
| Monthly                              | \$49/\$62   | \$49/\$62   |
| Monthly (w/1-yr min and eft payment) | \$37/\$59   | \$37/\$47   |

#### **Couple Pass**

|                                      |             |             |
|--------------------------------------|-------------|-------------|
| Annual                               | \$305/\$444 | \$305/\$381 |
| Semi Annual                          | \$188/\$255 | \$188/\$234 |
| Monthly                              | \$39/\$49   | \$39/\$49   |
| Monthly (w/1-yr min and eft payment) | \$30/\$40   | \$30/\$37   |

#### **Senior Couple Pass**

|                                      |             |             |
|--------------------------------------|-------------|-------------|
| Annual                               | \$159/\$255 | \$159/\$198 |
| Semi Annual                          | \$93/\$144  | \$93/\$116  |
| Monthly                              | \$22/\$28   | \$22/\$28   |
| Monthly (w/1-yr min and eft payment) | \$17/\$27   | \$17/\$21   |

#### **Individual Pass**

|                                      |             |             |
|--------------------------------------|-------------|-------------|
| Annual                               | \$188/\$274 | \$188/\$234 |
| Semi Annual                          | \$116/\$158 | \$116/\$144 |
| Monthly                              | \$24/\$30   | \$24/\$30   |
| Monthly (w/1-yr min and eft payment) | \$18/\$30   | \$18/\$23   |

#### **Senior Individual Pass**

|                                      |            |            |
|--------------------------------------|------------|------------|
| Annual                               | \$94/\$144 | \$94/\$117 |
| Semi Annual                          | \$55/\$89  | \$55/\$69  |
| Monthly                              | \$13/\$17  | \$13/\$17  |
| Monthly (w/1-yr min and eft payment) | \$10/\$15  | \$10/\$13  |

#### **Student Pass**

|                                      |             |             |
|--------------------------------------|-------------|-------------|
| Annual                               | \$123/\$178 | \$123/\$153 |
| Semi Annual                          | \$72/\$110  | \$72/\$90   |
| Monthly                              | \$17/\$22   | \$17/\$22   |
| Monthly (w/1-yr min and eft payment) | \$13/\$24   | \$13/\$17   |

## PLEASANT GROVE CITY FEE SCHEDULE

|                    |                               |
|--------------------|-------------------------------|
| <b>Current Fee</b> | <b>Amended FY 2027 Fee</b>    |
| <b>Res/Non Res</b> | <b>Effective July 1, 2026</b> |
|                    | <b>Res/Non Res</b>            |

### RECREATION CENTER CONTINUED

#### **Disability Pass**

|                                     |            |            |
|-------------------------------------|------------|------------|
| Annual                              | \$94/\$144 | \$94/\$117 |
| Semi Annual                         | \$55/\$89  | \$55/\$69  |
| Monthly                             | \$13/\$17  | \$13/\$17  |
| Montly (w/1-yr min and eft payment) | \$10/\$15  | \$10/\$13  |

#### **Membership Cancellation Fees**

|             |      |      |
|-------------|------|------|
| Annual      | \$60 | \$60 |
| Semi-Annual | \$40 | \$40 |
| Auto Renew  | \$40 | \$40 |

#### **Punch Passes**

|                                       |        |      |
|---------------------------------------|--------|------|
| General Track Punch Pass - 10 punches | \$13   | \$20 |
| Senior Track Punch Pass - 10 punches  | \$7.50 | \$10 |

#### **Daily Admission Fees**

|  |      |      |
|--|------|------|
| Adults (16-54 years old)                   | \$4  | \$4  |
| Youth (4-15 years old)                     | \$3  | \$3  |
| Seniors 55+                                | \$3  | \$3  |
| Disability Pass +1                         | \$3  | \$3  |
| Track Only                                 | \$2  | \$2  |
| Senior Track Only                          | \$1  | \$1  |
| Day - 1 hour                               | \$2  | \$2  |
| Day Care Punch Pass - 40 half hour punches | \$40 | \$40 |

#### **Funshine - Month**

|                                 |       |       |
|---------------------------------|-------|-------|
| Registration Fee                | \$65  | \$65  |
| Mon/Wed or Tues/Thurs - 2 hours | \$100 | \$100 |
| Tues/Thurs - 2.5 hours          | \$125 | \$125 |
| Mon/Wed/Fri - 2.5 hours         | \$150 | \$150 |
| Summer Program                  | \$180 | \$180 |

## PLEASANT GROVE CITY FEE SCHEDULE

|                            |  |
|----------------------------|--|
| Current Fee<br>Res/Non Res | Amended FY 2027 Fee<br>Effective July 1, 2026<br><br>Res/Non Res |
|----------------------------|--|

### RECREATION CENTER CONTINUED

#### Dance

|                                    |           |           |
|------------------------------------|-----------|-----------|
| School Year - Monthly Fee          | \$40/\$55 | \$40/\$55 |
| Costume Fee - School Year & Summer | \$85      | \$85      |
| Summer Program Fee                 | \$80      | \$80      |
| Registration Fee                   | \$25      | \$25      |

#### Enrichment

|  |                          |                          |
|--|--------------------------|--------------------------|
| Holiday Cooking Class - 6 per yr               | \$25/\$27                | \$25/\$27                |
| Summer Cooking - Kids - per class              | \$12/\$14                | \$12/\$14                |
| Kinder - 6 classes total                       | \$66/\$81                | \$66/\$81                |
| Toddler Gym/Kids Gym                           | \$25/\$39                | \$25/\$39                |
| Summer Camp (price based on class supply need) | \$65/\$100 or \$80/\$115 | \$65/\$100 or \$80/\$115 |
| Summer Chef - 4 classes total                  | \$70/\$75                | \$70/\$75                |
| Baby Sitting Class                             | \$40/\$45                | \$40/\$45                |
| Viking Day Family Dance                        | \$0-\$10                 | \$0-\$10                 |
| Fishing Club                                   | \$25/\$50                | \$25/\$50                |

#### Special Events

|   |           |           |
|---|-----------|-----------|
| Adult Social Dance - Per Person                                     | \$20      | \$20      |
| Adult Social Dance - Per Couple                                     | \$12      | \$12      |
| Day Hike  | Free      | Free      |
| Parent/Child Date Night - One parent/one child                      | \$30      | \$30      |
| Parent/Child Date Night - additional child                          | \$10      | \$10      |
| Run Like a Viking 5k (varying price depending on registration time) | \$30-\$60 | \$30-\$60 |

#### Adaptive Programs/Events

|                        |           |           |
|------------------------|-----------|-----------|
| Adaptive Day Camps     | \$15      | \$15      |
| Adaptive Kids Night    | \$7-\$10  | \$7-\$10  |
| Adaptive Spring Sport  | \$40      | \$40      |
| Summer Adventure Day   | \$10-\$15 | \$10-\$15 |
| Summer Camp (3 days)   | \$25/day  | \$25/day  |
| Adaptive Rafting Trip  | \$50      | \$50      |
| Day Program Activities | \$5-\$10  | \$5-\$10  |

## PLEASANT GROVE CITY FEE SCHEDULE

|                    |                               |
|--------------------|-------------------------------|
| <b>Current Fee</b> | <b>Amended FY 2027 Fee</b>    |
| <b>Res/Non Res</b> | <b>Effective July 1, 2026</b> |
|                    | <b>Res/Non Res</b>            |

### RECREATION CENTER CONTINUED

#### **Adult Sports**

|   |           |           |
|---|-----------|-----------|
| Coed Slow Pitch   | \$600     | \$600     |
| Softball Men's Fast Pitch   | \$785     | \$785     |
| Men's Basketball (spring)   | \$575     | \$575     |
| Men's Basketball (winter)   | \$650     | \$650     |
| Men's Slow Pitch (spring)   | \$700     | \$700     |
| Pickleball Tournament   | \$40      | \$40      |
| Pickleball League   | \$50      | \$50      |
| Volleyball  | \$350     | \$350     |
| Volleyball Tournament - UOVA - varying depending on UOVA membership | \$40-\$60 | \$40-\$60 |

#### **Youth Sports**

|  |             |             |
|--|-------------|-------------|
| Adaptive Junior Jazz                         | \$50        | \$50        |
| Baseball (Mustang 3-4 grade)                 | \$95/\$115  | \$95/\$115  |
| Baseball (Pinto 5-6 grade)                   | \$95/\$115  | \$95/\$115  |
| Baseball (Pony 7-8 grade)                    | \$115/\$135 | \$115/\$135 |
| Baseball (Colt 9-12 grade)                   | \$115/\$135 | \$115/\$135 |
| Coach Pitch                                  | \$45/\$65   | \$45/\$65   |
| Cross Country                                | \$50/\$70   | \$50/\$70   |
| Flag Football (1-4 grade)                    | \$55/\$75   | \$55/\$75   |
| Flag Football (5-12 grade)                   | \$60/\$80   | \$60/\$80   |
| Futsal                                       | \$45/\$65   | \$45/\$65   |
| Itty Bitty Ball                              | \$30/\$50   | \$30/\$50   |
| Jr Jazz Bball (K-2nd)                        | \$50/\$70   | \$50/\$70   |
| Jr Jazz Bball (3rd - 5th Boys/3rd-6th Girls) | \$60/\$80   | \$60/\$80   |
| Jr Jazz Bball (6th-8th Boys/7th-8th Girls)   | \$60/\$80   | \$60/\$80   |
| Jr Jazz Bball (9th - 12th Boys)              | \$90/\$110  | \$90/\$110  |
| Jr Jazz Bball (9th - 12th Girls)             | \$90/\$110  | \$90/\$110  |
| Machine Pitch (9-10 yr olds)                 | \$45/\$65   | \$45/\$65   |
| Fall Soccer (Pre-K)                          | \$40/\$60   | \$40/\$60   |
| Fall Soccer (1st-4th grade)                  | \$50/\$70   | \$50/\$70   |
| Fall Soccer (5th-9th grade)                  | \$55/\$75   | \$55/\$75   |
| Spring Soccer (5-9 grade)                    | \$55/\$75   | \$55/\$75   |
| Softball (10 & Under)                        | \$55/\$75   | \$55/\$75   |
| Softball (12 - 17)                           | \$75/\$95   | \$75/\$95   |
| T-Ball                                       | \$45/\$55   | \$45/\$55   |
| Track & Field                                | \$55/\$75   | \$55/\$75   |
| Volleyball (3rd-6th grade)                   | \$40/\$60   | \$40/\$60   |
| Volleyball (7th-12th grade)                  | \$50/\$70   | \$50/\$70   |
| Volleyball Camp (7-10 yr old)                | \$35/\$55   | \$35/\$55   |
| Volleyball Camp (11 & older)                 | \$40/\$60   | \$40/\$60   |

## PLEASANT GROVE CITY FEE SCHEDULE

|                            |   |
|----------------------------|---|
| Current Fee<br>Res/Non Res | Amended FY 2027 Fee<br>Effective July 1, 2026 |
|                            | Res/Non Res                                   |

### SWIMMING POOL

#### Season Passes - Regular Season (day after Memorial Day)

|                            |             |             |
|----------------------------|-------------|-------------|
| Family Full Season         | \$215/\$270 | \$215/\$270 |
| Family Even/Odd Season     | \$140/\$175 | \$140/\$175 |
| Individual Full Season     | \$110/\$140 | \$110/\$140 |
| Senior Individual Resident | \$60/\$75   | \$60/\$75   |
| Disability Full Season     | \$60/\$75   | \$60/\$75   |

#### Season Passes -Pre Season (May 1st - Memorial Day)

|                            |             |             |
|----------------------------|-------------|-------------|
| Family Full Season         | \$160/\$230 | \$160/\$230 |
| Family Even/Odd Season     | \$108/\$168 | \$110/\$170 |
| Individual Full Season     | \$84/\$128  | \$85/\$130  |
| Senior Individual Resident | \$44/\$64   | \$45/\$65   |
| Disability Full Season     | \$0         | \$45/\$65   |

#### Discount Tickets

|                               |       |       |
|-------------------------------|-------|-------|
| Aerobic/Lap Punch Pass        | \$25  | \$25  |
| Senior Aerobic/Lap Punch Pass | \$25  | \$25  |
| 10 Punch Pass                 | \$50  | \$50  |
| 25 Punch Pass                 | \$125 | \$125 |

#### General Admission

|                |        |        |
|----------------|--------|--------|
| 0-1 year old   | Free   | Free   |
| 2-3 year old   | \$1    | \$1    |
| 4 years and up | \$5    | \$5    |
| Seniors 55 +   | \$2.50 | \$2.50 |

#### Time Specific Swim

|              |                        |                        |
|--------------|------------------------|------------------------|
| Morning      | \$3                    | \$3                    |
| Evening      | \$5                    | \$5                    |
| Seniors 55 + | \$1 (for classes only) | \$1 (for classes only) |

#### Swim Team

|                  |             |             |
|------------------|-------------|-------------|
| Per Each Swimmer | \$115/\$140 | \$115/\$140 |
|------------------|-------------|-------------|

#### Swim Lessons

|                  |           |           |
|------------------|-----------|-----------|
| Per Each Swimmer | \$50/\$65 | \$50/\$65 |
|------------------|-----------|-----------|

#### Rentals

|  |       |       |
|--|-------|-------|
| 2 Hours up to 100 People                 | \$650 | \$650 |
| 3 Hours up to 100 People                 | \$800 | \$800 |
| 4 hours up to 100 People                 | \$950 | \$950 |
| Saturdays 9am - 12pm                     | \$700 | \$700 |
| For every 15 people over the allowed 100 | \$25  | \$25  |

## PLEASANT GROVE CITY FEE SCHEDULE

| Current Fee<br>Res/Non Res | Amended FY 2027 Fee<br>Effective July 1, 2026<br><br>Res/Non Res |
|----------------------------|--|
|----------------------------|--|

### SWIMMING POOL CONTINUED

| <u>Groups</u>                   |                    |                    |
|---------------------------------|--------------------|--------------------|
| Family Night Swim (Mondays)     | \$15               | \$15               |
| Scout/Church Groups w/Leaders   | \$2                | \$2                |
| <u>Special Events/Pricing</u>   |                    |                    |
| 1/2 Price nights after 6 p.m.   | \$2.50             | \$2.50             |
| End of Season pass August only  | 60% Discount       | 60% Discount       |
| <u>Merit Badge Classes</u>      |                    |                    |
| First Aid, Swimming, Lifesaving | \$5-\$15 per Class | \$5-\$15 per Class |

### COMBINATION RECREATION CENTER AND SWIMMING POOL

| <u>Resident Family</u>   |             |             |
|--|-------------|-------------|
| Annual Recreation Center Pass and Full Pool Season Family Pass     | \$525/\$655 | \$525/\$655 |
| Annual Recreation Center Pass and Full Pool Season Individual Pass | \$260/\$325 | \$260/\$325 |
| Annual Recreation Center Pass and Full Pool Season Senior Pass     | \$135/\$170 | \$135/\$170 |
| Annual Recreation Center Pass and Full Pool Season Disability Pass | \$135/\$170 | \$135/\$170 |

### FACILITY RENTAL

| <u>Seniors Center</u>                    |       |       |
|--|-------|-------|
| Refundable Deposit                       | \$250 | \$250 |
| Resident - 1st 90 min                    | \$100 | \$100 |
| Resident - 1st Hour                      | \$100 | \$100 |
| Resident - Each Additional Hour          | \$50  | \$50  |
| Non-Resident - 1st 90 min                | \$125 | \$125 |
| Non-Resident - 1st Hour                  | \$125 | \$125 |
| Non-Resident - Each Additional Hour      | \$75  | \$75  |
| Commercial Resident - 1st 90 min         | \$150 | \$150 |
| Commercial Resident - 1st Hour           | \$150 | \$150 |
| Commercial Resident - Each Additional Hr | \$100 | \$100 |
| Comm Non-Resident - 1st 90 min           | \$175 | \$175 |
| Comm Non-Resident - 1st Hour             | \$175 | \$175 |
| Comm Non-Resident - Each Additional Hr   | \$125 | \$125 |

## PLEASANT GROVE CITY FEE SCHEDULE

|                                    |   |
|------------------------------------|---|
| <b>Current Fee<br/>Res/Non Res</b> | <b>Amended FY 2027 Fee<br/>Effective July 1, 2026</b> |
|                                    | <b>Res/Non Res</b>                                    |

### FACILITY RENTAL CONTINUED

#### Recreation Center

|  |                        |                          |
|--|------------------------|--------------------------|
| Classroom per Hour   | \$40/\$60              | \$40/\$60                |
| Classroom Commercial per Hour  | \$80/\$100             | \$80/\$100               |
| Multi-Purpose per Hour   | \$45/\$65              | \$45/\$65                |
| Multi-Purpose Commercial per Hour                                    | \$85/\$105             | \$85/\$105               |
| Deposit  | \$150                  | \$150                    |
| Gymnasium  | \$80/\$100             | \$80/\$100               |
| Gymnasium Commercial   | \$125/\$145            | \$125/\$145              |
| Gymnasium - Gym 2 & 3 Combined                                       | \$150/\$170            | \$150/\$170              |
| Gymnasium - Gym 2 & 3 Combined Commercial                            | \$200/\$220            | \$200/\$220              |
| Gymnasium Deposit  | 300                    | \$300                    |
| Hourly Staffing Fee Per Hour (Two staff after hours when applicable) | \$40                   | \$40                     |
| Non-Profit Rental Rate   | 5% of Non Resident Rat | 25% of Non Resident Rate |

#### Rodeo Ground Rental

|                                      |             |             |
|--------------------------------------|-------------|-------------|
| Half Day Rental                      | \$175/\$225 | \$175/\$225 |
| Full Day Rental                      | \$350/\$500 | \$350/\$500 |
| Deposit                              | \$1,000     | \$1,000     |
| Lights per hour                      | \$75        | \$75        |
| Work Arena                           | \$1,500     | \$1,500     |
| Rodeo Staffing Fee                   | \$200       | \$200       |
| Parking Lot Only Rental              | \$250       | \$250       |
| Rodeo Clean Up/Prep Work After Event | \$330       | \$330       |
| Dumpster Tipping Fee                 | \$75        | \$75        |

### PARK RENTAL

#### Park Pavilion Rental

|                            |             |             |
|----------------------------|-------------|-------------|
| Half Day                   | \$35/\$50   | \$35/\$50   |
| Full Day                   | \$70/\$85   | \$70/\$85   |
| Deposit                    | \$50        | \$50        |
| Commercial Rental 1/2 Day  | \$75/\$150  | \$75/\$150  |
| Commercial Rental Full Day | \$100/\$200 | \$100/\$200 |
| Commercial Deposit         | \$100       | \$100       |

#### Cook Park Pavilion Rental

|                            |             |             |
|----------------------------|-------------|-------------|
| Half Day                   | \$50/\$150  | \$50/\$150  |
| Full Day                   | \$100/\$200 | \$100/\$200 |
| Deposit                    | \$100       | \$100       |
| Commercial Rental 1/2 Day  | \$150/\$200 | \$150/\$200 |
| Commercial Rental Full Day | \$200/\$250 | \$200/\$250 |
| Commercial Deposit         | \$200       | \$200       |

## PLEASANT GROVE CITY FEE SCHEDULE

|                            |  |
|----------------------------|--|
| Current Fee<br>Res/Non Res | Amended FY 2027 Fee<br>Effective July 1, 2026<br><br>Res/Non Res |
|----------------------------|--|

### PARK RENTAL CONTINUED

**Sports Field Rental**

|                              | Current Fee<br>Res/Non Res | Amended FY 2027 Fee<br>Effective July 1, 2026<br>Res/Non Res |
|------------------------------|----------------------------|--|
| Half Day                     | \$75/\$150                 | \$75/\$150   |
| Full Day                     | \$125/\$250                | \$125/\$250  |
| Deposit                      | \$150                      | \$150  |
| Lights per Field             | \$50                       | \$50   |
| Field Prep per Field         | \$50                       | \$50   |
| Facility Supervisor per hour | \$30                       | \$30   |

## PLEASANT GROVE CITY FEE SCHEDULE

| Current Fee<br>Res/Non Res | Amended FY 2027 Fee<br>Effective July 1, 2026 |
|----------------------------|---|
|                            | Res/Non Res                                   |

### FIRE

#### Ambulance

|                                | As Set By the State of Utah Code Annotated Title 26-8a-403 & Administrative Rule R426-8-2 | As Set By the State of Utah Code Annotated Title 26-8a-403 & Administrative Rule R426-8-2 |
|--------------------------------|---|---|
| Ambulance Fees                 |   |   |
| Ambulance Coverage (Standy-by) | \$60/hour   | \$60/hour   |
| Personnel - FF/paramedic       | \$35/hour   | \$35/hour   |

#### Trainings

|   |                 |                 |
|---|-----------------|-----------------|
| City Employees                                    |                 |                 |
| Adult & Pediatric CPR/AED                         | \$5 per person  | \$5 per person  |
| Hands only COR & Stop the Bleed                   | Free            | Free            |
| PG Schools - Hands only CPR and Stop the Bleed    | Free            | Free            |
| Community Classes                                 |                 |                 |
| Hands only CPR & Stop the Bleed                   | Free            | Free            |
| Adult & Pediatric CPR/AED Certification           | \$50 per person | \$50 per person |
| Business & Group Classes                          |                 |                 |
| Hands only and AED                                | Free            | Free            |
| Hands only and Stop the Bleed                     | \$50 per class  | \$50 per class  |
| First Aid Certification                           | \$40 per person | \$40 per person |
| Adult CPR/Aed Certification                       | \$40 per person | \$40 per person |
| Adult & Pediatric CPR/AED Certification           | \$50 per person | \$50 per person |
| Adult & Pediatric First Aid/CPR/AED Certification | \$70 per person | \$70 per person |
| Basic Life Support Certification                  | \$70 per person | \$70 per person |

#### Fire Services

|                                 |            |            |
|---------------------------------|------------|------------|
| Fire Engine Coverage (Stand-by) | \$257/hour | \$257/hour |
| Personnel - FF/paramedic        | \$35/hour  | \$35/hour  |

#### Fire Service - Wildland

|                          |                      |                      |
|--------------------------|----------------------|----------------------|
| Engine - Type 1          | \$338/hour           | \$338/hour           |
| Ambulance                | \$213/hour           | \$213/hour           |
| Brush Rig                | \$152/hour           | \$152/hour           |
| Ladder Truck             | \$338/hour           | \$338/hour           |
| ATV 4X4                  | \$11/hour            | \$11/hour            |
| Side by Side             | \$13/hour            | \$13/hour            |
| EMT A w/kit              | \$60/hour            | \$60/hour            |
| Paramedic w/kit          | \$67/hour            | \$67/hour            |
| Personnel - FF/paramedic | \$35/hour            | \$35/hour            |
| Fire Services-Haz Mat    | Bill Spiller/Company | Bill Spiller/Company |

## PLEASANT GROVE CITY FEE SCHEDULE

| Current Fee<br>Res/Non Res | Amended FY 2027 Fee<br>Effective July 1, 2026<br><br>Res/Non Res |
|----------------------------|--|
|----------------------------|--|

### FIRE CONTINUED

#### Fire Services - Inspections

|  |       |       |
|--|-------|-------|
| Initial Inspection                           | \$0   | \$0   |
| Re-Inspections due to Noncompliance          | \$100 | \$100 |
| Solar Review                                 | \$20  | \$20  |
| Child/Daycare/Preschool                      | \$25  | \$25  |
| Assisted Living/Nursing Home                 | \$50  | \$50  |
| After Hours Inspection/Hour (2 hour minimum) | \$75  | \$75  |
| Out of City Food Truck Inspection            | \$50  | \$50  |

#### Fire Services - False Fire Alarms

|                          |       |       |
|--------------------------|-------|-------|
| First Three Calls        | \$0   | \$0   |
| Fourth Call              | \$50  | \$50  |
| Fifth Call               | \$75  | \$75  |
| Sixth through Ninth Call | \$100 | \$100 |
| Tenth & Over Call        | \$250 | \$250 |

### LIBRARY

|   |                   |                   |
|---|-------------------|-------------------|
| Library Card                                | \$0/\$80          | \$0/\$90          |
| VHS/DVD/Discovery Bags (Overdue per Day)    | \$0               | \$0               |
| Overdue Book Fines per Day                  | \$0               | \$0               |
| Lost/Damaged Items (Replacement value plus) | Replacement value | Replacement value |
| Lost Library Card                           | \$2               | \$2               |
| Interlibrary Loan Fee                       | \$4               | \$4               |
| Lamination                                  | \$0               | \$0               |
| Copies (B&W/color)                          | \$0.10/0.50       | \$0.10/0.50       |
| Guest Pass for Non-Resident                 | \$1               | \$1               |

### POLICE

|  |                   |                   |
|--|-------------------|-------------------|
| Fingerprinting   | \$10/\$25         | \$10/\$25         |
| Police Clearance Reports                                     | \$5               | \$5               |
| Traffic Accident Reports                                     | \$10              | \$10              |
| Insurance Reports  | \$10              | \$10              |
| Records Request - First 15 min                               | \$0               | \$0               |
| Records Request - Over 15 min (per hour or fraction thereof) | \$35/hour         | \$35/hour         |
| Special Event - Security/Traffic Control                     | \$100 per officer | \$100 per officer |

## PLEASANT GROVE CITY FEE SCHEDULE

| Current Fee<br>Res/Non Res | Amended FY 2027 Fee<br>Effective July 1, 2026<br><br>Res/Non Res |
|----------------------------|--|
|----------------------------|--|

### GENERAL GOVERNMENT FEES

|                    |      |      |
|--------------------|------|------|
| Returned Check Fee | \$20 | \$20 |
|--------------------|------|------|

### **Election Fees**

|                          |      |      |
|--------------------------|------|------|
| Declaration of Candidacy | \$35 | \$35 |
| Nominating Petition      | \$35 | \$35 |
| Write In Candidate       | \$35 | \$35 |

### **Historical Commission**

|                       |      |      |
|-----------------------|------|------|
| PG History Volume I   | \$26 | \$26 |
| PG History Volume II  | \$45 | \$45 |
| PG History Volume III | \$15 | \$15 |
| Walking Tour Booklet  | \$3  | \$3  |

### **Records Request**

|   |           |           |
|---|-----------|-----------|
| 8.5" x 11" Single Sided   | \$0.25    | \$0.25    |
| 8.5" x 11" Double Sided   | \$0.50    | \$0.50    |
| 11" x 14"   | \$0.75    | \$0.75    |
| 11" x 17"   | \$1.00    | \$1.00    |
| 8.5" x 11" Color  | \$2       | \$2       |
| 11" x 17" Color   | \$4       | \$4       |
| 22" x 17" Color   | \$8.50    | \$8.50    |
| 36" x 24" Color   | \$15      | \$15      |
| 42" x 36" Color   | \$25      | \$25      |
| PDF Scan Copy 24" x 36" Plan Sheet/24"x36" Black & White Plan Sheet | \$10      | \$10      |
| Certified Copies  | \$5       | \$5       |
| First 15 min  | \$0       | \$0       |
| Over 15 min (per hour or fraction thereof)                          | \$35/hour | \$35/hour |

## PLEASANT GROVE CITY FEE SCHEDULE

|                                    |   |
|------------------------------------|---|
| <b>Current Fee<br/>Res/Non Res</b> | <b>Amended FY 2027 Fee<br/>Effective July 1, 2026</b> |
|                                    | <b>Res/Non Res</b>                                    |

### PUBLIC WORKS

#### Inspection Fees

|   |   |   |
|---|---|---|
| Construction Inspection   | 3% of Construction Bond                           | 3% of Construction Bond                           |
| PW Director   | \$120/per hour                                    | \$125/per hour                                    |
| City Engineer   | \$110/per hour                                    | \$115/per hour                                    |
| Engineer  | \$90/per hour                                     | \$95/per hour                                     |
| Engineer Inspector  | \$80/per hour                                     | \$85/per hour                                     |
| Engineering Intern  | \$35/per hour                                     | \$40/per hour                                     |
| PW Division Manager   | \$90/per hour                                     | \$95/per hour                                     |
| PW Superintendent   | \$85/per hour                                     | \$90/per hour                                     |
| PW Foreman  | \$70/per hour                                     | \$75/per hour                                     |
| PW Operator 1 & 2   | \$60/per hour                                     | \$65/per hour                                     |
| Engineering Consultant( Civil, Structural, Geotechnical or GIS) | Amount billed by Consultant<br>for work performed | Amount billed by Consultant for<br>work performed |

#### Other Fees

|  |                        |                        |
|--|------------------------|------------------------|
| Hydrant Meter Rental (\$2,500 Deposit) | \$50/per month         | \$50/per month         |
| Hydrant Water Usage - Tier 1           | \$3.35/1,000 gal       | \$3.35/1,000 gal       |
| Curb Pins                              | \$4                    | \$4                    |
| Storm Water Decals                     | \$2.50                 | \$2.50                 |
| Sand Bags                              | \$1 bag/\$3 filled bag | \$1 bag/\$3 filled bag |
| Bond Release - 3rd or more request     | \$150                  | \$150                  |

#### Construction Fees

|   |        |        |
|---|--------|--------|
| Street Excavation Permit (up to 6 months)                 | \$178  | \$183  |
| Permit Extension (up to 6 month intervals)                | \$178  | \$183  |
| Land Disturbance Permit (for 10,000 sq. ft.)              | \$55   | \$56   |
| Traffic Control Plan Review Fee                           | \$55   | \$56   |
| Asphalt Patch - Road PCI > 70 (100 SF MIN)                | \$350  | \$360  |
| Asphalt Patch - Road PCI < 70 (100 SF MIN)                | \$140  | \$144  |
| Asphalt Patch - Road PCI > 70 (EACH 100 SF ABOVE INITIAL) | \$140  | \$144  |
| Asphalt Patch - Road PCI < 70 (100 SF ABOVE INITIAL)      | \$55   | \$56   |
| Asphalt Patch in Road with Sealcoat (per SF)              | \$0.33 | \$0.34 |
| Crack seal & Sealcoat per square yard (SY)                | \$3.30 | \$3.40 |
| Directional Boring (per LF)                               | \$0.33 | \$0.34 |
| Pothole   | \$40   | \$41   |
| Existing Curb and Gutter Replacement (per LF)             | \$0.72 | \$0.74 |
| Existing Sidewalk Replacement (per SF)                    | \$0.29 | \$0.30 |
| Driveway Inspection (per driveway)                        | \$140  | \$144  |
| After hours Inspection                                    | \$85   | \$87   |
| Working without a permit                                  | \$715  | \$736  |
| Local Street Closure (per day/per lane/per block)         | \$70   | \$72   |
| Arterial Street Closure (per day/per lane/per block)      | \$220  | \$226  |

## PLEASANT GROVE CITY FEE SCHEDULE

|                            |   |
|----------------------------|---|
| Current Fee<br>Res/Non Res | Amended FY 2027 Fee<br>Effective July 1, 2026 |
|                            | Res/Non Res                                   |

### UTILITIES

#### Residential Water

|                                      |         |         |
|--------------------------------------|---------|---------|
| Base Fee (Includes 5,000 gal)        | \$27.64 | \$27.64 |
| Base Fee (Abatement Rate)            | \$22.11 | \$22.11 |
| 5,001 to 10,000 gal (per 1,000 gal)  | \$3.35  | \$3.35  |
| 10,001 to 15,000 gal (per 1,000 gal) | \$4.89  | \$4.89  |
| 15,001 to 50,000 gal (per 1,000 gal) | \$7.11  | \$7.11  |
| 50,001 and above (per 1,000 gal)     | \$8.38  | \$8.38  |

#### Commercial Water

|                                       |         |         |
|---------------------------------------|---------|---------|
| Base Fee (Includes 5,000 gal)         | \$27.64 | \$27.64 |
| 5,001 to 10,000 gal (per 1,000 gal)   | \$3.35  | \$3.35  |
| 10,001 to 15,000 gal (per 1,000 gal)  | \$3.64  | \$3.64  |
| 15,001 to 50,000 gal (per 1,000 gal)  | \$3.91  | \$3.91  |
| 50,001 to 100,000 gal (per 1,000 gal) | \$4.39  | \$4.39  |
| 100,001 and above (per 1,000 gal)     | \$4.68  | \$4.68  |

#### Residential Water - No Access to Secondary/PI - North of Canal

|                                  |         |         |
|----------------------------------|---------|---------|
| Base Fee (Includes 90,000 gal)   | \$73.21 | \$73.21 |
| 90,001 and above (per 1,000 gal) | \$3.35  | \$3.35  |

#### Residential Water - No Access to Secondary/PI - South of State Street

|                                       |         |         |
|---------------------------------------|---------|---------|
| Base Fee (Includes 5,000 gal)         | \$27.64 | \$27.64 |
| 5,001 to 10,000 gal (per 1,000 gal)   | \$3.35  | \$3.35  |
| 10,001 to 15,000 gal (per 1,000 gal)  | \$3.64  | \$3.64  |
| 15,001 to 50,000 gal (per 1,000 gal)  | \$3.91  | \$3.91  |
| 50,001 to 100,000 gal (per 1,000 gal) | \$4.19  | \$4.19  |
| 100,001 and above (per 1,000 gal)     | \$4.46  | \$4.46  |

#### Pressurized Irrigation

|   |                       |                       |
|---|-----------------------|-----------------------|
| <b>Residential Rates</b>  |                       |                       |
| Under .50 Acre  | \$44.21               | \$44.21               |
| .50 Acre to .99 Acre  | \$52.78               | \$52.78               |
| 1 Acre and Above  | \$61.32               | \$61.32               |
| Additional Water Surcharge  | \$0.00                | \$0.00                |
| Abatement Rate  | 80% of Standard Rate  | 80% of Standard Rate  |
| <b>Commercial Rates</b>   |                       |                       |
| <b>For commercial parcels in excess of 1.5 irrigable acres - including schools, churches, and</b> |                       |                       |
| Base Fee  | \$61.32               | \$61.32               |
| Per Sq Ft ('000s)   | \$0.000970            | \$0.000970            |
| - Area over 1.50 Acres  |                       |                       |
| <b>Secondary Water Fines - Warning, 1st offense, 2nd offense</b>                                  | <b>\$0/\$50/\$200</b> | <b>\$0/\$50/\$200</b> |

## PLEASANT GROVE CITY FEE SCHEDULE

|                    |                               |
|--------------------|-------------------------------|
| <b>Current Fee</b> | <b>Amended FY 2027 Fee</b>    |
| <b>Res/Non Res</b> | <b>Effective July 1, 2026</b> |
|                    | <b>Res/Non Res</b>            |

### UTILITIES CONTINUED

#### **Storm Drain**

|   |         |         |
|---|---------|---------|
| Monthly Fee per ESU   | \$23.71 | \$23.71 |
| Base Fee (Abatement Rate)   | \$18.97 | \$18.97 |
| MS4 LID Residential Development Fee (per cubic ft of retained volume) | \$8.67  | \$8.67  |

#### **Sewer**

|  |         |         |
|--|---------|---------|
| Monthly Base Fee   | \$18.59 | \$18.59 |
| Monthly TSSD Base Fee (effective 4/14/2026)                  | \$13.00 | \$16.56 |
| Base Fee (Abatement Rate)                                    | \$14.87 | \$14.87 |
| Usage (per 1,000 gal)  | \$4.60  | \$4.60  |
| Inoperable Water Meter - 1/2 TSSD Consumption Service Charge | \$6.96  | \$6.96  |

#### **Solid Waste**

|                          |         |         |
|--------------------------|---------|---------|
| Garbage - 1st Can        | \$14.08 | \$14.08 |
| Garbage - Additional Can | \$10.68 | \$10.68 |
| Recycling                | \$8.04  | \$8.04  |

#### **Shutoff/Connection Fees**

|   |          |          |
|---|----------|----------|
| New Connection Fee per Unit   | \$40.00  | \$45.00  |
| Unlawful Opening of Meter Box   | \$150.00 | \$150.00 |
| Late Penalty  | \$15.00  | \$15.00  |
| Employee Dispatch Fee   | \$25.00  | \$30.00  |
| Reconnection Fee  | \$65.00  | \$65.00  |
| After Hours Service Restoration Fee (Reconnection Fee is independent) | \$100.00 | \$120.00 |
| Remote Shut-off Meter Replacement                                     | \$300.00 | \$300.00 |

#### **Drought Relief**

|               |        |        |
|---------------|--------|--------|
| Temporary Fee | \$0.00 | \$0.00 |
|---------------|--------|--------|

#### **Utility Transportation Fee**

|                              |          |          |
|------------------------------|----------|----------|
| Residential                  | \$6.76   | \$6.76   |
| Residential (Abatement Rate) | \$5.41   | \$5.41   |
| Commercial - Tier 1          | \$33.02  | \$33.02  |
| Commercial-Tier 2            | \$188.84 | \$188.84 |

**Proposed Property Tax Impact Schedule  
Tentative Budget July 1, 2026 - June 30, 2027**

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 proposed property tax increase is adopted.

|  |             |
|--|-------------|
| 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   |
| <br>Estimated Increase to Pleasant Grove City's Property Tax Revenue | <br>16.55%  |
| Estimated Annual Increase to a primary residence of \$570,655        | \$49.97     |
| Estimated Annual Increase to a commerical valued at \$570,655        | \$90.85     |

| <b>Affected Department</b> | <b>Proposed Budget</b> | <b>Budget without Tax Change</b> | <b>Budget Change</b> |
|----------------------------|------------------------|----------------------------------|----------------------|
| Police                     | \$6,654,468            | \$6,289,380                      | \$365,088            |

|  |
|--|
| <b>Impact of Tax Increase</b> - The Police Department will hire two new police officers, and provide funding for reserve and retention |
|--|

| <b>Affected Department</b> | <b>Proposed Budget</b> | <b>Budget without Tax Change</b> | <b>Budget Change</b> |
|----------------------------|------------------------|----------------------------------|----------------------|
| Fire                       | \$3,722,747            | \$3,404,747                      | \$318,000            |

|   |
|---|
| <b>Impact of Tax Increase</b> - The Fire Department will hire three new fire fighters and provide funding for outfitting. |
|---|

|                                  |           |
|----------------------------------|-----------|
| <b>Total General Fund Change</b> | \$683,088 |
|----------------------------------|-----------|

**ORDINANCE NO. 2026-018**

**AN ORDINANCE OF PLEASANT GROVE CITY, UTAH COUNTY, UTAH, AMENDING CITY CODE SECTION 10-13 OVERLAY ZONES TO ADD A NEW OVERLAY ZONE FOR PUD'S CLUSTERED DEVELOPMENTS CALLED THE SPRINGS DISTRICT OVERLAY (SDO) ZONE; IN THE PLEASANT GROVE CITY CODE; INCLUDING AN EFFECTIVE DATE (JULIE SMITH, APPLICANT).**

**WHEREAS**, the applicant has requested an amendment to the Pleasant Grove City Code to create and add to the City Code a new overlay zone that would allow for Planned Unit Developments (PUDs) with clustered residential units; and

**WHEREAS**, the applicant proposes to apply the aforementioned new overlay zone to a existing residential planned development named Reinnnaissance at Indian Springs; and

**WHEREAS**, the stated purpose of the proposed Springs District Overlay (SDO) Zone is to allow for the re-subdivision of a portion of the existing subdivision currently designated as perpetual open space into new residential lots; and

**WHEREAS**, on April 9, 2026 the Pleasant Grove City Planning Commission held a public hearing to consider adding Section 10-13 ARTICLE G: THE SPRINGS DISTRICT OVERLAY (SDO) ZONE to the Pleasant Grove Municipal Code; and

**WHEREAS**, at its public hearing the Pleasant Grove City Planning Commission decided that the requested amendments to the Pleasant Grove Municipal Code are not in the public's interest and are not consistent with the written goals and policies of the General Plan; and

**WHEREAS**, the Pleasant Grove City Planning Commission recommended to the Pleasant Grove City Council that the request to add Section 10-13 ARTICLE G: THE SPRINGS DISTRICT OVERLAY (SDO) ZONE to the Pleasant Grove Municipal Code be denied as the proposed overlay does not fit the neighboring zones; and

**WHEREAS**, on April 28, 2026 and June 2, 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 amendments to the Pleasant Grove Municipal Code are in the best interest of the public and are consistent with the written goals and policies of the General Plan.

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

SECTION 1. Section 10-13 ARTICLE G: THE SPRINGS DISTRICT OVERLAY (SDO) ZONE of the Pleasant Grove Municipal Code is hereby amended by adding the following provision, to read as follows:

**CHAPTER 13 ARTICLE G  
THE SPRINGS DISTRICT OVERLAY ZONE**

**SECTION:**

10-13G-1: The Springs Zoning District Established

10-13G-2: Application Requirements

10-13G-3: Lot Area

10-13G-4: Lot Width

10-13G-5: Lot Frontage

10-13G-6: Yard Requirements

10-13G-7: Minimum Zone Area and Location

10-13G-8: Project Plan Approval

**10-13G -1: THE SPRINGS ZONING DISTRICT ESTABLISHED:**

**A. Established:**

**1. Purpose:**

a. The following regulations are hereby established to promote the health, safety and general welfare in the Springs Zoning District; to achieve the goals and objectives of the Pleasant Grove General Plan; to promote and to encourage efficient land usage.

b. This chapter further seeks to foster development that will provide the Springs Zoning District with a special district identification that will increase property values and protect real estate investment.

c. The regulations contained herein shall apply to the area known as the Spring Zoning District, the boundaries of which are between 2310 North and 2600 North and 1300 West 1650 West and also shown on the Pleasant Grove City zoning map. The District is located in the Single-Family Residential (Very Low Density) designation on the Future Land Use Map in the General Plan. Properties are intended to be a minimum of one-third (1/3)-acre in size.

d. No land use or development within the boundaries of the Springs Zoning District shall be commenced or approved except in conformance with the provisions of this chapter. This chapter shall govern all land use and development within the Springs Zoning District and shall take precedence over the provisions of the zoning ordinance unless expressly provided for otherwise by this chapter.

2. The Springs Zoning District Established: The Springs Zoning District is hereby established and provides for an existing Performance Residential Development.

3. Applicability: The regulations for the Springs zoning district shall apply to the RENAISSANCE AT INDIAN SPRINGS A Performance Development by Trophy Homes development within the district boundaries.

B. District And Map:

1. Applicability: The regulations contained herein shall apply to the area known as the Springs Zoning District, the boundaries of which are shown on the officially adopted Pleasant Grove City zoning map.

C. Interpretation, Scope Of Regulations: The regulations set forth by this chapter shall be minimum regulations for the existing development, occurring subsequent to the enactment hereof. No building, structure or land shall be used or occupied and no building or structure or part thereof shall be erected, constructed, reconstructed, moved or structurally altered except in conformity with all of the regulations herein, unless changes are authorized by the city council or their approved representative.

**10-13G -2: APPLICATION REQUIREMENTS:**

A. Plans: Applications shall be accompanied with plans in accordance with the guidelines set forth in this chapter, or as deemed necessary by the community development director, planning commission or city council.

**10-13G -3: LOT AREA:**

- A. Home lots within the Springs District shall be regulated by overall project density not by a minimum lot size. The overall average lot size (calculated by total area of project divided by number of lots) shall not be less than seventeen thousand square feet (17,000).
- B. The minimum area of any lot or parcel in the Springs District shall be six thousand, five hundred forty-nine square feet (6,549 sq.ft.).

**10-13G -4: LOT WIDTH:**

A. Each lot or parcel within the Springs District, except corner lots, shall have a width of not less than fifty-eight feet (58').

**10-13G -5: LOT FRONTAGE:**

A. Each lot or parcel within the Springs District, shall abut a public street or privately owned and maintained street for a minimum distance of thirty-five (35') on a line parallel to the centerline of the street or a privately owned and maintained street or along the circumference of a cul-de-sac.

**10-13G -6: YARD REQUIREMENTS:**

The following minimum yard requirements shall apply in the Springs District (note: all setbacks are measured from the property line):

- A. Front Yard: Each lot or parcel in the Springs District shall have a front yard of not less than twenty feet (20').
  - 1. When multiple homes share a common drive, each lot or parcel shall have a front yard of not less than six feet (6').
- B. Side Yard: Each lot or parcel of land in the Springs District shall have a side yard of not less than six feet (6').
- C. Corner Lots: On corner lots in the Springs District the side yard contiguous to the street shall not be less than fifteen feet (15').
- D. Rear Yard: Each lot or parcel of land in the Springs District shall have a rear yard of no less than ten feet (10').

**10-13G -7: MINIMUM ZONE AREA AND LOCATION:**

The minimum area to which the Springs District Zone may be applied is sixteen (16) acres and the property shall have frontage to 2600 North Street.

**10-13G -8: PROJECT PLAN APPROVAL**

The subject property shall demonstrate compliance with all applicable provisions of this title and title 11 of this Code. Refer to section 11-7-7 of this Code for submittal, review and procedural requirements.

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

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

SECTION 4. APPROVED AND ADOPTED AND MADE EFFECTIVE by the City Council of Pleasant Grove City, Utah County, Utah, this 2<sup>nd</sup> day of June, 2026.

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

ATTEST:

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

(SEAL)

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

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

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

**CERTIFICATE OF POSTING ORDINANCE**

**Pleasant Grove City Corporation**

I, the duly appointed recorder for the City of Pleasant Grove, hereby certify that a summary of the foregoing Ordinance No. \_\_\_\_\_ was posted on the State (<http://pmn.utah.gov>) website on this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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

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

# City Council Staff Report

June 2, 2026

## TEXT AMENDMENT PROPOSAL

**REQUEST** Request to amend City Code Section 10-13: Overlay Zones, to establish a new zone for residential cluster development called the “Springs District” (SDO) Overlay Zone.

**APPLICANT** Julie Smith

**ZONE** City Wide

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

**ATTACHMENTS** Applicant’s Proposed Text

7

## Background

### History of request and project area:

The applicant is representing a neighborhood called “Renaissance at Indian Springs”, and the proposed text amendment has been applied for because the neighborhood is considering making future changes to their development. The applicant, Julie Smith, completed their application on December 10, 2025. There have been multiple applications for a rezone for this development in the past. None of the applications have ultimately been approved.

The Renaissance at Indian Springs development is a Planned Development located on the southwest corner of 2600 North and 1300 West. This development is currently within the Rural Residential (RR) Zone with a Planned Development (PD) overlay and was subdivided in 1998 with cluster development in mind.

Cluster development is a typical form of land development for Planned Developments (PD) in which principal buildings and structures are grouped together on a site. The remaining land within the development is then reserved and preserved in perpetuity for common open space, conservation, agriculture, recreation, and public and semipublic uses. In a Planned Development (PD) or in a Planned Unit Development that follows a cluster development, density is not compromised in the sense that the overall land as a whole meets the density required by the city code. The developer or applicant condenses all the residential units in one area of the parcel and then leaves open space to meet the density requirements of the City Code. In more simplistic

words, Planned Developments still meet the total number of units per acre restrictions by averaging the total acreage provided for the project.

Homes within the Renaissance at Indian Springs development were permitted to be constructed on properties that were smaller than what the .5 acre lots in the RR Zone would require, so long as a portion of land was retained as “Perpetual Open Space”. This perpetual open space was noted on the recorded subdivision plat for the development and is largely located to the south of the constructed residences noted as Parcel A but also includes parcels B and C in the recorded subdivision plat.

Where the current zoning ordinances would require ½ acre per lot (21,780 square feet) in this development per lot, the smallest property within the development is 6549 square feet (0.15 acres), which is approximately 30% of a normal sized lot in the RR Zone; however, if we take the total acreage for the project which is approximately 20.63 acres at 42 residential units the density average is approximately .5 acres per lot, meeting the requirements of the now non-existing RR-PD Zone.

Planned developments were initially created for flexibility in development, but after a development was completed, property owners and homeowner associations would reach out to the City for maintenance, code enforcement, and to request changes to the development. Because of these issues, the City removed the section of City Code that allowed Planned Developments and Planned Unit Developments in residential zones. Residential Planned Developments are not allowed in Pleasant Grove City anymore.

The applicant, representing the Home Owners Association for Renaissance at Indian Springs is proposing to create a new overlay zone, called the “Springs District” Overlay Zone with the intent to increase the density or reduce the required acreage per lot, in order to partition off 4 acres of land designated perpetually as open space and re-subdivide the property to create future buildable lots. If the proposed text amendment is approved, the applicant would then submit an application to apply this zone to the Renaissance at Indian Springs development, to have the opportunity to develop the land further.

## Analysis

Cluster developments in Planned Developments have proven to cause more problems than offer solutions. These types of development have been a tool used by developers when designing subdivisions to reduce the cost of utilities as the residential area is grouped together and to provide future residents with communal open space or to preserve natural features. If the City was willing to approve cluster development as a tool to be used in residential development, then the City must stand firm on preserving the open space as proposed by the original developer and approved by the City.

## **Strengths and Weaknesses of Cluster Development:**

### *Strengths of cluster development:*

One of the primary reasons cluster developments are often more efficient for developers than traditional subdivisions is that they utilize a smaller development footprint. This reduced footprint can make projects more cost-effective to the applicant or developer by lowering the cost of extending utilities and infrastructure. However, challenges arise once the subdivision is transferred to the residents. In cluster developments, the responsibility for maintaining and managing infrastructure—including roads, utilities, and common areas—is typically assigned to a Homeowners Association (HOA) in perpetuity. In these cases, the City does not assume responsibility for the maintenance of road improvements or utility systems within the residential development.

Cluster developments also offer important benefits when designed and used as intended. By preserving larger areas of open space, they can protect natural drainage systems, vegetation, wildlife habitats, and other significant natural features, helping to manage stormwater runoff and reduce soil erosion. These benefits, however, depend entirely on the preservation of the designated open space. If the open space is not maintained or protected, the primary outcome of the development is simply an increase in density, without the intended environmental or community advantages.

The quality of life within a neighborhood can be enhanced in cluster developments by naturally creating opportunities for neighborhoods to be near to natural amenities such as trails, parks, or open space in general, as these developments create such areas for recreation within the subdivision. Furthermore, cluster developments increase community distinctiveness, cohesiveness, and sense of place.

Cluster development also allows developers and the City to determine housing density for an entire area rather than on a lot-by-lot basis. This allows for greater flexibility in the design and placement of structures within the cluster zone.

### *Weaknesses of cluster development:*

First, cluster developments cannot be maintained by the City or by developers: they must be managed by an established entity such as a Homeowner's Association (HOA) or a corporation. To this point:

- Common areas, open space areas, and private roads all require maintenance. If an HOA does not manage costs effectively, it could lead to a situation where the HOA does not have enough funds to cover their costs. In such cases, the HOA may reach out to the City for assistance in the maintenance of their neighborhood. Then, if the City does not provide services to the development, the residents within the development are stuck with substantially higher fees and may view both the HOA and the City more negatively. On the other hand, if the City obliges the HOA and provides the necessary maintenance, it would be at the City's expense and would create an opportunity for the HOA to reach out again in the future to ask for more help.

- If an HOA is unable to provide maintenance to the neighborhood or disbands, then what remains are several potentially odd-shaped lots that may not meet the minimum requirements of the underlying zone and unusable parcels with nobody to manage them, and the neighborhood becomes blighted.
- If cluster developments are approved, then similar issues from Planned Developments may redevelop, such as maintenance for private roads and utilities, code enforcement for HOA laws, and requests to make changes to the development that would require Planning Commission approval.
- However, if cluster developments are not approved, then it preserves the potential burden of maintenance costs for the residents within the development; and if the HOA dues have historically not been enough to cover the needed maintenance and improvements, then future costs to the residents could be substantial.

Second, if the natural features and open spaces that cluster developments are intended to produce are not preserved, there could be instances where higher density “zones” are unintentionally created by those who are not aware of or do not understand the City’s development process. Prospective developers who are not aware of the requirement for open space may feel that there is an opportunity for the open space to be developed further, even if that common or open space is necessary for detention basins.

Third, the vision for the rural residential and single family very low designations in the General Plan are based on the public’s input to retain larger properties instead of allowing for higher density areas. Cluster development creates higher density areas while retaining open space; but the approval of a new cluster development zone may face some resistance from members of the public who are opposed to having any form of higher density areas, even if open space is provided.

While not necessarily a weakness, cluster development is not a feasible planning or zoning tool to the City when focusing on moderate income housing or providing opportunities for more residential development. For example, instead of considering cluster development, the City could approve additional flexibility to lot size averaging to allow for a handful of smaller lots to be developed. The remaining land that would have otherwise been used as common open space could then be incorporated into other existing property owners’ land as evenly as possible. Doing so would place more of a burden on larger properties in terms of maintenance and property taxes, but would remove the need to establish an HOA. Alternatively, if lot size averaging is too burdensome on a few property owners, and if maintaining open space is too difficult for the approval of cluster development, there may be an opportunity to consider creating standardized higher density zones without any open space.

### **General Plan Recommendations:**

The Renaissance at Indian Springs development is located in the Single-Family Residential (Very Low Density) designation on the Future Land Use Map in the General Plan. This designation is characterized by “single-family homes on large lots. Properties here are intended to be a minimum of 1/3-acre in size to accommodate a slightly more compact subdivision layout while

still maintaining the semi-rural character of the area. Rural zoning still applies to existing zones within this area, allowing for limited agricultural use.” In order to meet the intention of a cluster development in this area, the open space shall be preserved in perpetuity.

### **Proposed changes by applicant**

As mentioned earlier, the applicant is proposing to create a new overlay zone, called the “Springs District” Zone, with the intention of later submitting an application to apply this zone to the Renaissance at Indian Springs development, to have the opportunity to develop the land further into more residential lots. Minimum lot sizes and widths are provided that would allow for the applicant’s neighborhood to exist in conformity with the new zoning ordinances without needing to make any changes to property lines.

### **Staff’s Analysis of Proposed Text:**

According to the applicant’s proposed text, the stated purpose of the new overlay zone is to promote the health, safety, and welfare of the area. However, the proposal does not clearly identify how these objectives will be achieved or how the reduction of open space and the increase of density meet that goal, nor does it demonstrate in what specific ways the health, safety, and general welfare of the community would be enhanced. Additionally, the proposal does not articulate how the overlay zone aligns with or advances the goals and objectives outlined in the City’s adopted General Plan.

The applicant has indicated that the primary motivation for creating the overlay zone, along with the associated rezoning and development of the existing open space, is to generate revenue to offset the Homeowners Association’s future obligations for maintaining private infrastructure, including roads and utility lines. While this may address internal financial considerations for the HOA, it does not constitute a land use justification grounded in sound planning principles or broader community benefit.

The applicant establishes geographic boundaries for the proposed overlay zone, which are highly localized and specific to the existing subdivision. The proposed boundaries include 1300 West to the east, 1500 West (not currently a constructed street) to the west, 2600 North to the north, and 2300 North (also not a constructed street) to the south. This narrowly defined applicability suggests that the proposed overlay is tailored to a single development area rather than intended as a generally applicable regulatory tool.

The proposed code language further reinforces this concern, as it references and appears to be designed for a specific development. City Code provisions should be broadly applicable and not tailored to individual projects and not general areas, as doing so is inconsistent with accepted planning practices and may create inequities and unintended precedents.

The applicant also proposes minimum lot widths of 58 feet and 35 feet for frontage, consistent with existing lots in the subdivision, along with setbacks of 20 feet in the front yard, 10 feet in the rear yard, and 6 feet for side yards. While these standards may reflect existing conditions, they further indicate that the proposed code is designed to accommodate a specific project rather than establish general development standards. A key concern for staff is that the proposal

effectively seeks to create a retroactive zoning framework for an existing development in order to facilitate additional development on a parcel that was originally designated and approved as open space in perpetuity. From a planning perspective, retrofitting zoning regulations to accommodate a specific proposal—particularly when it alters previously established open space commitments—raises significant concerns related to consistency, transparency, and long-term community planning objectives.

Based on these considerations and established planning principles, staff recommends denial of the proposal.

While a code text amendment—recommended by staff—serves as the appropriate vehicle to initiate legislative discussion by the City Council, the Council ultimately retains the authority to approve or deny the applicant’s proposal. If the Council is inclined to support eliminating the required open space in favor of additional lots, a more suitable approach may be to pursue a development agreement drafted collaboratively by the applicant, staff, and the legal department.

## Recommendation from Planning Commission

Pleasant Grove City Planning Commission took the following action on the described application at their meeting on April 9, 2026.

### 3. Public Hearing: Code Text Amendment – Section 10-13: Overlay Zones (City Wide)

Public Hearing to consider the request of Julie Smith to amend Section 10-13: Overlay Zones. The proposed text establishes the creation of a new overlay called the “Residential Cluster Development (RCD) Overlay” and provides provisions throughout the chapter for the proposed zone. (Legislative Item)

### RECOMMEND DENIAL

**MOTION:** Commissioner Trickler moved that the Planning Commission forward a recommendation of DENIAL to the City Council for the request of Julie Smith for a Code Text Amendment to City Code Section 10-13: Overlay Zones to add a new Overlay Zone, “Article G”, called the “Springs District Overlay Zone”, based on the following findings:

1. The proposal does not fit the current zoning.

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

Motion by: Commissioner Trickler

Seconded by: Commissioner Nelson

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

NAY VOTES:

**RESOLUTION NO. 2026-027**

**A RESOLUTION AUTHORIZING THE MAYOR TO SIGN A MEMORANDUM OF UNDERSTANDING BETWEEN THE UTAH DIVISION OF FORESTRY, FIRE, AND STATE LANDS AND THE CITY OF PLEASANT GROVE REGARDING USE AND COMPENSATION OF CITY SERVICES TO THE STATE IN WILDLAND FIRE MANAGEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

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

**WHEREAS**, the purpose of the Memorandum of Understanding (“MOU”) is to provide a mechanism for procurement, use, and compensation for wildfire services provided to the State of Utah outside of the Pleasant Grove municipal boundaries; and

**WHEREAS**, Utah Code Section 65A-8-203 (2021) allows Municipalities to enter cooperative agreements with the State of Utah for wildland fire management; and

**WHEREAS**, it is in the best interests of the State of Utah to have wildland fires detected and suppressed quickly before they become large and more difficult to control; and

**WHEREAS**, The Division of Forestry, Fire and State Lands has the responsibility to determine and execute the best method for protecting private and public property in Utah from wildfire; and

**WHEREAS**, City may have the capability to respond and suppress fires in the area quicker and more effectively than any other assets or resources in the state; and

**WHEREAS**, City may also have a limited number of units of firefighting equipment that can be made available to the Division for fire management work; and

**WHEREAS**, Division desires to be able to utilize City manpower and equipment to manage wildfires in certain circumstances; and

**WHEREAS**, Division agrees to compensate City for said services; and

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

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

**SECTION 1.**

1. The Mayor of Pleasant Grove City is hereby authorized to execute the Memorandum of Understanding between the Utah Division of Forestry, Fire and State Lands to provide for State use of, and compensation for, City resources to manage wildland fires. Said Memorandum of Understanding is attached hereto and incorporated herein as Exhibit "A."

**SECTION 2.**

This resolution is effective immediately.

**THIS RESOLUTION APPROVED AND ADOPTED** this 2<sup>th</sup> day of June, 2026 by the City Council of Pleasant Grove City, Utah.

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

ATTEST:

(SEAL)

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

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

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

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



**Utah Wildfire Resource Memorandum of Understanding  
Between  
Utah Division of Forestry, Fire and State Lands  
And  
Pleasant Grove Fire Department**

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This Utah Wildfire Resource Memorandum of Understanding (“MOU”) is made by and between Pleasant Grove Fire Department, hereinafter referred to as the “Department” or “District” as appropriate, and the State of Utah, Department of Natural Resources, Division of Forestry, Fire and State Lands, hereinafter referred to as the “Division.” This MOU is an addendum to the Cooperative Agreement between the Division and the Department or District. The “Department” or “District” and the “Division” shall hereafter be referred to jointly as “Parties.” The term of this MOU shall be five (5) years from the Effective Date.

**PURPOSE OF MOU:**

This MOU provides a mechanism for procurement, use, and compensation for wildfire services provided to the State of Utah and its cooperators by the Department or District outside of its jurisdictional area of responsibility or service area pursuant to the cooperative agreement. This MOU may also be used for other declared All-Hazard emergencies covered under the Stafford Act.

This MOU does NOT support or allow for the use of Supplemental Firefighters and/or Supplemental Fire Department Resources as defined herein.

**DEFINITIONS:**

|                            |  |
|----------------------------|--|
| Agency Administrator       | The official responsible for managing a geographic unit or functional area with statutory authority over fire mitigation. They make critical strategic decisions, oversee incident management, and represent the agency's interests. |
| Area Duty Officer          | An on-call, qualified manager responsible for oversight, coordination, and initial decision-making for wildland fire responses and daily preparedness within a specific geographic area.   |
| Assignment extension       | Work commitment beyond the standard 14-day assignment period excluding travel.   |
| Closest Forces or District | The use of the closest available, appropriate, qualified firefighting resources, regardless of agency, for initial attack.   |

|               |   |
|---------------|---|
| UWCAC         | The Utah Wildfire Cooperator Advisory Council (UWCAC) is convened by the Utah State Forester to advise and support the Division of Forestry, Fire and State Lands' wildfire management program's oversight and implementation of the MOU. |
| Wildland Fire | An unplanned, uncontrolled, or unwanted fire that burns in vegetative fuels such as forests, grasslands, or shrublands.   |

**RECITALS:**

WHEREAS, it is in the best interest of the State of Utah and its cooperators to have wildland fires detected and suppressed quickly before they become large and more difficult to control;

WHEREAS, the Division has the responsibility to determine and execute the best method for protecting private and public property in Utah from wildfire;

WHEREAS, the Department or District may have the capability to respond and suppress fires under the jurisdiction of the Division or its partners or cooperators quicker and more effectively than any other assets or resources in the state;

WHEREAS, the Department or District represents that it is a duly constituted fire department, fire district, or non-profit association or political subdivision of the State of Utah authorized to provide fire protection within the boundaries of the **map attached** hereto and by reference made a part hereof (Appendix A); and

WHEREAS, the Department or District, may also have a limited number of units of firefighting equipment that can be made available to the Division for fire management work.

NOW THEREFORE, the parties to this MOU do hereby agree as follows:

**THE DIVISION AGREES:**

1. To provide personnel and wildland firefighting resources inside the jurisdictional boundary of the Department or District when deemed available by the Division, and when the Department or District has exhausted its own resources or capabilities, and has requested assistance from the Division or its cooperators.
2. To make available organizational training, technical assistance, and other expertise to the Department or District.
3. To maintain a level of firefighting capacity within the state utilizing Division resources, District or Department resources, and State Compact resources that will support effective fire suppression within Utah.
4. To make available such firefighting equipment as can be obtained and is suitable for the use of the Department or District in fire management work through custodial agreement(s). This includes programs like FEPP.
5. To produce, update, and distribute a handbook or manual that references rates, procedures, and other references associated with this MOU.
6. To provide any necessary forms required of the Department or District to execute its responsibilities under this MOU.

8. To maintain on board all vehicles listed on the Fire Department Fire Rate Agreement the following documentation:
  - a. A current equipment inventory list
  - b. Letter of Cooperator verification
  - c. A copy of the Fire Department Rate Agreement
  - d. A copy of this MOU
  - e. Division's Fire Department Manual and Rate Book (current year)
  - f. Vehicle registration, DOT safety inspection and proof of vehicle insurance
9. To ensure that all vehicles are operated within, and never exceeding, the maximum Gross Vehicle Weight Rating (GVWR) specified by the manufacturer.
10. To ensure that each firefighter engaging in direct fire suppression, structural protection, or prescribed fire has a current "red card" in his or her possession while working under this MOU. Further details are found in the Division's Fire Department Manual and Rate Book.
11. To use the FBS for all reimbursement invoicing for services rendered under this MOU.
12. To work with local Division area offices to establish FBS profiles and to participate in mandatory bill submission training.
13. To submit requests for reimbursement to the Division's area office within thirty (30) days after release from the assignment in the manner and form prescribed by the Division. Claims for incidents beginning before July 1 shall be submitted before July 30 for State fiscal year closeout. **No requests for reimbursement will be accepted after the end of the calendar year for past year activities more than 30 days old.**
14. To maintain wildland fire training records, qualifications, and equipment standards as set forth by the Division. Personnel requested for structure protection on wildland urban interface or similar fires will be qualified to the level required for their structural firefighting position **and** basic wildland firefighter (i.e. "red card") certifications.
15. To provide the Division with source documentation verifying accredited training as prescribed by NWCG and supplemented by the Division, and to provide the Division access to wildland training files in order to certify wildland firefighting credentials.
16. To provide performance evaluations for 90% of assignments lasting more than five days. Performance evaluations shall be included within the billing package as prescribed by the Fire Department Manual.
17. To request red cards annually following completion of all required training.
18. To maintain at all times adequate workers' compensation coverage or other employer liability policy reasonably sufficient for the size and operations of the Department or District. And to take all necessary measures to ensure that coverage extends beyond state lines when the Department or District responds to an out-of-state request for resources.
19. To provide self-insurance or to maintain adequate insurance coverage with a carrier authorized to conduct business within the State of Utah, including a commercial general liability policy with limits no less than \$1,000,000 per occurrence and general aggregate limit. And to take all necessary measures to ensure that coverage extends beyond state lines when the Department or District responds to an out-of-state request for resources.
20. Automobile insurance coverage of \$1,000,000 combined single limit for each occurrence for all owned, hired or non-owned vehicles, applicable to claims arising from bodily injury or death to any person or damage to property arising out of the ownership, maintenance or use of any vehicle.

fighting of fires or other official use as provided for in this MOU. Any vehicles, including FEPP, that the Department or District deems not suitable for the purpose of fire suppression shall be taken out of service immediately and removed from the Fire Department Fire Rate Agreement.

6. The Division will pay and reimburse the Department or District for fire suppression services including equipment and personnel listed on the Fire Department Rate Agreement. Rates are established by the Division and in coordination with the UWCAC and may be adjusted annually. Payment for fire suppression shall be made only for such activities on land outside the Department or District's established jurisdictional boundaries or mandated service area, when requested by the agency with jurisdiction. Upon mutual agreement between the jurisdiction and the Division, the Department or District may receive reimbursement for services provided during extended attacks within their own service area, provided those services fall outside the established budget of the District or Department.
7. The Department or District shall also be reimbursed for fires on state or federal wildlands within its geographical boundaries or service area, when the jurisdictional agency has been informed of the wildland fire and the jurisdictional agency requests Department or District support. Notwithstanding, suppression action may occur in order to protect the Department or District's jurisdiction or neighboring jurisdictions without notification to the jurisdictional agency, in this case there is no reimbursement under this MOU.
8. Resources will be tracked by the local Interagency Fire Center through systems such as IROC or WildCad (InFORM). Resources covered under this MOU shall comply with ICS/NIMS demobilization procedures and not "self-demobilize" from the assigned incident.
9. Radio communications equipment standards under this MOU shall be narrow band (12.5 mhz) compliant. Resources being utilized within a "local area" only must have the capability of communicating by radio with the local Interagency Fire Center via the appropriate radio repeaters as well as communicate with field units on pre-programmed tactical and air to ground frequencies. Resources made available for dispatch outside of the local area shall have the ability to program all radios in the field.
10. Staffing of ordered equipment shall follow the standard staffing identified in the Fire Department Rate Agreement. Staffing that exceeds the standard staffing identified in the Fire Department Rate Agreement or extra personnel must be approved by the Duty Officer at the time of the dispatch request.
11. Cost to Government rates for personnel, decided upon by UWCAC, may be utilized in place of standard personnel rates by Department or Districts. Updates to rates must be submitted annually outside of the statutory fire season (June 1st - October 31st). Additional updates to cost to government rates may be made only if time allows.
12. Support and Command vehicles are only eligible for compensation on a case-by-case basis and if ordered and/or approved by the Division. In order to be eligible for compensation, Support and Command vehicles must appear on the Department or District's Fire Rate Agreement.
13. Payment to the Department or District will be made for services rendered. The Division will not be responsible for any payment or distribution of funds to individuals or entities other than the Party(ies) to this MOU.
14. The Department or District will be reimbursed as set forth in the Fire Department Rate Agreement.
15. Equipment under the Fire Department Rate Agreement is not eligible to receive reimbursement for loss, damage, or destruction due to ordinary wear and tear. Damage resulting from driver/operator negligence or poor maintenance will be the responsibility of the Department or District.

**SIGNATURES**

|  |  |
|--|--|
| Department or District:<br>pleasant grove  | Division of Forestry, Fire and State Lands<br>Wasatch Front Area |
| Address:<br>71 East 200 South  | Address:<br>3522 S 700 W South Salt Lake, Utah 84119             |
| Phone #:<br>385-248-0070   | Phone #:<br>385-835-1790   |
| Authorized Agent:<br>Scott Darrington  | Authorized Agent:<br>Justin Roach - Area Manager                 |
| Authorized Signature:  | Authorized Signature:  |
| Date:  | Date:  |
| This UWRMOU was approved as to form without modifications by Connor Arrington, Assistant Attorney General, on May 1, 2026. |  |

Participating Entity Representative: Jakelarsen

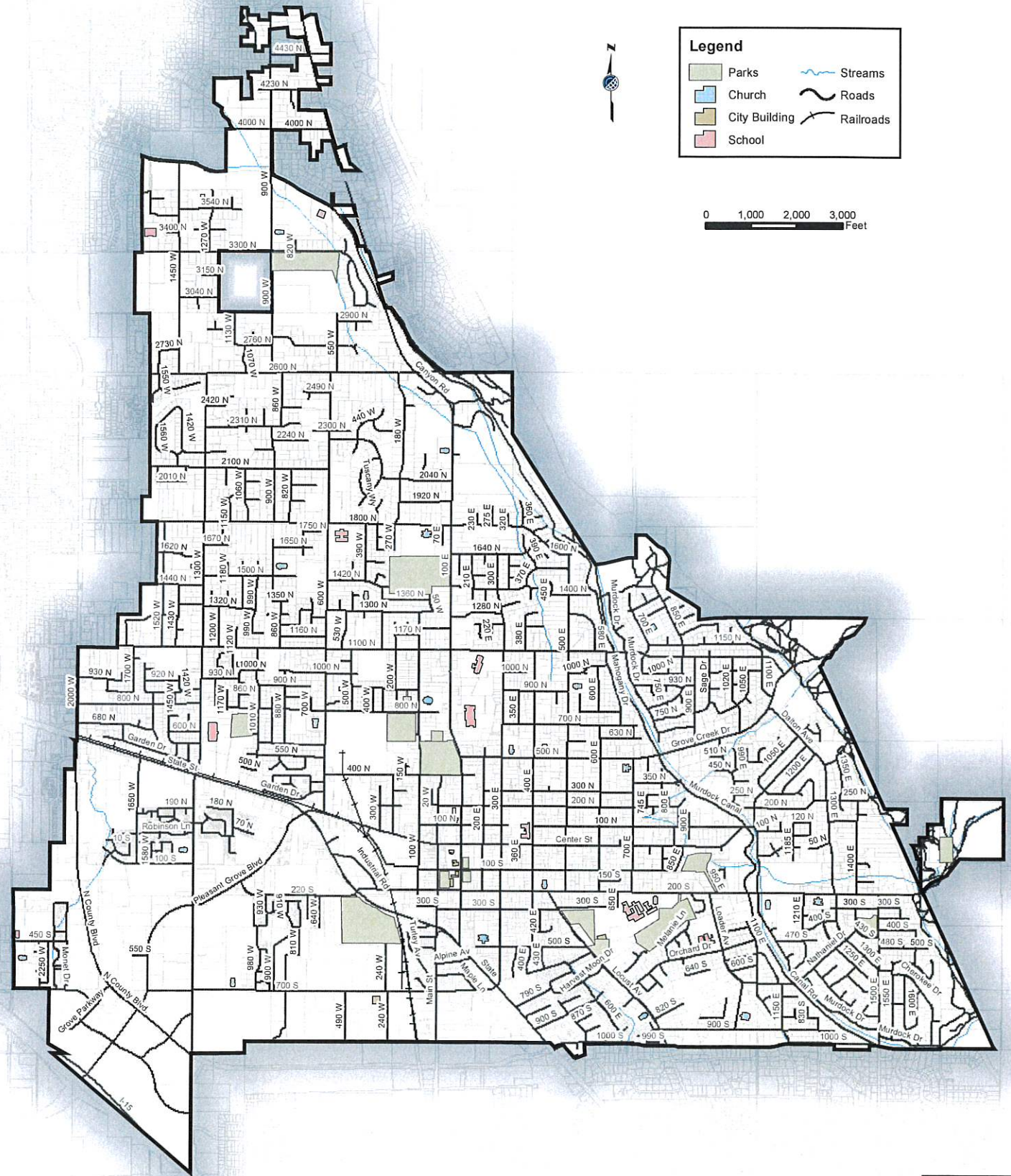
Date: 5/13/2026

**List of Appendices:**

- A. Department or District Jurisdictional Boundary Map (provided by District or Department)
- B. Fire Department Rate Agreement

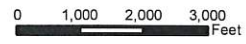
# EXHIBIT "A" Pleasant Grove City Street Map

November 2013



**Legend**

|  |               |  |           |
|--|---------------|--|-----------|
|  | Parks         |  | Streams   |
|  | Church        |  | Roads     |
|  | City Building |  | Railroads |
|  | School        |  |           |



Pleasant Grove  
Utah City of Trees

THE JUNCTION OF UTAH BUSINESS

OTHER PARTNERS

**RESOLUTION NO. 2026- 028**

**A RESOLUTION OF THE GOVERNING BODY OF PLEASANT GROVE CITY AUTHORIZING THE MAYOR TO SIGN A COOPERATIVE AGREEMENT WITH THE UTAH DEPARTMENT OF TRANSPORTATION (UDOT) REGARDING THE INSTALLATION, MAINTENANCE AND OPERATION OF A CONNECTED VEHICLE SYSTEM IN PLEASANT GROVE, UTAH COUNTY, UTAH, AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, UDOT has access to Connected Vehicle System (“CVS”) technology, which consists of specialized wireless radios operating in the FCC-licensed 5.9GHz spectrum broadcasting standardized and secured messages supported by associated hardware, software and data analytics; and

**WHEREAS**, the Parties wish to cooperatively deploy, operate, and maintain a CVS in the Pleasant Grove area; and

**WHEREAS**, the CVS will enhance safety, mobility, and operational efficiency through the use of Connected Vehicle technologies. Specifically, CVS will enable emergency vehicle preemption (“EVP”) capabilities for approved emergency vehicles and transit signal priority (“TSP”) for approved transit buses; and

**WHEREAS**, it is agreed by and between both parties to enter into the Cooperative Agreement; and

**WHEREAS**, the City Council finds that it is in the best interests of the citizens of Pleasant Grove to enter into the Cooperative Agreement with UDOT.

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

**SECTION 1.**

The Mayor is authorized to enter into the Cooperative Agreement with UDOT regarding the Installation, Maintenance, and Operation of a Connected Vehicle System in Pleasant Grove. Said Agreement which 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 2<sup>nd</sup> day of June, 2026

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

ATTEST:

(SEAL)

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

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

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

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

**Cooperative Agreement  
Between the Utah Department of Transportation and  
Pleasant Grove City regarding  
Installation, Maintenance, and Operation of a Connected Vehicle System**

This AGREEMENT is entered on \_\_\_\_\_, 2026 between the Utah Department of Transportation (“UDOT”) and Pleasant Grove City Utah (“PG”), (collectively, the “Parties”).

**Recitals**

WHEREAS, UDOT has access to Connected Vehicle System (“CVS”) technology, which consists of specialized wireless radios operating in the FCC-licensed 5.9GHz spectrum broadcasting standardized and secured messages supported by associated hardware, software and data analytics; and

WHEREAS, the Parties wish to cooperatively deploy, operate, and maintain a CVS in the PG area; and

WHEREAS, the CVS will enhance safety, mobility, and operational efficiency through the use of Connected Vehicle technologies. Specifically, CVS will enable emergency vehicle preemption (“EVP”) capabilities for approved emergency vehicles and transit signal priority (“TSP”) for approved transit buses; and

WHEREAS, the Parties wish to set forth their roles and responsibilities for deploying, operating, and maintaining the CVS in the PG service area.

**Agreement**

NOW THEREFORE, in consideration of the foregoing recitals, which by this reference are incorporated herein, and for other good and valuable consideration, which the Parties agree is sufficient, the Parties agree as follows:

**1. Project Scope**

UDOT agrees to install Roadside Equipment (“RSE”) at state-owned intersections within the PG area, as determined by UDOT, and at up to six (6) city-owned intersections as determined by PG. UDOT also agrees to facilitate the installation of On-Board Equipment (“OBE”) on up to eight (8) PG vehicles designated by mutual agreement. UDOT will operate and maintain the CVS as part of a larger state-wide system in accordance with the terms stated herein.

**2. Roadside Equipment**

UDOT Responsibilities:

- a. Install RSE at designated signalized intersections, including city-owned intersections.

- b. Bear all costs for installation of RSE.
- c. UDOT retains all ownership of RSE equipment.

PG Responsibilities:

- a. Coordinate with UDOT on desired locations for RSE installation.
- b. Allow UDOT to install RSE on designated PG signalized intersections and collaborate on the installation process.
- c. Provide signal controller programming necessary to facilitate EVP and TSP on PG-owned intersections, in accordance with the UDOT Signal Timing Adjustment Guidelines.

**3. On-Board Equipment**

UDOT Responsibilities:

- a. Facilitate installation of OBE on designated PG vehicles.
- b. Coordinate with PG to schedule vehicle installations at times that will minimize disruption of vehicle use.
- c. Install OBE in a manner that minimizes visual impact of the vehicle and does not inhibit the safe operation of the vehicle or other communication systems.
- d. Bear all costs for installing OBE on up to eight PG vehicles, as the initial set of installations. The cost for subsequent installations, as requested by PG, will be negotiated between UDOT and PG; UDOT will invoice PG for these subsequent OBE installations at the agreed-upon rates.
- e. Provide necessary training for PG personnel regarding the operation of the OBE and relevant portions of the CVS.
- f. UDOT retains ownership of all OBE equipment.

PG Responsibilities:

- a. Facilitate reasonable vehicle availability for OBE installation and provide necessary support during the installation process.
- b. Provide access to PG vehicles at reasonable times.
- c. Provide a suitable indoor space for the installation of OBE.
- d. Reimburse UDOT for the cost for future OBE installation, as requested by PG, at an amount agreed upon by the parties prior to the installation.
- e. Provide access to PG network or Wi-Fi systems in each vehicle storage location to facilitate communication with OBE while vehicles are in the station. This is required to provide updated security credentials to the OBE on a periodic basis.

**4. Software and Data**

- a. UDOT authorizes PG vehicles equipped with OBE to request preemption or priority at intersections equipped with RSE when those vehicles meet established criteria for preferential treatment.
  - 1. For emergency service vehicles (i.e., fire engines and ambulances), the criteria for preemption is that the vehicle is actively responding to a service call and has emergency lights running.

2. For snowplows, the criteria for preemption is that the vehicle is actively plowing snow, usually indicated by an activated spreader unit.
  3. For transit buses, the criteria for priority is that the vehicle is behind schedule by an agreed-upon threshold.
- b. Permission for preemption and priority at UDOT-owned intersections is governed by UDOT rules and policies, which are subject to change.
  - c. Permission for preemption and priority requires that the CVS must identify and log specific vehicles that request preferential treatment. This data, along with system operation and health data will be collected and stored by UDOT.
  - d. UDOT will provide access to software enabling real-time monitoring and data analysis for emergency vehicle operations. UDOT is the owner of all system data. All data collected will comply with UDOT's data privacy and security standards and may be shared with others. Vehicle identification information will be removed from any data that is shared to the public.
  - e. PG authorizes non-PG vehicles equipped with OBE to request preemption or priority at PG intersections equipped with RSE when those vehicles meet established criteria for preferential treatment.

## **5. Operations and Maintenance**

### UDOT Responsibilities:

- a. Provide routine maintenance of RSEs and OBEs. Response time for maintenance will be determined by availability of trained personnel and parts.
- b. Bear the cost of security credentials for the RSE and OBE.
- c. Provide ongoing support for software and related systems.
- d. Negotiate appropriate arrangements for maintenance services beyond routine operations.
- e. Invoice PG for maintenance services as agreed to in writing.

### PG Responsibilities:

- a. Notify UDOT of any observed operational issues with the CVS, including OBE and RSE.
- b. Reimburse UDOT for maintenance services agreed to in writing within 30 days of invoicing.
- c. Not transfer ownership of, damage, destroy, or modify any CVS equipment and promptly return to UDOT any equipment that is no longer in service.
- d. Coordinate with UDOT if any CVS equipment needs to be moved to a different vehicle.
- e. Coordinate with UDOT to facilitate necessary maintenance activities, including providing reasonable access to vehicles.

## **6. Indemnification**

PG agrees to hold harmless, defend, and indemnify UDOT, its officers, employees and agents ("Indemnities") from and against all claims, suits and costs, including attorney's fees, for injury or damage of any kind, arising out of PG's negligent acts, errors or omissions in the

performance of this Agreement. Both parties are governmental entities of the State of Utah, and nothing herein shall be interpreted as waiving the damage limitations or any other provision of the Utah Governmental Immunity Act, Utah Code §63G-7-101, et seq. Nothing in this Agreement is intended to create additional rights to third parties. This paragraph shall survive termination of the Agreement. The failure of either party to insist upon the strict performance of any of the terms or conditions of this Agreement or to exercise any of its rights shall not waive such rights and such party can enforce such rights at any time.

**7. Termination**

Either Party may terminate this agreement with 90 days' written notice to the other Party, pursuant to Paragraph 8(a). Termination will not affect responsibilities for costs incurred before a notice of termination is received pursuant to Paragraph 8(a).

**8. General Terms**

The following terms apply to this Agreement:

- a. Any Party may give a written notice under this Agreement by delivering it to the following physical address (an email may be used in addition as a courtesy), and notice is effective upon delivery when delivered by hand or by overnight delivery service with confirmation of delivery (or, if placed in the U.S. mail, notice is effective three days after such notice receives a postmark):

|  |  |
|--|--|
| <p>To UDOT:</p> <p>UDOT Traffic Management Division<br/>                 2060 S 2760 W<br/>                 Box 145790<br/>                 Salt Lake City, UT 84114-5790<br/>                 Attention: <u>Blaine Leonard</u></p> <p>With a copy to:</p> <p>Assistant Attorney General (UDOT)<br/>                 4501 South 2700 West<br/>                 Salt Lake City, UT 84114-4855</p> | <p>To PG:</p> <p>Andrew Engemann, Fire Chief<br/>                 70 S 100 East<br/>                 Pleasant Grove, Utah 84062</p> <p>With a copy to:</p> <p>Neal Winterton, Public Works Director<br/>                 70 S 100 East<br/>                 Pleasant Grove, Utah 84062</p> |
|--|--|

- b. The Parties agree to undertake and perform all further acts that are reasonably necessary (except when expressly prohibited by law) to carry out the intent and purpose of the Agreement and to assist UDOT with maintaining compliance with the legal requirements applicable to UDOT after receiving a written notice that explains the need for such action. The Parties further agree to work together cooperatively and in good faith to accomplish the intent of this Agreement.
- c. UDOT's consent, review, acceptance, approval, or other action or inaction relating to any conditions, inspections, plans, specifications, or other work arising out of this Agreement is for purposes of administering this Agreement only, and it does not constitute an assumption by UDOT of any responsibility or liability for the same; it

does not relieve the other Party of any duties (including but not limited to duties to ensure compliance with applicable standards); and it does not constitute a waiver by UDOT of the other Party's obligation to comply with applicable standards. Any consent, review, acceptance, approval or other action or inaction must be provided by UDOT's authorized employee or representative.

- d. No part of this Agreement may be waived, whether by a Party's failure to insist on strict performance of this Agreement or otherwise, except in a writing signed by an authorized representative of the Party waiving. No Party may assign or delegate this Agreement and actions required by it without the other Party's prior written authorization, and any purported assignment or delegation to the contrary is void.
- e. This Agreement is governed by Utah law without reference to choice or conflict of law provisions. Jurisdiction for any judicial action brought in connection with this Agreement shall be in brought in a court in Salt Lake County, Utah, and ALL PARTIES KNOWINGLY AND VOLUNTARILY WAIVE THEIR RIGHTS TO A JURY TRIAL. This Agreement (or, if any part hereof is invalidated by law, this Agreement's remaining provisions) shall be construed to enforce its terms to the fullest extent allowed under applicable law to give effect to the intent of the Parties. This Agreement shall not be construed against a drafter.
- f. Before taking any legal action in connection with this Agreement, each Party agrees to first advise the other of a dispute and to meet to discuss it in good faith in an effort to resolve it. All remedies in this Agreement are cumulative and nonexclusive, and they do not limit any other remedies available to the Parties.
- g. The indemnity provision, remedies, and other terms that by their nature are intended to survive this Agreement's termination shall survive. Nothing in this Agreement shall be construed to limit or alter UDOT's governmental powers and authority. This Agreement may only be amended in a written document that is signed by an authorized representative of each Party. This is the entire agreement of the Parties with respect to the subject matter hereof and it shall supersede all prior negotiations, understandings, and agreements with respect to such subject matter. Each Party warrants that all of its representatives who are necessary to make this Agreement fully binding against the Party (and its successors and assigns, if any) have signed below with the Party's authorization, and that this Agreement's terms do not violate laws, contracts, or commitments that apply to the Party.
- h. This Agreement may be signed in counterparts and signed electronically.
- i. This Agreement does not create any power of agency, joint venture, partnership, or other relationship among the Parties, and it is intended only for the Parties hereto and does not create any third-party beneficiaries.

**IN WITNESS WHEREOF**, the Parties hereto have each caused an authorized representative to execute this Agreement as of the Effective Date first written above.

Authorized Representatives for Utah Department of Transportation:

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

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

Title: Director, Traffic Management Division

Title: Director, UDOT Region Three

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

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

**Authorized Representative for Pleasant Grove City:**

**Name:** \_\_\_\_\_

**Name:** \_\_\_\_\_

**Title:** Mayor

**Title:** City Attorney

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

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

**RESOLUTION NO. 2026-029**

**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A REIMBURSEMENT AGREEMENT WITH VALLEY GROVE PHASE VII, LLC FOR STORM DRAIN INFRASTRUCTURE IMPROVEMENTS AS PART OF THE VALLEY GROVE FLEX VII DEVELOPMENT, PLEASANT GROVE, UTAH; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS,** PLEASANT GROVE is a municipal corporation located in Utah County, Utah; and

**WHEREAS,** Valley Grove Phase VII, LLC is a limited liability company operating as the Developer of parcel No. 54:470:0042 in Pleasant Grove, Utah County, Utah; and

**WHEREAS,** the DEVELOPER is entitled to be reimbursed for the installation costs of the additional infrastructure installed as part of the Valley Grove Flex VII development, more particularly described as parcel # 54:470:0042 as recorded in the Utah County Recorder's office; and

**WHEREAS,** said improvements will benefit PLEASANT GROVE; and

**WHEREAS,** said improvements would not normally be the responsibility of DEVELOPER; and

**WHEREAS,** the DEVELOPER is only responsible for the costs of said infrastructure related to the impact of his development; and

**WHEREAS,** the DEVELOPER is entitled to be reimbursed for the costs of constructing the improvements by Pleasant Grove; and

**WHEREAS,** on June 2, 2026, the Municipal Council held a duly noticed public meeting wherein they considered the facts regarding this matter; and

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

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

**SECTION I**

1. The Mayor of Pleasant Grove City is hereby authorized to enter into a Reimbursement Agreement with Valley Grove Phase VII, LLC attached hereto as Exhibit "A".
2. This resolution is effective immediately.

**SECTION II**

**THIS RESOLUTION APPROVED AND ADOPTED** this 2nd day of June, 2026 by the City Council of Pleasant Grove City, Utah.

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

ATTEST:

(SEAL)

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

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

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

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

**WHEN RECORDED RETURN TO:**

Wendy Thorpe  
Pleasant Grove City Recorder  
70 South 100 East  
Pleasant Grove, Utah 84062  
**Recorded Parcel No: 54:470:0042**

**REIMBURSEMENT AGREEMENT**

**THIS AGREEMENT** made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2026 by and between, Valley Grove Phase VII, LLC ( "Developer"), whose address is 1064 South North County Blvd. Pleasant Grove, Utah County, State of Utah, hereinafter referred to as "DEVELOPER", and PLEASANT GROVE CITY CORPORATION, a municipal corporation of the State of Utah, hereinafter referred to as "PLEASANT GROVE":

WHEREAS, PLEASANT GROVE is a municipal corporation located in Utah County, Utah; and

WHEREAS, Developer is removing and installing asphalt pavement infrastructure that exceed the minimum requirements; and

WHEREAS, said improvements will benefit PLEASANT GROVE; and

WHEREAS, the DEVELOPER is entitled to be reimbursed for the installation costs of the additional infrastructure installed as part of the Valley Grove Flex VII development, more particularly described as parcel # 54:470:0042 as recorded in the Utah County Recorder's office (see exhibit A for legal description); and

**THEREFORE**, in consideration of the premises herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. The parties acknowledge that the herein referred to additional storm drain infrastructure as found on Exhibit "B" attached hereto will be installed and completed by the DEVELOPER according to the standard specifications of PLEASANT GROVE CITY.
2. DEVELOPER is responsible for documenting and to file with PLEASANT GROVE all of their costs incurred in installing said additional storm drain infrastructure.
3. PLEASANT GROVE agrees to the following:
  - (A). To reimburse DEVELOPER for actual costs not to exceed those agreed to in exhibit A. Said costs represent the PLEASANT GROVE portion of the total costs DEVELOPER is expected to incur and pay for the additional storm drain improvements.
    1. Said reimbursement is not to exceed the actual costs of installation. All other costs including administration, financing, interest, etc., will not be reimbursed. Actual costs of construction for the expanded eligible for reimbursement are estimated at **\$39,383.10** (see Exhibit B).
6. DEVELOPERS shall not assign this Agreement without the prior written consent of PLEASANT GROVE, which consent shall not unreasonably be withheld.
7. This Agreement shall be binding upon and shall inure to the benefit of the successors and assigns of the parties.

**IN WITNESS WHEREOF**, the parties have executed this Agreement the day and year first written above.



Exhibit A

Lot 42, Valley Grove Business Park Plat S

Exhibit B

**PG City Reimburse**

**05- Storm Drain**

|                        |           |             |             |
|------------------------|-----------|-------------|-------------|
| 36" Adapter ADS To RCP | 1.00 EACH | \$3,120.00  | \$3,120.00  |
| 36" RCP                | 40.00 LF  | \$171.56    | \$6,862.40  |
| 36" ADS                | 40.00 LF  | \$163.98    | \$6,559.20  |
| 36" Flared End         | 2.00 EACH | \$3,018.91  | \$6,037.82  |
| 10x7 Box               | 1.00 EACH | \$14,710.00 | \$14,710.00 |
| Rip Rap And 24" Demo   | 1.00 LS   | \$2,093.68  | \$2,093.68  |

**Total Price for above 05- Storm Drain Items: \$39,383.10**

**Pleasant Grove City  
City Council Meeting Minutes  
Work Session  
Tuesday, April 28, 2026  
4:30 p.m.**

Mayor: Eric Jensen

Council Members: Cyd LeMone  
Dustin Phillips  
Steve Rogers  
Todd Williams

Staff Present: Scott Darrington, City Administrator  
Wendy Thorpe, City Recorder  
Denise Roy, Finance Director  
David Packard, Human Resources Manager  
Drew Engemann, Fire Chief  
Neal Winterton, Public Works Director  
Keldon Brown, Police Chief  
Daniel Cárdenas, Community Development Director  
Deon Giles, Parks Director  
Sheri Britsch, Library Director  
Megan Zollinger, Recreation Director

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

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

Mayor Eric Jensen called the Work Session to order at 4:30 p.m. and welcomed those present. Council Member Andersen was excused. Council Member Phillips arrived at 4:32 p.m.

**a. Discussion of Watering Incentive Program – Daniel Cardenas.**

Community Development Director, Daniel Cardenas, reported that he was directed by the City Council to review Central Utah Water Conservancy District requirements for residents to qualify for their residential rebate programs.

All Pleasant Grove residents are currently qualified for the following landscape incentive programs:

- Lawn Replacement (previously Flip Your Strip): \$1.50 per square foot;
- Switch to Drip (for existing planting beds): \$0.60 per square foot; and
- Treebate: \$50 per tree, up to 10 trees per project.

If the City Council were to adopt additional standards, residents would be eligible for increased incentives.

- Lawn Replacement (previously Flip Your Strip): \$3.00 per square foot;
- Switch to Drip (for existing planting beds): \$1.00 per square foot; and
- Treebate: \$50 per tree, up to 10 trees per project.

The standards are as follows:

1. Lawn shall not be less than eight feet wide at its narrowest point.
2. Lawn shall not be installed in park strips, paths, or slopes greater than 25% or a 4:1 grade.
3. Lawn shall not exceed 50% of the total landscaped area in the front and side yards of new residential construction.
4. 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.

In response to a question from Mayor Jensen, Director Cardenas reported that program information is available at [www.UtahWaterSavers.com](http://www.UtahWaterSavers.com), and he would also forward it to the City Council. Standards would apply to new construction only.

Director Cardenas reviewed aerial images of sample homes in Pleasant Grove, most of which already met the proposed green space requirements. It is typical for new developments to have a wide drive approach and a smaller lawn area.

Council Member Phillips remarked that the examples appeared to be higher-end homes and asked how starter homes would be affected. Director Cardenas stated that if the regulations were included in the City Code, they would apply to future development only, and there were not many areas of the City that were suitable for starter homes. The regulations would also apply to multifamily housing. The City currently requires 25% open space, but open space does not need to include lawn areas and can include xeriscape.

In response to a question raised by Council Member LeMone, Director Cardenas confirmed that, if adopted, all future construction must comply with the ordinance. Council Member LeMone stated that she would prefer xeriscape in park strips as it is easier to maintain, and the program would provide an incentive for residents to consider alternate landscaping. Council Member Rogers remarked that it makes sense to only allow lawn on 50% of the total landscaped area. Council Member Williams agreed and noted that the increased rebate would provide more incentive for current residents.

Council Member Phillips asked if the City would be able to opt out if unforeseen issues arise. Director Cardenas confirmed that they could opt out at any time, and the incentive would decrease to the current level. In response to a follow-up question from Council Member Rogers, Director Cardenas stated that there were no set statutory penalties to the City if properties do not meet the requirements, but the program may be audited. A Site Plan is already required with Building Permit applications, and Staff will verify the amount of lawn area at that time.

Mayor Jensen met with residents who were excited about the program and asked how the City could inform more people about the pending ordinance. City Administrator, Scott Darrington, reported that

the Central Utah Water Conservancy District approached the City a few years previously, but the City Council declined to participate. They recently changed the program to allow everyone to qualify for the reduced incentive, and he did not believe that current residents would care about the ordinance because it is specific to new construction. Council Member Rogers stated that the City should advertise it so residents wait to apply after adoption of the ordinance, and they are eligible for the increased rebate. City Administrator Darrington indicated that the public can be informed via social media as early as the next day.

After further discussion, Director Cardenas was directed to prepare a list of frequently asked questions and begin drafting the ordinance for review by the Planning Commission and City Council.

**b. Budget Discussion**

Finance Director, Denise Roy, reviewed the one-page Budget document.

- Sales tax revenues were currently at \$10.6 million, and the total had been revised to approximately \$11 million.
- Admin allocations are transfers from utility funds for services offered by the City and were at \$155,841, an increase of approximately \$24,000.
- The utility billing staff member's salary is paid through the utility fund, as well as a percentage of the front desk employee's salary.
- The Historic Preservation Commission, Arts Commission, and Pleasant Grove Players are funded through a transfer of Cultural Arts and Recreation Enrichment ("CARE") Tax monies and were no longer included in the General Fund.
- The Axon line item includes ongoing expenses for body cameras, car cameras, and tasers.
- Ambulance replacement is to be funded in FY 2027.
- The library pavilion will be funded through previously allocated monies, the County grant, and \$342,000 in CARE tax funds. Use of CARE tax funds will not impact other entities being funded through that tax.
- The CARE Tax Fund includes both an existing fund balance and ongoing tax revenues in FY 2027. Some money is being held back pending a decision on the Discovery Park tennis courts. CARE tax revenues were \$859,000 last year and had gradually increased from \$450,000 in the first year. The estimated FY 2027 end-of-year balance was \$700,000, including the \$25,000 yearly maintenance budget for Cook Family Park.
- Personnel and operational narratives were included in the packet.

Director Roy reported that the Tentative Budget would be presented at the May 5, 2026, City Council Meeting.

Council Member Rogers expressed his appreciation for Staff's hard work to incorporate City Council feedback and ensure that the City is properly funded.

Administrator Darrington reviewed the draft data sheet on the proposed property tax increase. Each year the City's assessed valuation increases, the tax rate automatically decreases. To keep the same rate, a Truth in Taxation hearing is required. The last property tax increase in 2022 effectively kept the same rate as 2021. The rate was now under 0.001%, which was the lowest it had been in its 16

years with the City. The City will hold open houses to discuss property taxes with citizens and help them understand Pleasant Grove's portion of their property tax bill and other facts related to the increase.

Funding the tax increase would allow the City to hire three more full-time firefighters. There were currently five full-time firefighters per shift. Seven were needed, so, when possible, the vacant positions were filled with part-time employees. If they were not available, shifts sometimes only had five or six firefighters. Five staff members are sufficient to run the engine and ambulance, but seven are required to be able to respond to stacked (simultaneous) ambulance calls. If the second ambulance cannot respond due to staffing issues, American Fork, Lone Peak, or another city will respond. American Fork had indicated that they are picking up too many calls in Pleasant Grove.

Pleasant Grove had too few full-time firefighters per 1,000 residents in relation to other cities, and a total of 348 shifts per year were not fully staffed. The number of stacked calls was also increasing. Council Member Phillips remarked that even with three additional firefighters, Pleasant Grove will still have the fewest firefighters per 1,000 residents. Administrator Darrington indicated that other cities in Utah County are holding Truth in Taxation hearings specifically for public safety.

In response to a question raised by Mayor Jensen, Administrator Darrington confirmed that the table included the average number of calls for each station in specific cities. Council Member Rogers asked if each of the stations was also staffed with seven firefighters. Fire Chief, Drew Engemann, reported that it varied by city, as five firefighters may be a full crew when the city has four other stations for backup. Chief Engemann reported that American Fork runs two crews out of one station, which typically has 10 to 11 firefighters on staff, and are preparing to build a third station. Out of the 2,500 calls per station last year, approximately 1,400 were hospital transports. They intend to hire 13 additional firefighters to staff the new station. In response to a question, he stated that he did not know if American Fork was doing Truth in Taxation for FY 2027, but Saratoga Springs and Orem are. Administrator Darrington reported that approximately 50% of attendees at the last city managers' meeting indicated that they are planning for a tax increase, and he would be polling them to determine whether it is due to public safety or other needs.

Chief Engemann stated that there had been nine emergency calls since 2:00 a.m., and American Fork had to respond to three of them. Five firefighters are not even enough to fight a house fire. Recently, a Lone Peak ambulance had to respond to a call in Pleasant Grove because American Fork and Orem crews were too busy. Pleasant Grove and all surrounding cities are getting very busy, and the planned new housing in the City will increase the number of calls. There were currently only 26 part-time firefighters, which was not enough to fill the 60 open part-time shifts each month. He tries to maintain 35 part-time staff members, but it is difficult to find and retain qualified part-time firefighters. He included the number of calls per station in the table to show that Pleasant Grove runs more calls per station than larger cities. Some of the City's full-time firefighters were averaging between 70 and 80 hours per week.

Mayor Jensen asked if the provided data was an accurate representation of the Fire Department's current situation. Chief Engemann stated that it was a good portrayal. The national standard is one firefighter per 1,000 people. Many cities do not achieve that standard, but Pleasant Grove was below all surrounding cities. An additional seven or eight full-time employees are needed to meet the standard, which cannot happen overnight but needs to be planned for as the City continues to grow.

Council Member Rogers asked how funding the three additional positions would change the data. Chief Engemann stated that it will provide some flexibility and potentially allow for seven staff members per shift, although eight to nine would be needed to run two crews. It will not change things overnight, but it will be a good start.

Council Member Phillips remarked that most of the provided data would not change based on the number of full-time firefighters, as there would still be the same number of calls and stacked calls. However, it would enhance Pleasant Grove's ability to cover those calls and not be as much of a burden on neighboring cities. Chief Engemann agreed and indicated that the City needs to do everything it can to cover calls from its citizens rather than relying on other departments. In response to a follow-up question, he reported that the new dispatch system automatically sends calls to the next available engine, which reduces response times from other cities, but it typically takes between three and eight additional minutes for those units to reach the scene. Pleasant Grove's public safety budget is lower than that of any of its peer cities in Utah County, and it has five to seven firefighters on shift to serve the needs of 40,000 citizens.

Council Member Phillips stated that the effective property tax rate was discussed in the data sheet but not defined. The average citizen may only think about how their taxes have increased every year, and he believes that a definition of "effective" may be helpful. Administrator Darrington stated that it can be hard to define terms in a graph, but Staff would do their best.

Administrator Darrington reported that the information provided for the Police Department was similar, with the tax rate and information on sworn officers per thousand in relation to other cities in Utah County. Assaults in the City were up 30% since 2021, and domestic violence had increased by 35%. Drug offenses had fluctuated since 2023.

Police Chief, Keldon Brown stated that he had seen a lot of trends in his 40 years in law enforcement, and everyone should be concerned about the way society and police work are trending. The City had trouble retaining police officers, and another officer had turned in his notice earlier that day. In order to address the manpower shortage, he had revitalized the reserve program that brings in officers from other municipalities to cover shifts while the City tries to hire new officers. It takes three to five years for a police officer to be competent and well-rounded in all aspects of police work.

Each shift typically has three officers, ideally with one officer working an overlapping shift. Law enforcement tends to be reactive, but ideally it should be proactive. For example, no one knew how popular ebikes would become along the Wasatch Front, and police officers must now react to that change. There have been more than 12 automobile-pedestrian accidents in the past year, three of which were high-profile and one that resulted in a fatality. In response to that, citizens had requested speed and distracted driving enforcement on City streets, as well as extra patrols at crosswalks. These and other issues must be addressed by a three-man crew.

Chief Brown was also very concerned about drugs in the City. The statistics may give the impression that drug calls were going down, but the level had actually increased. In the last one-and-a-half years, there have been several large cases in local apartment complexes, including seizure of one pound of methamphetamine, five pounds of methamphetamine, and thousands of fentanyl pills, as well as the discovery of a marijuana packaging operation. A bath salts lab was recently raided near Cook Family Park, and they indicated that they sold \$12,000 worth of bath salts weekly along the Wasatch Front.

Drugs were already in Pleasant Grove, and the Police Department could only address that danger when it was not responding to all the other calls.

The Police Department was constantly being asked to do more with less. The state legislature mandated the Guardian Program, which requires training and supervision of 20 guardians. A staff member will be trained on cryptocurrency, and all police vehicles must have biometric fingerprint identifiers by 2028. The state had put these mandates in place without providing funding to meet the requirements.

Chief Brown stated that the numbers may not look high, but many calls are very time-consuming. The bath salt lab incident took the entire department out of circulation for eight hours. Mental health cases are on the rise and are also very time-consuming, requiring as much as six hours of one officer's time. A DUI accident requires three officers, one to handle the DUI and two for the accident, which is the entire crew. Domestic violence trends are concerning, and 25% of homicides in Utah are related to domestic violence. Society is more toxic than it has ever been, and calls are more time-consuming than ever. A three-man crew cannot be proactive and address all the City's issues. The department was shorthanded and did not retain officers, although the City had committed to addressing that issue. The reserve program is valuable, and Chief Brown recently hired a reserve officer to a full-time position.

Chief Brown reported that officers issue citations for approximately 60 moving violations each week. Domestic violence and traffic calls increasingly involve weapons. A small percentage of people create most of the City's problems. He appreciated the City Council's commitment to providing the Axon cameras, Flock plate readers, speed signs, weapons, and other tools to help officers do their job.

Mayor Jensen asked if the data sheet accurately portrayed the Police Department's current status. Chief Brown stated that even if two more officers are hired, the City will still be below the standard number of officers per 1,000 residents, as it would only increase the ratio from 0.79 to 0.83. However, two new officers would be a great step forward. The City needs to get ahead of the call volume, toxicity, and drug problems rather than react.

Council Member Phillips remarked that the data sheet showed a decrease in drug incidences, but that obviously did not tell the story. He recommended that a footnote be added to explain that the numbers are not an indication that the City does not have a drug problem but rather that it lacks resources to address the problem. Council Member Rogers added that describing the recent high-profile cases and amounts seized would be more impactful than a simple graph. The City does not simply have a consumption problem; it has a production problem. Chief Brown stated that, per the Drug Enforcement Agency, drug seizures in Utah were at a record high. Administrator Darrington agreed that a narrative would be more helpful than a graph.

Council Member Rogers stated that he would like to engage with the public in a meaningful way, either through an analytics firm or another means, to ensure that citizens receive and comment on the information. It is important to know how residents feel about enacting a tax increase to bolster the public safety budget. Feedback on the last tax increase indicated that there was not enough outreach, and he wanted to ensure that the Council partners with its residents to determine what is best for the City. Administrator Darrington reported that the Truth in Taxation process had changed, and they could discuss the matter in more detail during the Regular Session.

**c. Staff Business**

There was no Staff Business.

**ADJOURNMENT**

**MOTION:** At 5:35 p.m., Council Member Williams moved to ADJOURN the Work Session. Council Member Rogers seconded the motion. The motion carried unanimously with Council Members Rogers, Phillips, LeMone and Williams voting "Yes."

The City Council Work Session Minutes of April 28, 2026, were approved by the City Council on May 19, 2026.

**Pleasant Grove City  
City Council Meeting Minutes  
Regular Session  
Tuesday, April 28, 2026  
6:00 p.m.**

Mayor: Eric Jensen

Council Members: Cyd LeMone  
Dustin Phillips  
Steve Rogers  
Todd Williams

Staff Present: Scott Darrington, City Administrator  
Wendy Thorpe, City Recorder  
Denise Roy, Finance Director  
David Packard, Human Resources Manager  
Drew Engemann, Fire Chief  
Neal Winterton, Public Works Director  
Keldon Brown, Police Chief  
Megan Zollinger, Recreation Director  
Daniel Cárdenas, Community Development Director  
Britton Johnson, Intern  
Deon Giles, Parks Director  
Sheri Britsch, Library Director  
Jacob Hawkins, City Planner

Excused: Dianna Andersen, City Council Member  
Christine Petersen, City Attorney  
Sierra Pierson, Assistant to the City Administrator

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. Council Member Andersen was excused.

2) **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Council Member Rogers.

3) **OPENING REMARKS**

The Opening remarks were offered by Council Member Williams.

4) **APPROVAL OF MEETING AGENDA**

City Administrator, Scott Darrington, reported that Item 8D would be continued to a future meeting, and Item 9A would be heard after Item 9E.

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

5) **OPEN SESSION**

Mayor Jensen opened the Open Session. There were no comments. The Open Session was closed.

6) **CONSENT ITEMS**

A. **Payment Approval Reports for April 16, 2026.**

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

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

A. **To Consider the Appointment of Geoff Gregson and Brett Robertson as Alternate Members of the Pleasant Grove City Planning Commission.**

Mayor Jensen invited Geoff Gregson and Brett Robertson to introduce themselves. Mr. Robertson is the Assistant Principal at American Fork High School and has three children. He currently serves on the Design Review Board and Beautification Commission. Mr. Gregson has lived in Pleasant Grove for 10 years and has six children.

**ACTION:** Council Member Phillips moved to APPROVE the appointment of Geoff Gregson and Brett Robertson as Alternate Members of the Pleasant Grove City Planning Commission. Council Member Williams seconded the motion. The motion carried unanimously with Council Members Rogers, Phillips, LeMone, and Williams voting “Yes.”

8) **PRESENTATIONS**

A. **Recognition of the PGHS Esports Team State Champions.**

Mayor Jensen invited the Esports Team to the podium. Council Member Rogers read the Certificate of Recognition for the Pleasant Grove High School Esports Team.

In response to a question from Council Member LeMone, Team Captain Enoch Snyder (“Sir Cookie”) stated that esports is competitive gaming, and they played against other highly skilled players in the tournament. Some players have committed thousands of hours to their games, and scholarships are

available to the best players. He personally competes in Super Smash Bros. Team members also compete in League of Legends, Mario Kart, and Rocket League. Smash Brothers competitions are one-on-one, but all other games are team events. In response to a follow-up question, Coach Audra Yocum stated that she had been running the club since 2016.

Council Member LeMone asked about team practices. Mr. Snyder reported that they have a regular practice day at school where they practice mental techniques to stay engaged and maintain peak performance. They maintain focus by using a reset word like “control”.

Mayor Jensen asked about team rankings. Mr. Snyder reported that the team placed first in Rocket League, third in Mario Kart, and fifth in Super Smash Bros. League of Legends is not a recognized game.

Photographs were taken with the City Council.

#### **B. Recognition of the PGHS Marching Band State Champions.**

Council Member Rogers read the Certificate of Recognition for the Pleasant Grove High School Marching Band. Mayor Jensen congratulated the band members on their accomplishments and invited them to step forward. The band members introduced themselves and indicated which instrument they play. Their biggest competitor this year was Wasatch, and their theme was “Make a Joyful Noise”.

Photographs were taken with the City Council.

#### **C. UGFOA Triple Crown Presentation.**

Finance Director, Denise Roy, announced that Pleasant Grove, along with five other Utah cities and one school district, received the Utah Governor’s Finance Association (“UGFOA”) Triple Crown Award for excellence in financial reporting, budgeting, and public transparency. Administrator Darrington noted that there are 250 municipalities in Utah, only six of which received the award.

Photographs were taken with the City Council.

### **9) PUBLIC HEARING ITEMS**

#### **A. Public Hearing to Consider Ordinance (2026-014) to Amend Section 10-15-38: Fencing Standards, to Clarify and Simplify Portions of This Section. *Presenter: Director Cárdenas.***

***\*\*CONTINUED from the 4/14/2026 Meeting.\*\****

The above item was heard after Item 9E.

Community Development Director, Daniel Cárdenas presented the Staff Report and indicated that the proposed Text Amendment was in response to feedback regarding screening between new and existing homes.

The amendment included the following:

- Establishes how to measure the three-foot grade difference. If there is a three-foot difference within a 25-foot span of the rear yard, the developer must build a fence.
- Defines “suitable screening”.
- Allows for a written agreement between neighbors in lieu of screening.

The matter was approved by Attorney Petersen and received a unanimous recommendation of approval from the Planning Commission.

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

**ACTION:** Council Member Phillips moved to APPROVE Ordinance 2026-014 to amend Section 10-15-38: Fencing Standards, to Clarify and Simplify portions of This Section. Council Member Rogers seconded the motion. The motion carried unanimously with Council Members Rogers, Phillips, and LeMone voting “Yes.”

- B. Public Hearing to Consider an Ordinance (2026-016) for a Zone Change to Remove the Valley Grove Mixed Use (VGMU) Overlay from approximately four 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\*\***

Director Cárdenas presented Items 9B and 9C concurrently. They relate to the same project were two separate parcels and required separate applications. An aerial map and the Site Plan were reviewed. The subject property is located in the Grove Commercial Sales Subdistrict. When the Valley Grove Mixed Use (“VGMU”) Overlay was originally applied to the property, the associated Development Agreement specified 200,000 square feet of retail space and allowed for 1,115 residential units once that requirement was met. The applicant proposed to remove the VGMU Overlay on the four -acre subject property and add the new Grove Business Park (“GBP”) Overlay to allow for flex space and light manufacturing uses.

Marty Beaumont spoke on behalf of the applicant and indicated that Item 10A was the Development Agreement for the project. Director Cárdenas clarified that the Development Agreement was not a public hearing item, and the Development Agreement had not yet been reviewed by City Attorney, Christine Petersen.

Mr. Beaumont stated that when the project was last discussed, the City Council indicated that the Development Agreement should be revisited with special attention to conditions related to the Valley Grove Development Agreement. That agreement planned for one of three luxury residential buildings to be located on the subject property and included several restrictions. At least 132,000 square feet of retail space was required before a building permit could be issued on the second building. Additionally, the design of at least one acre of the promenade must be approved prior to construction and completed prior to occupancy. Per that agreement, construction of the third building would trigger the other one-acre portion of the promenade.

St. John Properties met with Staff and committed to completing the full two-acre promenade prior to occupancy of the second residential building. They also committed to specific design elements to ensure that the proposed flex-space building complements the area, as well as upgraded landscaping along 1300 West. An additional 15,000 square feet of retail space will also be completed in excess of the 200,000 square feet required by the VGMU Overlay.

Mr. Beaumont proposed a change to Section II: Lot Uses. Item 2.1 currently specifies that only retail uses would be allowed on Lots 2 and 3, and Item 2.2 requires a minimum of 15,000 square feet of total retail space between Lots 2, 3, and 4. The applicant requested that Item 2.1 be removed to allow more flexibility in developing Lots 2 and 3.

Administrator Darrington stated that the two public hearings would be specific to the flex space building. If those items were not approved, the Development Agreement would not apply. If the Council was interested in the flex space, Staff recommended approval contingent on both the original and new Development Agreements being updated.

Director Cárdenas reviewed the Development Agreement that would be considered in Item 10A. The Community Development Department's initial position was to require at least 25,000 square feet of retail on the subject property, and the applicant countered with 15,000 square feet. Staff is responsible for tracking business licenses and verifying the amount of retail space, which is a difficult task, and it is more efficient to require that specific buildings be retail only.

Staff consistently recommended denial of the flex-space building because the area is a gateway to Pleasant Grove, and it is their position that the current uses are in the best interest of the City. However, they also made recommendations based on the proposal, including a berm and additional trees to better screen the truck yard and upgrade materials to improve the building aesthetics.

Mayor Jensen noted that the Planning Commission recommended approval of the rezoning applications, subject to the creation of a Development Agreement. Director Cárdenas confirmed that the recommendation was unanimous and based on the Commission's desire for less residential development in the area. Approval of the flex-space building would decrease the number of residential units by 115.

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

Council Member Phillips stated that from a marketing perspective, he understood the applicant's desire not to limit retail to specific buildings. However, he wanted to be sensitive to City concerns about managing that requirement. In response to his question, Director Cárdenas stated that it can be difficult to track the square footage to ensure that the 15,00-square-foot requirement is met.

Council Member Rogers remarked that it could be difficult to track from a rotating tenant perspective. For example, if a retail tenant moves out and a non-retail tenant moves in, that may decrease the amount of retail space below the requirement. However, that issue was related to the Development Agreement, which was not ready for consideration. The matter before the Council was whether to approve the rezone applications and extend the City's light manufacturing zone beyond its intended borders. His understanding was that the area was intended to be a transitional zone between

manufacturing and retail areas. Director Cárdenas confirmed that flex space is not currently allowed on the subject property.

Administrator Darrington stated that the City has a manufacturing zone and the Business Manufacturing Park (“BMP”) Zone, which is a transitional zone, and approval would essentially extend the BMP Zone. Council Member LeMone stated that flex space is not allowed in the subject area for a reason.

Council Member Rogers asked if the City Council wanted to allow flex space in the subject area. There is limited land available in the City, and he was unsure if even enhanced flex space was appropriate.

Council Member Phillips was in favor of decreasing the number of residential units. Together with the dedication, retail space, and enhancements to the flex-space site, he was comfortable approving the applications.

Council Member Williams approved of the concessions made by St. John Properties, but was not in favor of allowing flex space. He noted that Mr. Beaumont indicated they were not planning to have docking bays but asked if they would be allowed under the GBP Overlay. Director Cárdenas reported that Development Agreements can have very specific requirements. The agreement did not currently prohibit docking bays, but that restriction could be added.

Council Member Rogers stated that the Development Agreement was not ready, and he was concerned about approving the rezone applications without knowing exactly what it entails. The City had experienced issues in the past with properties that were developed by a new owner in ways the Council was not expecting. It is hard to contract out all contingencies. He was not opposed to renegotiating the original Development Agreement, but the scope of those changes was currently unknown, and contracts frequently fall apart based on the details. He agreed with Staff that retail should be required on specific pads so the City does not have to police that requirement in perpetuity. Administrator Darrington agreed that a Site Plan has not been submitted, and it can be hard to consider all contingencies in the Development Agreement.

Council Member LeMone was opposed to rezoning the subject property. It is not appropriate to have light manufacturing, potentially with roll-up doors, at the gateway to the City. She is in favor of flex space in designated areas and believes residential would make more sense for the property if retail is not possible. Light manufacturing would produce very little sales tax revenue, if any, and the City Council had already approved residential development.

Mayor Jensen stated that the Development Agreement needed more work. A Council Member was also absent, and it was an important subject. He recommended that the items be continued. Administrator Darrington stated that if the City Council intended to deny the flex space request, his preference was that they make the decision rather than continue the items. Council Member Williams stated that he would be in favor of flex space if the Development Agreement was finalized. Council Member LeMone was opposed. Council Member Rogers was undecided but leaned toward denial. He agreed with Council Member LeMone that residential would be better than flex space. The property at the corner would remain zoned for office or retail use, and 2000 West will become a main conduit into the City.

Administrator Darrington asked for clear direction from the City Council. Staff had requested that retail be limited to two specific buildings, and the developer requested that it be spread out over three. Design standards regarding potential docks have also been discussed and would need to be incorporated into the Development Agreement.

**ACTION:** Council Member LeMone moved to DENY Ordinance 2026-016 for a Zone Change to Remove the Valley Grove Mixed Use (VGMU) Overlay from Approximately four 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. Council Member Rogers seconded the motion. Vote on Motion: Council Member Rogers-Yes, Council Member LeMone-Yes, Council Member Williams-No, Council Member Phillips-No, Mayor Jensen-No. The motion failed 2-to-3.

**ACTION:** Council Member Williams moved to CONTINUE Ordinance 2026-016 to the May 19, 2026, City Council Meeting. Council Member Phillips seconded the motion. The motion carried unanimously with Council Members Rogers, Phillips, Williams, and LeMone voting “Yes.”

- 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\*\***

The above item was heard in conjunction with Item 9B.

**ACTION:** Council Member Phillips 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 May 19, 2026, City Council Meeting. Council Member Williams seconded the motion. The motion carried unanimously with Council Members Rogers, Phillips, Williams, and LeMone voting “Yes.”

Council Member Williams was excused at 7:07 p.m.

Administrator Darrington asked for specific direction from the City Council on how to handle the retail component of the project. Staff proposed that it be limited to two buildings, but the developer had requested that the 15,000 square feet of retail space be spread throughout all three buildings.

Council Member Rogers stated that amendments to the original Development Agreement had not been presented to the City Council, and he would need to review those changes. He agreed with Staff that the retail parcel(s) should be dedicated specifically to that use for ease of enforcement. Mr. Beaumont had suggested that the project was already designed. If so, he would like to see the plans, as well as a Site Plan that shows monument signs, walking paths, and features that enhance the usability of the land rather than just more trees and a berm.

Council Member LeMone stated that Council Member Rogers’ laundry list was why she believed the Council should vote “no”. If an exhaustive list was required to make the project fit, it would not be what is best for the community.

Council Member Phillips stated that it is appropriate to request more details, although his was not as concerned about specific details as Council Member Rogers. Based on the short- and long-term difficulty of monitoring the amount of retail space, he was in favor of limiting retail use to two buildings as recommended by Staff.

Administrator Darrington reported that Staff would work with the developer to revise the Development Agreements.

Mr. Beaumont stated that they did not intend to modify the original Development Agreement. Attorney Petersen had indicated that any elements that are referenced in the new agreement will be automatically modified by adoption of the new Development Agreement.

There were only three elements in question as follows:

1. Retail square footage.
2. Promenade.
3. Truck docks.

He did not believe the retail element was an issue because he did not anticipate turnover on the two single-tenant retail pads. The larger pad was the only one that could have tenant turnover, and their request was to build what makes sense on all three pads. The smaller pads are approximately 4,500 and 5,500 square feet, and the remaining retail will need to occupy another building. However, he understood the difficulties with monitoring.

Council Member Rogers remarked that a law firm could occupy a 4,500 square foot building that was originally intended for retail. He did not believe it was best practice to amend the original Development Agreement through the new one. However, he deferred to Attorney Petersen on the matter.

**D. Public Hearing to Consider Ordinance (2026-018) to Amend Section 10-13: Overlay Zones by Adding Text for the Creation of a New Overlay Zone. The new Overlay Zone is proposed to be called the “Springs District Overlay (SDO) Zone” and provides provisions throughout the chapter for the proposed zone. Applicant: Julie Smith. Presenter: Director Cárdenas**

Director Cárdenas presented the Staff Report and identified the location of the Renaissance at Indian Springs subdivision on an aerial map. The development was approved as a Planned Unit Development (“PUD”) in 1998 and is surrounded by 0.50-acre and larger lots. It was constructed as a cluster development to accommodate natural features of the subject property, such as natural springs and wetlands. Cluster developments benefit the developer because infrastructure costs are lower, and they can avoid trying to develop difficult areas. The Renaissance at Indian Springs is 20.63 acres in size and has 42 homes with an average lot size of 0.50 acres. It was developed with the idea of land use preservation, and Parcel A is designated as perpetual open space on the Subdivision Plat.

The Renaissance at Indian Springs HOA had approached the City several times regarding potentially subdividing a four -acre portion of the property, including in 2013 when it was denied by the Planning

Commission. The process of rezoning the property was difficult because PUDs were determined to cause more problems than they solved, and as a result were removed from City Code. The applicant had requested to section off and sell a portion of the property for sale and development. However, in order to approve this request, PUD code would need to be revived to ensure that the remaining homes are legal and conforming.

Director Cárdenas reported that the Planning Commission and Staff recommended denial of the application. Density in the area is a maximum of two units per acre, and approval would increase that density. Additionally, the PUD was approved prior to construction, and the City should remain true to the original land use with the intent of retaining the open space in perpetuity.

Council Member Rogers asked why the open space was not originally developed. Director Cárdenas stated that he had reviewed the original Staff Report, minutes, and plat. The area contains wetlands, two springs, and a detention basin. Council Member Rogers stated that he was involved with a PUD in Lehi where they built on top of springs and had perpetual issues, and residents were upset with the city for allowing development in a known wetland area. Administrator Darrington added that the open space also has an undevelopable slope to the north of the subject four acres.

In response to a question from Administrator Darrington, Director Cárdenas reported that the application was for a Text Amendment to revive PUDs in City Code and create the PUD Overlay to essentially create an R1-17 zone. If approved, the applicant would then request that the new Overlay Zone be applied to the area. They had already submitted an application to rezone the property to R1-15. Administrator Darrington reported that the application to apply the Overlay Zone would trigger notification requirements for neighboring property owners.

Council Member Phillips asked if there were any existing R1-17 zones in the City. Director Cárdenas confirmed that the zone did not exist and would be created specifically for the Renaissance at Indian Springs. He then reviewed the Zoning Map.

Don Eaton spoke on behalf of the Renaissance at Indian Springs HOA, which has 42 homes and 72 adult voting residents. Eighty percent of their residents are age 70 or older, and 17 are single elderly women. The association has increased dues yearly, but a special assessment or large dues increase was not necessary to even come close to meeting reserve requirements. They concluded that the only realistic way to continue maintaining the subdivision was to sell what they consider to be an excess of four acres. He identified areas of open space that would remain and indicated that the slope would ensure that it remains so in perpetuity. Each home also has a yard with grass. The pastureland is agricultural and contains a spring. The detention basin, sewer, and water lines in the area would be moved.

Mr. Eaton thanked the City Council for recognizing that Development Agreements change. The Development Agreement governing the subject property was created 28 years previously, and he believed there was a good reason for it to change. The HOA had no other practical alternative to keep the neighborhood well-maintained. He reviewed potential sale costs and indicated that the remaining funds would be enough to create an endowment to maintain the neighborhood and potentially offset some monthly dues.

Mr. Eaton addressed Staff objections to the proposal.

- Promotion of the City's health, safety, and general welfare.  
It was the applicant's position that building nine additional homes on the same size lots as those currently in the development would promote the City's health and safety.
- Specificity of the zoning district.  
The specificity was intentional as he believed that was Staff's direction. Mr. Eaton understood concerns about spot zoning, but in speaking with other cities, he learned that spot zoning happens and can be worked around if there is good reason to do so.

Mr. Eaton did not believe the City wanted to have blighted neighborhoods, and the HOA did not want to turn maintenance over to the City. He believed it was a mutual potential problem that needed a cooperative solution. The proposed Overlay Zone was the latest iteration of the proposal, which in his opinion could be approved as-is and was designed to be practical. The homes would be similar to those existing in the neighborhood, and the lots would be approximately 15,000 square feet in size. The subdivision currently had an average of one clustered home per 20,000 square feet of land, and eliminating the four acres would decrease it to one per 17,000 square feet.

Nearly all of the 42 homeowners were in favor of the proposal. They believed it was a valid request and the right thing for the City Council to do to help residents. All cities in Utah need housing, and it would allow for up to nine very nice homes. If the Council did not approve the application, the HOA was willing to comply with Mr. Cárdenas' recommendation for a Development Agreement. However, Mr. Eaton believes it is the City Council's job to help its residents and make its neighborhoods better, and they were trying to do that in a practical manner with the resources available.

With regard to concerns about setting a precedent, Mr. Eaton stated that Spring Meadows and other planned developments existed in the City. He understood why the City did not like PUDs because of the issue with poorly maintained developments, but Renaissance at Indian Springs was requesting the City's help in continuing to be self-sufficient. A two-thirds vote of the HOA was also required to move forward.

Council Member Rogers stated that, to his understanding, the application was the first step to eventually sell the subject property for development and fund the HOA. Mr. Eaton confirmed that the proceeds would go toward neighborhood upkeep and self-sufficiency. Council Member Phillips remarked that the HOA also had immediate needs like fencing and road improvements. Mr. Eaton stated that immediate needs were estimated at \$300,000 to \$400,000, and the property was valued at over \$2 million.

Council Member Rogers asked if there were any geotechnical barriers to development. Mr. Eaton stated that he had been contacted by seven people who are very interested in the property.

Development Consultant, Julie Smith, stated that she initially believed the easiest solution was to decrease the nonconforming use and amend the plat to remove the four acres, but Pleasant Grove did not have that mechanism available. The development was 20.63 acres and contained 42 approximately 21,000-square-foot lots, and the proposal would decrease those numbers to 16.63 acres and 17,250 square feet. It is located in a Single Family Very Low-Density area, where lots are

intended to be a minimum of 15,000 square feet. If the proposal was approved, that minimum would be exceeded. They would then move forward with a request to rezone to either R1-15 or R1-20. The Planning Commission commented about the size of the smallest lot, which is under 6,000 square feet, as well as side and rear setbacks. However, the proposed standards reflect existing conditions. A PUD would typically approach the City Council because it could not afford maintenance and ask that the City take over its private roads, but the applicant was requesting a mechanism to be able to afford those costs. She believed that the proposal would work, but they were open to any changes the City recommended.

Mayor Jensen opened the public hearing.

*Paula Shardlow* stated that she was the second person to purchase a home in the development. Because she has lived there for so long, she had experienced the dues doubling and tripling. Special assessments are scary for homeowners on fixed incomes. It is important for residents to not be a drag on the City. They want to maintain their independence and maintain their development in its current pristine condition. They requested the change so the property could be sold and the proceeds put into reserve so they never have to turn to the City for backup.

*Katheryn Hymas* stated that he has lived in the community for six years. When she moved to Utah County, the neighborhood was very attractive to her because it does not require snow shoveling or yard work. It is a great community and a great asset to the City. She encouraged the City Council to approve their request.

*Kathy Merrill* stated that she had lived in the community for 26 years and purchased her lot specifically because it looks out on the open space. She was against the proposal for years, but she now understood how important it was for the community. They did not see any negatives to the proposal. If homes were built in the pastureland, they could be incorporated into the same zone as Spring Meadows. It would not be a cluster development. She understood that the City did not like cluster homes, but felt like the homeowners were being punished for living in their community because it was developed differently from how it would be done today. It is an incredible community and like a family, and they do not want to lose people. If every community in Pleasant Grove was as great as theirs, it would be the best city in the state. The proposal would keep the community solvent and bring in more property taxes.

*Cory Bangerter* stated that he recently moved to the community and agreed with his neighbors. It is a very unique area, and they want the ability to maintain their community.

*Gail Bangerter* stated that it would be a win-win for the City and community. They are land rich and money poor, and the proposal would make it more equitable. They believe it will be good for both the City and their community, and it will allow them to improve their 28-year-old infrastructure. Those improvements are expensive and they do not want to have to raise fees or impose special assessments.

*Joe Riggs* stated that he had been a resident of the community for seven years and was previously the HOA president. He thanked Mr. Eaton for stepping in and bringing the issue to the City Council. The community has approximately \$150,000 in reserves, and several large road and fence projects were pending. They need an avenue to make funds available when needs surface. The community

was 28 years old, and they had done a good job of maintaining the roads, but they are getting old and the fences are deteriorating. The sprinkler system also needs to be replaced. They need a revenue source other than assessments. He asked that the City Council approve the proposal so they can remain a thriving community that feels like a family.

*Mike Massey* reported that he moved to the community two years previously, and it is unlike anywhere he had ever lived. All the neighbors know, like, and help each other. They could turn the HOA over to the City, but residents did not want to do that. They saw a problem and wanted to find a way to address it on their own, but they needed the City's help to do so. Selling the property would set the community up for the future.

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

Council Member LeMone stated that she had no issues with the proposal, as it was no different than farmers who sell their land because they can no longer farm it. The funds were needed to maintain the community, and she appreciated that the residents wanted to keep their neighborhood beautiful. That area of the City was designated for larger lots, but times and needs change, and many people do not have the money or time to purchase or maintain larger lots. She wanted the residents to stay in their homes for as long as possible, and the community was beneficial to their health, safety, and welfare. She was in favor of drafting a Development Agreement to accomplish the community's goals.

Council Member Rogers stated that the community is obviously a great place to live, and he is glad it is a part of Pleasant Grove. In principle, he was not opposed to the proposal. However, he had legal concerns about the proposal, specifically in regard to land development and precedent. The City Council must consider the long-term benefit of the City. He disagreed with Ms. Smith's argument that removing four acres from the development would not intensify the nonconformity. It would intensify the nonconformity because the current zone only allows for R1-20 or Rural Residential ("RR"). Open space allocated for the development would be removed, which would increase the nonconforming use.

Director Cárdenas reported that he agreed with Council Member Rogers. He discussed the issue of nonconformity with Attorney Petersen on multiple occasions. State code prohibits increasing nonconformities, which the applicant interpreted as increasing the area, but Staff interpreted as increasing the nonconformity. The applicant initially applied to subdivide the property, but that was not possible as it would increase the nonconformity of the area.

Council Member Rogers stated that once the City Council goes outside the normal bounds of what is expected by land use law, it can run into the issue of competing rights. For example, the Indian Meadows subdivision abuts the subject property, and residents there may love the open space. In response to his question, Director Cárdenas reported that the nonconformity is due to the planned development. The General Plan considers R1-15, R1-20, and RR in the area, and the City Council is obligated to ensure that a proposal is cohesive and compatible with the surrounding area.

Council Member Rogers stated that in this case, the City would be creating new code specifically to allow development of a single parcel due to the nonconforming use. He had been involved in land use lawsuits and was concerned about the identified path forward. He had not had the opportunity to

discuss the matter with Attorney Petersen to determine if the City's position would be solid or there was the potential of lawsuits from a resident or developer. His understanding was that the Planning Commission or City Council cannot grant a variance for a purely financing reason. Although that was not specific to zoning code, it was analogous, and he was concerned about creating a customized path forward for a PUD for a monetary purpose.

Council Member Rogers was also concerned about setting a precedent. He agreed with Council Member LeMone that development is inevitable and farms are often sold to developers. However, it would not be appropriate to change code to ensure that the developer gets the most money out of the property. He saw the value in what the residents wanted to do, but he did not see how he could vote "yes" on this application and "no" when a developer asks to rezone an R1-20 parcel to R1-15 and was unsure how to reconcile those votes based on liking one group and disliking the other. His preference was to continue the item so he could discuss it with Attorney Petersen. He had spoken with Public Works Director, Neal Winterton and Director Cárdenas about the natural springs and water on the land and how that may affect development. Although that is ultimately the developer's concern, the City bears some responsibility in ensuring that certain parcels are appropriate for development.

Council Member Phillips appreciated the applicant's proactive approach and intent to be self-sustaining, as well as the potential financial solution for the community. However, he had similar concerns to Council Member Rogers. Public comments were made that there would be no negative impact on the City. Although R1-15 is allowable in the area, an agreement was made 28 years ago that established the subdivision as R1-20 or greater, and the City would be effectively abandoning that agreement. The existing lot sizes would not change, but the aggregate size would be abandoned. He would prefer a solution that did not create the zoning and density issues. Mr. Eaton indicated that the 42 residents were potentially unanimously in favor of the proposal, but approval would not impact just those residents. Four to five homes in Spring Meadows directly abut the subject property, and the entire community had the expectation that the area would remain open space in perpetuity. He was comfortable with the idea that things evolve over time, but the proposal was one-sided for the benefit of Renaissance at Indian Springs and he would be more comfortable if there was also a benefit to the City. There was also the issue of whether the parcel was developable. He is familiar with how the water flows from Renaissance at Indian Springs to Spring Meadows, and water is a significant consideration. Utah County has a fund to help property owners retain land for agricultural use, and he encouraged the applicant to determine if they would be eligible for that funding.

In response to a question raised by Mayor Jensen, Administrator Darrington stated that he could not speak to the county's process, but the intention of the program was to retain green space. The HOA would need to apply directly to the county.

Mayor Jensen stated that the majority of the Council was in favor of continuing the item until Attorney Petersen returned and a potential Development Agreement could be discussed to ensure that there are safeguards in place. Administrator Darrington noted that, as there were only three members present, a vote in favor would need to be unanimous. Items cannot be passed or denied by a vote of 2-to-1. Director Cárdenas recommended that it be continued to a date uncertain as he would be more comfortable with re-noticing the item.

Council Member LeMone asked about other HOAs in the area. Administrator Darrington reported that Spring Meadows and Creekside are HOAs. There were issues immediately after the developments were constructed, which led to the City removing cluster developments from the Code.

**ACTION:** Council Member Rogers moved to CONTINUE Ordinance 2026-018 to a date uncertain. Council Member Phillips seconded the motion. The motion carried unanimously with Council Members Rogers, Phillips, and LeMone voting “Yes.”

- E. Public Hearing to consider Ordinance (2026-004) to Amend Section 10-6-2: Definitions, Modifying the Definition of Building Height Applicable to Sections 10-9a-10 Building Height in the Rural Residential Zone and 10-9b-9 Building Height in Single-Family Residential Zones, including an effective date. Presenter: Director Cárdenas**

**\*\*THIS ITEM WAS CONTINUED FROM 04/14/2026\*\***

Director Cárdenas presented the Staff Report and indicated that the City Council had previously discussed changing the definition of building height. At their direction, the following text was added:

In no case shall a new development exceed thirty-five feet (35') as measured from the finished grade.

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

**ACTION:** Council Member LeMone moved to APPROVE Ordinance 2026-004 to Amend Section 10-6-2: Definitions, Modifying the Definition of Building Height Applicable to Sections 10-9a-10 Building Height in the Rural Residential Zone and 10-9b-9 Building Height in Single-Family Residential Zones, including an effective date. Council Member Phillips seconded the motion. The motion carried unanimously with Council Members Rogers, Phillips, and LeMone voting “Yes.”

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

- A. To Consider Resolution (2026-17) Authorizing the Mayor to Sign a Development Agreement with Valley Grove IV, LLC (“developers”) Regarding a Flex-Space Development Located at Approximately North County Boulevard and 1300 West, Pleasant Grove, Utah, providing for development of a flex space development and other related matters. Presenter: Director Cárdenas.**

**\*\*THIS ITEM WAS CONTINUED FROM 04/14/2026\*\***

This item was heard in conjunction with Item 9B.

**ACTION:** Council Member Rogers moved to CONTINUE Resolution 2026-17 to the May 19, 2026, City Council Meeting. Council Member Phillips seconded the motion. The motion carried unanimously with Council Members Phillips, Rogers, and LeMone voting “Yes.”

- B. To Consider Local Authority Consent for a Retail Alcohol License for a Full-Service Restaurant for Longhorn Steakhouse #5374 at 1007 South North County Boulevard, Pleasant Grove, Utah. Presenter: Administrator Darrington.**

This item was discussed after Item 10C.

Administrator Darrington reported that Longhorn Steakhouse had requested a liquor license, which requires local consent from the City Council.

**ACTION:** Council Member LeMone moved to APPROVE Local Authority Consent for a Retail Alcohol License for a Full-Service Restaurant for Longhorn Steakhouse #5374 at 1007 South North County Boulevard, Pleasant Grove, Utah. Council Member Phillips seconded the motion. The motion carried unanimously with Council Members Phillips, Rogers, and LeMone voting “Yes.”

- C. To Consider Resolution (2026-20) – Authorizing the Mayor to Execute a Reimbursement Agreement with Cyprus Federal Credit Union for Roadway Infrastructure Improvements in the Area of 545 South Pleasant Grove Boulevard, Pleasant Grove, Utah, and providing an effective date. Presenter: Director Winterton.**

Director Winterton reported that the Reimbursement Agreement was in regard to the future Cyprus Federal Credit Union at 550 South and Pleasant Grove Boulevard. The Site Plan and aerial photographs were reviewed. Road improvements were needed beyond the development’s proportional impact to the area, and the Reimbursement Agreement outlined the City’s responsibility for approximately \$62,000 in improvements.

**ACTION:** Council Member Rogers moved to APPROVE Resolution 2026-20 Authorizing the Mayor to Execute a Reimbursement Agreement with Cyprus Federal Credit Union for Roadway Infrastructure Improvements in the Area of 545 South Pleasant Grove Boulevard, Pleasant Grove, Utah, and providing an effective date. Council Member LeMone seconded the motion. The motion carried unanimously with Council Members Rogers, Phillips, LeMone, and Williams voting “Yes.”

## 11) ITEMS FOR DISCUSSION.

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

Director Winterton presented the City’s new water conservation door hanger that informs residents if they may be watering on the wrong days, not watering, have broken sprinkler heads, etc. It includes helpful tips and a QR code for the website, as well as contact information. Public Works Department staff will utilize them as a gentle reminder to residents, and they will not be tracked. A different door hanger is used for tracked violations, which may result in a fine.

Council Member Phillips asked if there were potential copyright issues with using the term “slow the flow”. It was noted that it is a state public relations campaign and not used for a commercial purpose.

Director Winterton stated that the door hanger represented the initial approach. They would not begin with a two-day watering schedule because it can be hard to enforce, and residents had heard the

message that pressurized irrigation usage was very low. Council Member LeMone asked Director Winterton to prepare for the possibility of watering restrictions. Director Winterton stated that a plan was in place, and the system could be changed to two days per week if needed. They will watch the system closely. If citizens continued to self-regulate, they would not need to change the schedule.

Council Member Rogers asked for an update on the drought and water levels. Director Winterton reviewed a graph of existing conditions and indicated that the situation had flattened out. He will be paying attention to past, current, and predicted future use.

Library Director, Sheri Britsch, reported that a part-time employee had resigned to pursue a full-time opportunity at the University of Utah library and would be missed. The Dia de los Niños event featuring bilingual musician Jason Fun was scheduled for May 1. A Kentucky Derby party will be held on May 2 at 3:30 p.m. The May 4<sup>th</sup> program was scheduled for May 4 at 5:30 p.m. and would include crafts and Jedi training.

Parks Director, Deon Giles, reported that the Arbor Day event went well. Six trees were planted that totally changed the look of the park. Sod for Anderson Park was scheduled to arrive the following week.

All equipment had been tested for the G. In response to a question from Council Member LeMone, Director Giles reported that Starlink will be the wireless supplier, and the City will be responsible for turning the lights on and off. Council Member Rogers asked if it could be turned on for all championship games. Director Giles reported that the agreement with the United States Forest Service was for 10 times per year, but it will not be an issue once the property is under City control. Council Member LeMone asked about brightness during cloudy weather. Director Giles stated that battery storage determines the length of time the lights are on but does not affect brightness. Storage is affected by both cold and cloudy weather. Their goal is for it to be installed and ready for graduation.

The Cook Family Park splash pad was 25% complete and had not yet been tested.

Council Member LeMone asked about the number of credit unions and banks that were being approved in the Grove area. Director Cárdenas reported that he meets with Attorney Petersen weekly to discuss pending applications. They discussed the matter and will be presenting options to the City Council at a future meeting.

Council Member Rogers stated that there were dead trees in areas of the Grove. For example, eight of 10 trees in the park strip near Burger King had died, and dandelions were overtaking the rocks. Director Cárdenas reported that the property owner is responsible for maintaining the area. The Code Enforcement process takes time, but the City is addressing the issue. In response to a question from Council Member LeMone, Director Cárdenas clarified that they were at the enforcement stage of the process.

Council Member Rogers asked about the status of the trailhead and park cameras. Director Giles reported that Staff was working with Utopia Fiber regarding the necessary points of service. Conduit was installed to the trailhead restroom at Discovery Park and was being installed on the light poles.

Power had also been run to the north end of the tennis courts so a demo camera can be installed for evaluation.

Director Cárdenas reported that Community Development employees Paul Douglass and Christina Gregory were leaving the department. They had done a phenomenal job for the City and would be missed.

Council Member LeMone asked for a progress report on the pickleball courts. Administrator Darrington reported that the contractor was working with his insurance, and the replacement had not yet been scheduled. The item would be added to the next Work Session agenda for additional discussion.

12) **REVIEW AND DISCUSSION OF THE MAY 5, 2026, CITY COUNCIL MEETING AGENDA.**

Administrator Darrington reported that the May 5, 2026, City Council meeting would be shorter as the public hearings had been continued to the May 19, 2026, meeting. The Tentative Budget would be on the agenda. Truth in Taxation now requires a Property Tax Impact Statement outlining the requested rate increase and its impact on an average home in the City. The statement will be sent to the City Council for review prior to the meeting. A public hearing was not required, but the statement must be read each time the budget is discussed. The basketball team and JustServe proclamation would be on the Work Session agenda.

Council Member Rogers requested that Administrator Darrington share a link to the recent Truth in Taxation presentation with the City Council.

13) **MAYOR AND COUNCIL BUSINESS.**

Council Member Phillips was very impressed with the level of commitment, leadership, and communication displayed by City Directors and Staff.

Mayor Jensen reported that he went to the photo event, and they were working to make more photographs available.

14) **SIGNING OF PLATS.**

No plats were signed.

15) **REVIEW CALENDAR.**

Administrator Darrington reported that a joint meeting with the Timpanogos School Board was scheduled for May 13 at 12:00 p.m. Lunch would be provided.

City Council meetings are typically held on the first and third Tuesday of each month. However, the third Tuesday in June is Strawberry Days, and the fourth Tuesday is the primary election. The second June meeting had been moved to Monday, June 22, and the Final Budget would be adopted at that meeting.

16) **ADJOURN**

**ACTION:** At 9:08 p.m., Council Member Phillips moved to ADJOURN the City Council Meeting. Council Member Rogers seconded the motion. The motion carried unanimously with Council Members Rogers, Phillips, LeMone, and Williams voting “Yes.”

The City Council Minutes of April 28, 2026, were approved by the City Council on June 2, 2026.

---

Wendy Thorpe, CMC

City Recorder

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

**CONTRACT CHANGE ORDER**

Date: Thursday, May 21, 2026

Project: 800 North Area Waterline, Drainage and Roadway Reconstruction Project

Location: Pleasant Grove City

Change Order No.: Two

Contractor: Condie Construction Co., LLC

| Item No.   | Description of Changes, Quantities, Units, Unit Prices, Change in Completion Schedule, etc.                 | Units  | Unit | Unit Price | Decrease In Contract Price | Increase In Contract Price |
|--|---|--------|------|------------|----------------------------|----------------------------|
| <b>Overrun of bid items</b>                              |   |        |      |            |                            |                            |
| *35  | Overrun line item 35 "RECONSTRUCT CULINARY WATER SERVICE" to account for the 4 plexes at the base bid price | 244.00 | each | \$2,121.00 |                            | \$517,524.00               |
| <b>Change order items</b>                                |   |        |      |            |                            |                            |
| 201  | PCO -06 mismarked utilities on 5/12/2026  | 1.00   | lump | \$2,621.26 |                            | \$2,621.26                 |
| 202  | PCO -07 mismarked utilities on 5/14-15/2026   | 2.00   | lump | \$5,316.82 |                            | \$10,633.64                |
| <b>Change in Contract Price Due To This Change Order</b> |   |        |      |            |                            |                            |
|  | Total Increase  |        |      |            | -                          | \$ 530,778.90              |
|  | Total Decrease  |        |      |            | \$ -                       | -                          |
|  | Net   |        |      |            | \$                         | 530,778.90                 |

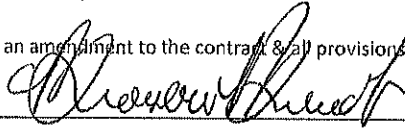
This work will be paid for using culinary water 51-70-987 and culinary water Impact fee 16-70-987 funds associated with the project.

The sum of \$530,778.90 is hereby added to the total contract price and the total adjusted contract price to date thereby is \$ 4,135,061.31.

The time provided for Substantial completion in the contract has not been changed.

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

Accepted BY: \_\_\_\_\_

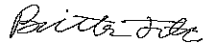


05/21/26

Contractor

Date

Recommended BY: \_\_\_\_\_



Digitally signed by Britton Tveten

Date: 2026.05.21 15:19:25-06'00'

Date

Engineer

Approved BY: \_\_\_\_\_

Owner

Date



Condie Construction Company, Inc.  
 53 North 1650 West  
 Springville, UT 84663  
 (801) 489-3070

PCO-06

PROJECT NAME & NUMBER: Pleasant Grove 800 North

OWNER: Pleasant Grove City.

Contract No.

SUBMITTED TO: Britton Tveten/Shawn Pitts

DATE: 05/12/26

| Item  | Description | Quantity | Units | Price | Total |
|---|-------------|----------|-------|-------|-------|
| PCO-06 5/12/26 Municipal utilities are legally required to mark their publicly owned underground infrastructure after a Blue Stakes ticket is filed.: |             |          |       |       |       |

Strike 1 Plan Reference-No Mark/Hidden Meter Can

Location: 680 North, 1650 West 05/12/26

Crew Cost Per Hour

|                   |   |    |          |          |
|-------------------|---|----|----------|----------|
| Cat 320 EX        | 2 | HR | \$78.37  | \$156.74 |
| Cat 315 EX        | 2 | HR | \$66.38  | \$132.76 |
| Cat Loader        | 2 | HR | \$70.09  | \$140.18 |
| Compaction Bucket | 2 | HR | \$19.18  | \$38.36  |
| Side Dump         | 2 | HR | \$165.00 | \$330.00 |
| OP Foreman        | 2 | HR | \$54.22  | \$108.44 |
| OP Excavator      | 2 | HR | \$42.37  | \$84.74  |
| Pipe Layer        | 2 | HR | \$38.42  | \$76.84  |
| Labor General     | 2 | HR | \$35.78  | \$71.56  |
| Op Loader         | 2 | HR | \$42.37  | \$84.74  |
| Superintendent    | 2 | HR | \$65.00  | \$130.00 |

Strike 2- Strike attributed to no visible Mark-Lack of Marking

Location: 1703 W, 680 North

Location:

Crew Cost Per Hour

|   |   |    |                         |            |
|---|---|----|-------------------------|------------|
| Cat 320 EX  | 2 | HR | \$78.37                 | \$156.74   |
| Cat 315 EX  | 2 | HR | \$66.38                 | \$132.76   |
| Cat Loader  | 2 | HR | \$70.09                 | \$140.18   |
| Compaction Bucket   | 2 | HR | \$19.18                 | \$38.36    |
| Side Dump   | 2 | HR | \$165.00                | \$330.00   |
| OP Foreman  | 2 | HR | \$54.22                 | \$108.44   |
| OP Excavator  | 2 | HR | \$42.37                 | \$84.74    |
| Pipe Layer  | 2 | HR | \$38.42                 | \$76.84    |
| Labor General   | 2 | HR | \$35.78                 | \$71.56    |
| Op Loader   | 2 | HR | \$42.37                 | \$84.74    |
| Superintendent  | 2 | HR | \$65.00                 | \$130.00   |
|   |   |    | \$1,500 to match actual |            |
| Damage to Homeowner Vehicle due to struck line at 1703 W. | 1 | LS | \$2,500.00              | \$2,500.00 |
| Misc Fittings for Repair:                                 | 1 | LS | \$350.00                | \$350.00   |

Subtotal: \$5,558.72  
 Markup 15% \$833.81  
 PCO- Total: \$6,392.53

\$4,558.72  
 \$683.81  
 \$5242.53

Half would be  
 \$2,621.26

**\*\*Note\*\***

Third Strike on 5/12/26 not captured and left out in attempt to maintain working relationship with PG City.  
 City is only being billed for 75 percent of actual Crew/Equip Cost.

City will split the cost of these strikes due to the plans showing the lines correctly and there being faint blue stakes



Condie Construction Company, Inc.  
 53 North 1650 West  
 Springville, UT 84663  
 (801) 489-3070

PCO-07

PROJECT NAME & NUMBER: Pleasant Grove 800 North

OWNER: Pleasant Grove City.

Contract No.

SUBMITTED TO: Britton Tveten/Shawn Pitts

DATE: 05/15/26

| Item | Description | Quantity | Units | Price | Total |
|------|-------------|----------|-------|-------|-------|
|------|-------------|----------|-------|-------|-------|

PCO-07 5/14/26-5/15/26 Utility Strikes

5/14/26 Strikes

Location: SE Corner 1730 Culdesac: Sewer mismarked 80' 2.5  
 Location: 1790 West PI Mismarked 5' 1.5

Crew Cost Per Hour

|                   |   |    |          |          |
|-------------------|---|----|----------|----------|
| Cat 320 EX        | 4 | HR | \$78.37  | \$313.48 |
| Cat 315 EX        | 4 | HR | \$66.38  | \$265.52 |
| Cat Loader        | 4 | HR | \$70.09  | \$280.36 |
| Compaction Bucket | 4 | HR | \$19.18  | \$76.72  |
| Side Dump         | 4 | HR | \$165.00 | \$660.00 |
| OP Foreman        | 4 | HR | \$54.22  | \$216.88 |
| OP Excavator      | 4 | HR | \$42.37  | \$169.48 |
| Pipe Layer        | 4 | HR | \$38.42  | \$153.68 |
| Labor General     | 4 | HR | \$35.78  | \$143.12 |
| Op Loader         | 4 | HR | \$42.37  | \$169.48 |
| Superintendent    | 4 | HR | \$65.00  | \$260.00 |

MISC ITEMS FOR REPAIR

|                                  |   |    |          |          |
|----------------------------------|---|----|----------|----------|
| Double Sheer Bands & 6' of SDR   | 1 | LS | \$142.60 | \$142.60 |
| 2 compression, 2 Stiffeners      | 1 | LS | \$93.82  | \$93.82  |
| Additional Pothole (Vac Trailer) | 2 | HR | \$115.00 | \$230.00 |

5/15/26 Strike

Location: 1800 West Intersection 7' Mismatch on PI Line

Location:

Crew Cost Per Hour

|                   |   |    |          |          |
|-------------------|---|----|----------|----------|
| Cat 320 EX        | 2 | HR | \$78.37  | \$156.74 |
| Cat 315 EX        | 2 | HR | \$66.38  | \$132.76 |
| Cat Loader        | 2 | HR | \$70.09  | \$140.18 |
| Compaction Bucket | 2 | HR | \$19.18  | \$38.36  |
| Side Dump         | 2 | HR | \$165.00 | \$330.00 |
| OP Foreman        | 2 | HR | \$54.22  | \$108.44 |
| OP Excavator      | 2 | HR | \$42.37  | \$84.74  |
| Pipe Layer        | 2 | HR | \$38.42  | \$76.84  |
| Labor General     | 2 | HR | \$35.78  | \$71.56  |
| Op Loader         | 2 | HR | \$42.37  | \$84.74  |
| Superintendent    | 2 | HR | \$65.00  | \$130.00 |

MISC ITEMS FOR REPAIR

|                              |   |    |         |         |
|------------------------------|---|----|---------|---------|
| 2 compression, two stifeners | 1 | LS | \$93.82 | \$93.82 |
|------------------------------|---|----|---------|---------|

\*\* Note\*\*

Potholing and plan referencing are performed prior to what has been presented.

|             |            |
|-------------|------------|
| Subtotal:   | \$4,623.32 |
| Markup 15%  | \$693.50   |
| PCO- Total: | \$5,316.82 |

|                              |                |
|------------------------------|----------------|
| Original contract:           | \$3,556,724.10 |
| Previous change orders:      | \$53,950.84    |
| Total for this Change Order: | \$5,316.82     |
| Adjusted contract:           | \$3,615,991.76 |

City will pay the full amount  
 the PI services will be replaced from the main to the meters

**CONTRACT CHANGE ORDER**

Date: Thursday, May 21, 2026

Project: 800 North Area Waterline, Drainage and Roadway Reconstruction Project  
 Location: Pleasant Grove City  
 Change Order No.: Three

Contractor: Condie Construction Co., LLC

| Item No.   | Description of Changes, Quantities, Units, Unit Prices, Change in Completion Schedule, etc. | Units    | Unit    | Unit Price  | Decrease In Contract Price | Increase In Contract Price |
|--|---|----------|---------|-------------|----------------------------|----------------------------|
| <b>Change order items</b>                                |   |          |         |             |                            |                            |
| 301  | MOBILIZATION AND DEMOBILIZATION   | 1.00     | LUMP    | \$80,000.00 |                            | \$80,000.00                |
| 302  | CONSTRUCTION TRAFFIC CONTROL  | 1.00     | LUMP    | \$10,000.00 |                            | \$10,000.00                |
| 303  | SURVEY  | 1.00     | LUMP    | \$3,876.00  |                            | \$3,876.00                 |
| 304  | PUBLIC INVOLVEMENT AND INFORMATION SERVICES   | 1.00     | LUMP    | \$4,500.00  |                            | \$4,500.00                 |
| 305  | TEMPORARY CONSTROLS AND BMPS  | 1.00     | LUMP    | \$5,523.00  |                            | \$5,523.00                 |
| 306  | REMOVE CONCRETE FLATWORK (Includes Sidewalk, Driveways, Ped Ramps, C&G)                     | 12.00    | SQ YD   | \$32.60     |                            | \$391.20                   |
| 307  | REMOVE ASPHALT PAVEMENT (PLAN QUANTITY)   | 6,875.00 | SQ YD   | \$3.30      |                            | \$22,687.50                |
| 308  | GRANULAR BORROW (Soft Spot Repair)  | 250.00   | CU YD   | \$91.40     |                            | \$22,850.00                |
| 309  | OVEREXCAVATION (Soft Spot Repair)   | 250.00   | CU YD   | \$36.10     |                            | \$9,025.00                 |
| 310  | UNTREATED BASE COURSE (SUPPLEMENTAL)  | 750.00   | TON     | \$31.30     |                            | \$23,475.00                |
| 311  | CEMENT  | 140.00   | TON     | \$417.00    |                            | \$58,380.00                |
| 312  | CEMENT TREAT BASE COURSE (8 Inch Thick)   | 6,875.00 | SQ. YD. | \$6.50      |                            | \$44,687.50                |
| 313  | HMA - 1/2 INCH (PG 64 -34)  | 1,200.00 | TON     | \$109.00    |                            | \$130,800.00               |
| 314  | MONOLITHIC CURB & GUTTER AND SIDEWALK   | 10.00    | SQ YD   | \$295.00    |                            | \$2,950.00                 |
| 315  | 24" Concrete Curb and Gutter  | 30.00    | LF      | \$107.00    |                            | \$3,210.00                 |
| 316  | RECONSTRUCT VALVE BOX   | 17.00    | EACH    | \$720.00    |                            | \$12,240.00                |
| 317  | RECONSTRUCT MANHOLE   | 7.00     | EACH    | \$1,047.00  |                            | \$7,329.00                 |
| 318  | 6 INCH RESILIENT WEDGE GATE VALVE   | 3.00     | EACH    | \$2,388.00  |                            | \$7,164.00                 |
| 319  | 8 INCH RESILIENT WEDGE GATE VALVE   | 3.00     | EACH    | \$3,259.00  |                            | \$9,777.00                 |
| 320  | 10 INCH RESILIENT WEDGE GATE VALVE  | 1.00     | EACH    | \$4,522.00  |                            | \$4,522.00                 |
| 321  | 8 INCH 45° BEND   | 2.00     | EACH    | \$966.00    |                            | \$1,932.00                 |
| 322  | 8 INCH 11.25° OR 22.5° BEND   | 1.00     | EACH    | \$958.00    |                            | \$958.00                   |
| 323  | 10 INCH X 8 INCH X 10 INCH TEE  | 1.00     | EACH    | \$4,464.00  |                            | \$4,464.00                 |
| 324  | 8 INCH by 6 inch TEE  | 3.00     | EACH    | \$2,115.00  |                            | \$6,345.00                 |
| 325  | 8 INCH TO 6 INCH REDUCER  | 1.00     | EACH    | \$849.00    |                            | \$849.00                   |
| 326  | 8 INCH C900, DR-18 PVC WATERLINE PIPE   | 1,025.00 | FOOT    | \$91.70     |                            | \$93,992.50                |
| 327  | CUT, CAP, & AND ABANDON WATERLINE   | 1.00     | LUMP    | \$4,623.00  |                            | \$4,623.00                 |
| 328  | REPLACE FIRE HYDRANT  | 3.00     | EACH    | \$9,351.00  |                            | \$28,053.00                |
| 329  | 1 INCH BRASS TAPPING SADDLE   | 32.00    | EACH    | \$854.00    |                            | \$27,328.00                |
| 330  | 1 INCH PRESSURIZED IRRIGATION SERVICE LINE  | 5.00     | EACH    | \$1,796.00  |                            | \$8,980.00                 |
| 331  | RECONSTRUCT CULINARY WATER SERVICE  | 32.00    | EACH    | \$3,164.00  |                            | \$101,248.00               |
| 332  | 8 INCH TEE  | 2.00     | EACH    | \$2,083.00  |                            | \$4,166.00                 |
| 333  | Remove CONCRETE WATERWAY  | 22.00    | SQ YD   | \$23.60     |                            | \$519.20                   |
| 334  | CONCRETE WATERWAY   | 28.00    | SQ YD   | \$199.00    |                            | \$5,572.00                 |
| 335  | 1 INCH BRASS CORP STOP  | 10.00    | EACH    | \$733.00    |                            | \$7,330.00                 |
| <b>Change in Contract Price Due To This Change Order</b> |   |          |         |             |                            |                            |
|  | Total Increase  |          |         |             | -                          | \$ 759,746.90              |
|  | Total Decrease  |          |         |             | \$ -                       | -                          |
|  | <b>Net</b>  |          |         |             | <b>\$</b>                  | <b>759,746.90</b>          |

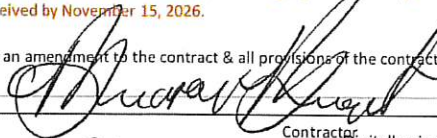
This work will be paid for using culinary water 51-70-988, culinary water impact fee 16-70-988, and Transportation Fund 75-40-988 funds.

The sum of \$759,746.90 is hereby added to the total contract price and the total adjusted contract price to date thereby is \$ 4,894,808.21.

The time provided for Substantial/Final completion on the work included on this change order will be independent of the 800 North Project and the 800 N Project schedule will remain unchanged. The paving on Mahogany must be completed by October 15, 2026 due to the irrigation being turned off, and final completion achieved by November 15, 2026.

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

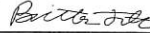
Accepted BY: \_\_\_\_\_



05/21/26

Contractor Digitally signed by Britton Tveten Date

Recommended BY: \_\_\_\_\_



Date: 2026.05.21 15:20:06-06'00'

Engineer Date

Approved BY: \_\_\_\_\_

Owner Date



# Condie Construction Company

53 North 1650 West - Springville, Utah 84663

Phone (801) 489-3070 - Fax (801) 489-7263

|                          |   |                    |                |
|--------------------------|---|--------------------|----------------|
| <b>To:</b>               | Pleasant Grove City                               | <b>Contact:</b>    | Britton Tveten |
| <b>Address:</b>          | 70 South 100 East<br>Pleasant Grove, UT 84062 USA | <b>Phone:</b>      | 801-785-5045   |
| <b>Project Name:</b>     | Mahogany Road Reconstruct                         | <b>Bid Number:</b> | 26020-1        |
| <b>Project Location:</b> | Pleasant Grove, UT                                | <b>Bid Date:</b>   | 5/21/2026      |
| <b>Addendum #:</b>       | 0   |                    |                |

| Line # | Item # | Item Description   | Estimated Quantity | Unit | Unit Price  | Total Price  |
|--------|--------|--|--------------------|------|-------------|--------------|
| 01     | 01     | MOBILIZATION AND DEMOBILIZATION  | 1.00               | LS   | \$80,000.00 | \$80,000.00  |
| 02     | 02     | CONSTRUCTION TRAFFIC CONTROL   | 1.00               | LS   | \$10,000.00 | \$10,000.00  |
| 03     | 03     | SURVEY   | 1.00               | LS   | \$3,876.00  | \$3,876.00   |
| 04     | 04     | PUBLIC INVOLVEMENT AND INFORMATION SERVICES                                | 1.00               | LS   | \$4,500.00  | \$4,500.00   |
| 05     | 05     | TEMPORARY CONTROLS AND BMPS  | 1.00               | LS   | \$5,323.00  | \$5,323.00   |
| 06     | 06     | REMOVE CONCRETE FLATWORK<br>(Includes Sidewalk, Driveways, Ped Ramps, C&G) | 12.00              | SY   | \$32.60     | \$391.20     |
| 07     | 07     | REMOVE ASPHALT PAVEMENT (PLAN QUANTITY)                                    | 6,875.00           | SY   | \$3.30      | \$22,687.50  |
| 08     | 08     | GRANULAR BORROW (Soft Spot Repair)   | 250.00             | CY   | \$91.40     | \$22,850.00  |
| 09     | 09     | OVER EXCAVATION (Soft Spot Repair)   | 250.00             | CY   | \$36.10     | \$9,025.00   |
| 10     | 10     | UNTREATED BASE COURSE (SUPPLEMENTAL)                                       | 750.00             | TON  | \$31.30     | \$23,475.00  |
| 11     | 11     | CEMENT   | 140.00             | TON  | \$417.00    | \$58,380.00  |
| 12     | 12     | CEMENT TREAT BASE COURSE (8 Inch Thick)                                    | 6,875.00           | SY   | \$6.50      | \$44,687.50  |
| 13     | 13     | HMA - 1/2 INCH (PG 64 -34)   | 1,200.00           | TON  | \$109.00    | \$130,800.00 |
| 14     | 14     | MONOLITHIC CURB & GUTTER AND SIDEWALK                                      | 10.00              | SY   | \$295.00    | \$2,950.00   |
| 15     | 15     | 24" CONCRETE CURB & GUTTER   | 30.00              | LF   | \$107.00    | \$3,210.00   |
| 17     | 17     | RECONSTRUCT VALVE BOX  | 17.00              | EACH | \$720.00    | \$12,240.00  |
| 18     | 18     | RECONSTRUCT MANHOLE  | 7.00               | EACH | \$1,047.00  | \$7,329.00   |
| 19     | 19     | 6 INCH RESILIENT WEDGE GATE VALVE  | 3.00               | EACH | \$2,388.00  | \$7,164.00   |
| 20     | 20     | 8 INCH RESILIENT WEDGE GATE VALVE  | 3.00               | EACH | \$3,259.00  | \$9,777.00   |
| 21     | 21     | 10 INCH RESILIENT WEDGE GATE VALVE   | 1.00               | EACH | \$4,522.00  | \$4,522.00   |
| 22     | 22     | 8 INCH 45° BEND  | 2.00               | EACH | \$966.00    | \$1,932.00   |
| 23     | 23     | 8 INCH 11.25° OR 22.5° BEND  | 1.00               | EACH | \$958.00    | \$958.00     |
| 24     | 24     | 10 INCH X 8 INCH X 10 INCH TEE   | 1.00               | EACH | \$4,464.00  | \$4,464.00   |
| 25     | 25     | 8 INCH X 6 INCH TEE  | 3.00               | EACH | \$2,115.00  | \$6,345.00   |
| 26     | 26     | 8 INCH TO 6 INCH REDUCER   | 1.00               | EACH | \$849.00    | \$849.00     |
| 27     | 27     | 8 INCH C900, DR-18 PVC WATERLINE PIPE                                      | 1,025.00           | LF   | \$91.70     | \$93,992.50  |
| 28     | 28     | CUT, CAP, & AND ABANDON WATERLINE  | 1.00               | LS   | \$4,623.00  | \$4,623.00   |
| 29     | 29     | REPLACE FIRE HYDRANT   | 3.00               | EACH | \$9,351.00  | \$28,053.00  |
| 30     | 30     | 1 INCH BRASS TAPPING SADDLE  | 32.00              | EACH | \$854.00    | \$27,328.00  |
| 31     | 31     | 1 INCH PRESSURIZED IRRIGATION SERVICE LINE                                 | 5.00               | EACH | \$1,796.00  | \$8,980.00   |
| 32     | 32     | RECONSTRUCT CULINARY WATER SERVICE   | 32.00              | EACH | \$3,164.00  | \$101,248.00 |
| 33     | 33     | 8 INCH TEE   | 2.00               | EACH | \$2,083.00  | \$4,166.00   |
| 34     | 34     | REMOVE CONCRETE WATERWAY   | 22.00              | SY   | \$23.60     | \$519.20     |
| 35     | 35     | CONCRETE WATERWAY  | 28.00              | SY   | \$199.00    | \$5,572.00   |
| 36     | 36     | 1 INCH BRASS CORP STOP   | 10.00              | EACH | \$733.00    | \$7,330.00   |

Total Bid Price: \$759,546.90

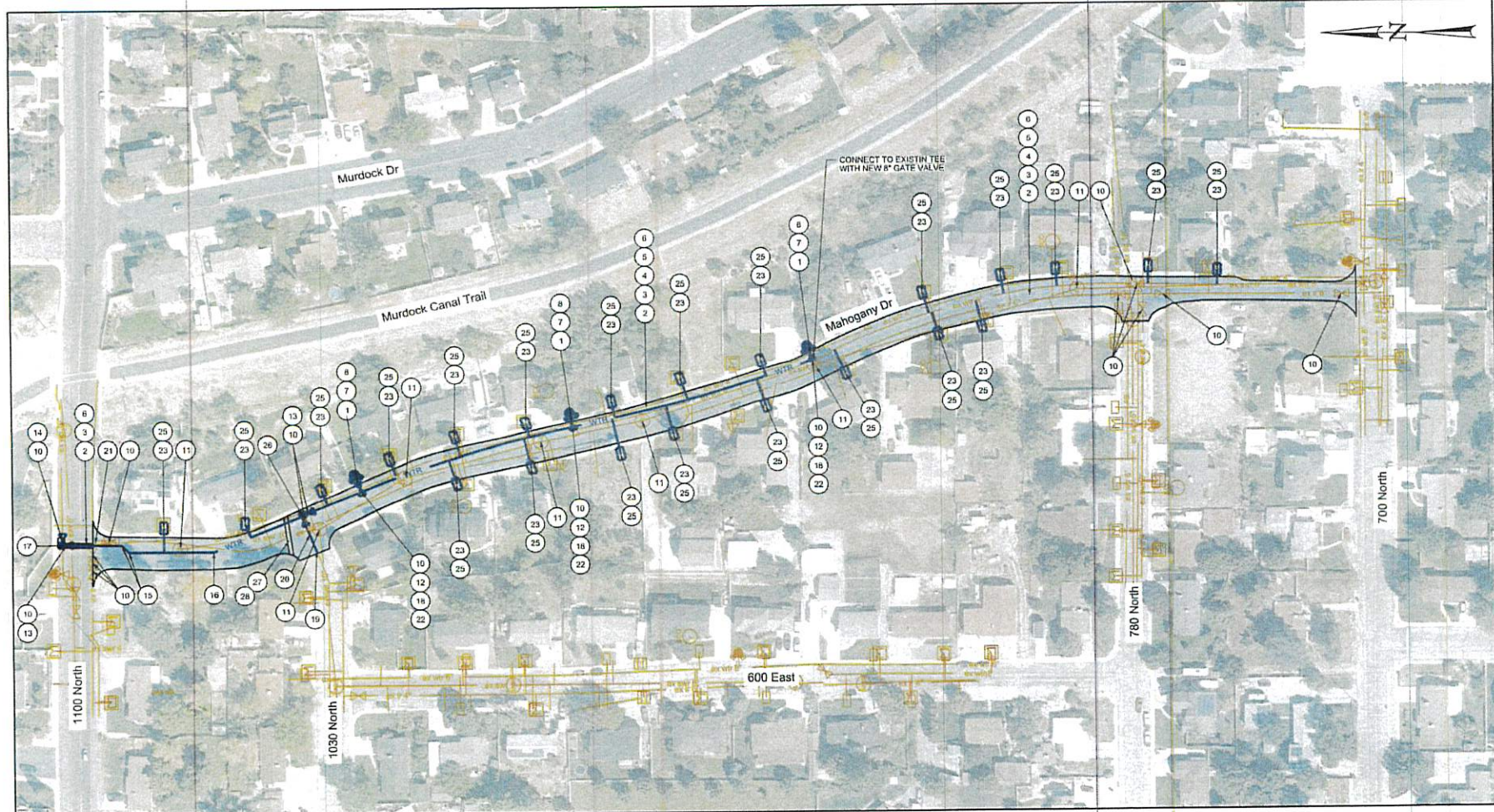
**Notes:**

- Billing Bid Items will be based on actual completed measurement quantities.
- Bid excludes the handling or removal of hazardous waste. (OWNER IS TO NOTIFY US OF ANY CONTAMINATES BEFORE WORK BEGINS - WE TAKE NO LIABILITY FOR CLEANUP)
- Bid DOES NOT include modifications of any existing utilities (GAS, POWER, ETC.)
- Bid proposal reflects the current price for Materials. We can only hold the suppliers price for 30 days from the date of this proposal. We reserve the right to pass on any increases to owner.
- NO HARD ROCK EXCAVATION IS INCLUDED UNLESS OTHERWISE STATED IN THIS PROPOSAL
- DEWATERING - PUMPING IS NOT INCLUDED UNLESS OTHERWISE STATED IN THIS PROPOSAL
- Due to unstable energy prices, this contract is subject to a fuel surcharge per ton for all materials included in the contract. Buyer agrees, increases or decreases to fuel costs above or below the listed Bench Mark Price, at the date of this proposal, is cause for adjustment to the contract.
- Condle Construction Co, Inc. shall not be liable for any delay or failure in performance resulting, in whole or in part, from any cause or event of Force Majeure. The term "Force Majeure" means any event or events or any cause or causes which are not within the control of Condle Construction Company, Inc. which make it impossible or commercially impractical for Condle Construction Company, Inc. to perform its obligations within the time(s) contemplated by this agreement, including without limitation events of riot, war, rebellion, blockage, insurrection, interruption of utilities, terrorism, vandalism, fire, acts of God, flood, frost, extreme temperatures, landslide, washout, atmospheric disturbances, lightning, storm, tornado, earthquake, and civil disturbances, availability of materials, strikes, or lockouts, and requirements of law, and acts or orders of governmental authorities.
- This bid proposal is based on the acceptance of all items detailed above. This proposal is strictly limited to the scope of work outlined above, and defined by this proposal. If accepted, this proposal will be included in, and become part of the contract.

**Payment Terms:**

Progress Payments will be based upon applications for Payment submitted to the Owner by the Contractor and Certificates for Payment, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided in the Contract Documents. The period covered by each Application for Payment shall be one calendar month ending on the last day of the month. Provided that an Application for Payment is received by the Owner not later than the 5th day of a month, the Owner shall make payment of the certified amount to the Contractor not later than the 5th day of the following month. Any past due amount will be subject to a FINANCE CHARGE of 1-1/2% per month which is an ANNUAL PERCENTAGE RATE OF 18%, plus collection cost and reasonable attorney's fee if this account is referred to an attorney for collection.

|   |   |
|---|---|
| <b>ACCEPTED:</b><br>The above prices, specifications and conditions are satisfactory and hereby accepted. | <b>CONFIRMED:</b><br><b>Condle Construction Company</b>                         |
| <b>Buyer:</b> _____   | <b>Authorized Signature:</b> _____  |
| <b>Signature:</b> _____   | <b>Estimator:</b> Rhett Housley<br>801-404-1083 rhousley@condleconstruction.com |
| <b>Date of Acceptance:</b> _____  |   |



**PRELIMINARY  
NOT FOR CONSTRUCTION**

REVISION

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |

**RB&G  
ENGINEERING, INC.**

1435 WEST 800 NORTH  
PROVO, UTAH 84601  
801.374.8771

PLEASANT GROVE CITY, MAHOGANY DR  
WATERLINE AND ROADWAY RECONSTRUCTION

**MAHOGANY DR. PLAN**

**CONSTRUCTION LEGEND**

- |   |  |   |
|---|--|---|
| <ul style="list-style-type: none"> <li>- MOBILIZATION AND DEMOBILIZATION</li> <li>- CONSTRUCTION TRAFFIC CONTROL</li> <li>- SURVEY</li> <li>- PUBLIC INVOLVEMENT AND INFORMATION SERVICES</li> <li>- TEMPORARY CONTROLS AND BNPS<br/>SEE PLEASANT GROVE STD. DWG.</li> <li>1 REMOVE CONCRETE FLATWORK</li> <li>2 REMOVE ASPHALT PAVEMENT (PLAN QUANTITY)</li> <li>3 GRANULAR BORROW (SOFT SPOT REPAIR)<br/>SEE DETAIL, SHEET TS101</li> </ul> | <ul style="list-style-type: none"> <li>4 OVER EXCAVATION (SOFT SPOT REPAIR)<br/>SEE DETAIL, SHEET TS101</li> <li>5 UNTREATED BASE COURSE (SUPPLEMENTAL)<br/>SEE DETAIL, SHEET TS101</li> <li>6 CEMENT<br/>SEE DETAIL, SHEET TS101</li> <li>7 CEMENT TREAT BASE COURSE (8 Inch Thick)<br/>SEE DETAIL, SHEET TS101</li> <li>8 HMA - 1 1/2 INCH (PG 64-34)<br/>SEE DETAIL, SHEET TS101</li> <li>9 MONOLITHIC CURB &amp; GUTTER AND SIDEWALK<br/>MATCH EXISTING. SEE APWA PLAN 231</li> <li>10 24 INCH CONCRETE CURB AND GUTTER<br/>SEE APWA PLAN 209.1</li> <li>11 PEDESTRIAN ACCESS RAMP<br/>SEE APWA PLAN 238</li> <li>12 RECONSTRUCT VALVE BOX<br/>SEE APWA PLAN 574</li> <li>13 RECONSTRUCT MANHOLE<br/>SEE APWA PLANS 362 &amp; 413</li> <li>14 6 INCH RESILIENT WEDGE GATE VALVE<br/>SEE APWA PLAN 635</li> <li>15 8 INCH RESILIENT WEDGE GATE VALVE<br/>SEE APWA PLAN 635</li> <li>16 10 INCH RESILIENT WEDGE GATE VALVE<br/>SEE APWA PLAN 635</li> <li>17 8 INCH 45° BEND<br/>SEE APWA PLAN 561</li> <li>18 8 INCH 11.25° OR 22.5° BEND<br/>SEE APWA PLAN 561</li> <li>19 10" x 8" x 10" TEE<br/>SEE APWA PLAN 561</li> </ul> | <ul style="list-style-type: none"> <li>20 8" x 8" x 8" TEE<br/>SEE APWA PLAN 561</li> <li>21 8" x 6" REDUCER</li> <li>22 8 INCH C900, DR-18 PVC WATERLINE PIPE<br/>SEE APWA PLANS 381 &amp; 382</li> <li>23 CUT, CAP, &amp; ABANDON WATERLINE</li> <li>24 REPLACE FIRE HYDRANT<br/>SEE APWA PLANS 511 &amp; 546</li> <li>25 1 INCH BRASS TAPPING SADDLE</li> <li>26 1 INCH PRESSURIZED IRRIGATION SERVICE LINE<br/>SEE APWA PLAN 551</li> <li>27 RECONSTRUCT CULINARY WATER SERVICE<br/>SEE APWA PLAN 561</li> <li>28 6" x 6" x 6" TEE<br/>SEE APWA PLAN 561</li> <li>29 REMOVE CONCRETE WATERWAY</li> <li>30 CONCRETE WATERWAY<br/>SEE APWA PLANS 211 &amp; 212</li> </ul> |
|---|--|---|

**LEGEND**

- CULINARY, NEW
- CULINARY, NEW SERVICE METER
- ROADWAY RECONSTRUCTION  
SEE SHEET TS101

DRAWING NO.  
**RD101**

DATE PLOTTED: 11/15/2024 10:58:10 AM  
DRAWN BY: J. B. BROWN  
CHECKED BY: J. B. BROWN  
SCALE: AS SHOWN



---

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

---

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

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

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

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

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**Report Criteria:**

Invoices with totals above \$0 included.

Only unpaid invoices included.

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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   | 05152026    | PD/DUES              | 05/15/2026 | 621.00 | .00 |  |
| 7505 | SKAGGS COMPANIES, IN | 450A3421682 | PD/PERSONAL SUPPLIES | 05/06/2026 | 372.77 | .00 |  |
| 7505 | SKAGGS COMPANIES, IN | 450A3448331 | PD/PERSONAL SUPPLIES | 05/05/2026 | 64.34  | .00 |  |
| 7505 | SKAGGS COMPANIES, IN | 450A3458701 | PD/PERSONAL SUPPLIES | 05/13/2026 | 208.62 | .00 |  |

**10-21260 LIFE INSURANCE PAYABLE**

|      |                      |          |                   |            |          |     |  |
|------|----------------------|----------|-------------------|------------|----------|-----|--|
| 8265 | THE LINCOLN NATIONAL | 06012026 | INSURANCE PREMIUM | 05/28/2026 | 7,138.73 | .00 |  |
|------|----------------------|----------|-------------------|------------|----------|-----|--|

**10-21366 CASH BONDS (NEW)**

|     |                      |          |                           |            |          |     |  |
|-----|----------------------|----------|---------------------------|------------|----------|-----|--|
| 294 | ALPINE SCHOOL DISTRI | 05272026 | CONSTRUCTION BOND RELEASE | 05/27/2026 | 5,000.00 | .00 |  |
| 987 | BLOSSOM HILL, LLC    | 05212026 | WARRANT BOND RELEASE      | 05/21/2026 | 500.00   | .00 |  |
| 987 | BLOSSOM HILL, LLC    | 05212026 | WARRANT BOND INTEREST     | 05/21/2026 | 39.88    | .00 |  |

**10-21370 Construction Inspection Bond**

|     |                   |          |                               |            |        |     |  |
|-----|-------------------|----------|-------------------------------|------------|--------|-----|--|
| 987 | BLOSSOM HILL, LLC | 05212026 | TESTING & INSPECTION BOND REL | 05/21/2026 | 982.50 | .00 |  |
| 987 | BLOSSOM HILL, LLC | 05212026 | TESTING & INSPECTION BOND INT | 05/21/2026 | 58.95  | .00 |  |

**10-24260 VOLUNTARY INSURANCE PAYABLE**

|     |                       |        |                  |            |        |     |  |
|-----|-----------------------|--------|------------------|------------|--------|-----|--|
| 309 | AM. FAMILY LIFE ASSUR | 900272 | SUSPENSE PREMIUM | 05/12/2026 | 205.90 | .00 |  |
|-----|-----------------------|--------|------------------|------------|--------|-----|--|

Total :

|           |     |
|-----------|-----|
| 15,170.69 | .00 |
|-----------|-----|

**JUDICIAL**

**10-42-240 OFFICE EXPENSE**

|      |                     |              |                         |            |       |     |  |
|------|---------------------|--------------|-------------------------|------------|-------|-----|--|
| 2122 | CULLIGAN BOTTLED WA | 465X29859800 | JUDICIAL/DRINKING WATER | 04/30/2026 | 10.70 | .00 |  |
|------|---------------------|--------------|-------------------------|------------|-------|-----|--|

Total JUDICIAL:

|       |     |
|-------|-----|
| 10.70 | .00 |
|-------|-----|

**NON-DEPARTMENTAL**

**10-43-290 DUES & SUBSCRIPTIONS**

|      |                     |      |                           |            |           |     |  |
|------|---------------------|------|---------------------------|------------|-----------|-----|--|
| 5478 | MOUNTAINLAND ASSOCI | 1109 | GENERAL ASSESSMENT-FY2025 | 06/30/2025 | 24,983.00 | .00 |  |
|------|---------------------|------|---------------------------|------------|-----------|-----|--|

**10-43-760 TECHNOLOGY**

|      |                   |           |                     |            |          |     |  |
|------|-------------------|-----------|---------------------|------------|----------|-----|--|
| 4747 | LES OLSON COMPANY | EA1688328 | LIB/SHARP DEVELOPER | 05/15/2026 | 2,157.77 | .00 |  |
|------|-------------------|-----------|---------------------|------------|----------|-----|--|

Total NON-DEPARTMENTAL:

|           |     |
|-----------|-----|
| 27,140.77 | .00 |
|-----------|-----|

**ADMINISTRATIVE SERVICES**

**10-46-285 CELLULAR SERVICES**

|      |                  |            |                              |            |       |     |  |
|------|------------------|------------|------------------------------|------------|-------|-----|--|
| 9131 | VERIZON WIRELESS | 6142503613 | MULTI DEPT/CELL PHONE EXEPNS | 05/01/2026 | 40.01 | .00 |  |
|------|------------------|------------|------------------------------|------------|-------|-----|--|

Total ADMINISTRATIVE SERVICES:

|       |     |
|-------|-----|
| 40.01 | .00 |
|-------|-----|

**FACILITIES**

**10-47-610 CITY HALL - HEATING EXPENSE**

|      |                     |          |                            |            |       |     |  |
|------|---------------------|----------|----------------------------|------------|-------|-----|--|
| 2716 | ENBRIDGE GAS UT WYI | 05112026 | MULTI DEPT/HEATING EXPENSE | 05/11/2026 | 57.11 | .00 |  |
|------|---------------------|----------|----------------------------|------------|-------|-----|--|

**10-47-530 CITY HALL - BLDG MAINTENANCE**

|      |                     |          |              |            |        |     |  |
|------|---------------------|----------|--------------|------------|--------|-----|--|
| 8678 | UNIFIRST CORPORATIO | 05252026 | RUG CLEANING | 05/25/2026 | 115.72 | .00 |  |
|------|---------------------|----------|--------------|------------|--------|-----|--|

**10-47-680 OLD BELL SCHOOL - HEATING**

|      |                     |          |                            |            |       |     |  |
|------|---------------------|----------|----------------------------|------------|-------|-----|--|
| 2716 | ENBRIDGE GAS UT WYI | 05112026 | MULTI DEPT/HEATING EXPENSE | 05/11/2026 | 42.73 | .00 |  |
|------|---------------------|----------|----------------------------|------------|-------|-----|--|

**10-47-600 POLICE - HEATING**

|      |                     |          |                            |            |       |     |  |
|------|---------------------|----------|----------------------------|------------|-------|-----|--|
| 2716 | ENBRIDGE GAS UT WYI | 05112026 | MULTI DEPT/HEATING EXPENSE | 05/11/2026 | 75.39 | .00 |  |
|------|---------------------|----------|----------------------------|------------|-------|-----|--|

**10-47-610 POLICE - POWER**

|      |                    |          |                        |            |          |     |  |
|------|--------------------|----------|------------------------|------------|----------|-----|--|
| 7062 | ROCKY MOUNTAIN POW | 05152026 | PD/ELECTRICITY EXPENSE | 05/15/2026 | 2,497.95 | .00 |  |
|------|--------------------|----------|------------------------|------------|----------|-----|--|

| Vendor   | Vendor Name          | Invoice Number | Description                   | Invoice Date | Net Invoice Amount | Amount Paid | Date Paid |
|--|----------------------|----------------|-------------------------------|--------------|--------------------|-------------|-----------|
| <b>10-47-640 FIRE/AMBULANCE - HEATING</b>      |                      |                |                               |              |                    |             |           |
| 2716   | ENBRIDGE GAS UT WY I | 05112026       | MULTI DEPT/HEATING EXPENSE    | 05/11/2026   | 373.70             | .00         |           |
| <b>10-47-660 FIRE/AMBULANCE - BLDG MAINT</b>   |                      |                |                               |              |                    |             |           |
| 8678   | UNIFIRST CORPORATIO  | 05252026       | RUG CLEANING                  | 05/25/2026   | 542.16             | .00         |           |
| <b>10-47-670 FIRE/AMBULANCE - BLDG IMPROVE</b> |                      |                |                               |              |                    |             |           |
| 8678   | UNIFIRST CORPORATIO  | 05252026       | RUG CLEANING                  | 05/25/2026   | 174.00             | .00         |           |
| <b>10-47-680 CEMETERY BLDG - HEATING</b>       |                      |                |                               |              |                    |             |           |
| 2716   | ENBRIDGE GAS UT WY I | 05112026       | MULTI DEPT/HEATING EXPENSE    | 05/11/2026   | 96.55              | .00         |           |
| <b>10-47-700 CEMETERY BLDG - BLDG MAINT</b>    |                      |                |                               |              |                    |             |           |
| 8678   | UNIFIRST CORPORATIO  | 05252026       | RUG CLEANING                  | 05/25/2026   | 97.72              | .00         |           |
| <b>10-47-710 LIBRARY/SENIOR - HEATING</b>      |                      |                |                               |              |                    |             |           |
| 2716   | ENBRIDGE GAS UT WY I | 05112026       | MULTI DEPT/HEATING EXPENSE    | 05/11/2026   | 95.72              | .00         |           |
| <b>10-47-730 LIBRARY/SENIOR - BLDG MAINT</b>   |                      |                |                               |              |                    |             |           |
| 8678   | UNIFIRST CORPORATIO  | 05252026       | RUG CLEANING                  | 05/25/2026   | 85.24              | .00         |           |
| <b>10-47-750 PUMP HOUSE - HEATING</b>          |                      |                |                               |              |                    |             |           |
| 2716   | ENBRIDGE GAS UT WY I | 05112026       | MULTI DEPT/HEATING EXPENSE    | 05/11/2026   | 63.85              | .00         |           |
| 2716   | ENBRIDGE GAS UT WY I | 05112026       | MULTI DEPT/HEATING EXPENSE    | 05/11/2026   | 12.01              | .00         |           |
| <b>10-47-760 PUBLIC WORKS - HEATING</b>        |                      |                |                               |              |                    |             |           |
| 2716   | ENBRIDGE GAS UT WY I | 05112026       | MULTI DEPT/HEATING EXPENSE    | 05/11/2026   | 476.48             | .00         |           |
| 2716   | ENBRIDGE GAS UT WY I | 05112026       | MULTI DEPT/HEATING EXPENSE    | 05/11/2026   | 20.71              | .00         |           |
| <b>10-47-790 RENTAL PROPERTY EXPENSES</b>      |                      |                |                               |              |                    |             |           |
| 2716   | ENBRIDGE GAS UT WY I | 05112026       | MULTI DEPT/HEATING EXPENSE    | 05/11/2026   | 50.01              | .00         |           |
| <b>10-47-810 SR CENTER - HEATING</b>           |                      |                |                               |              |                    |             |           |
| 2716   | ENBRIDGE GAS UT WY I | 05112026       | MULTI DEPT/HEATING EXPENSE    | 05/11/2026   | 128.75             | .00         |           |
| <b>10-47-830 SR CENTER - BLDG MAINT</b>        |                      |                |                               |              |                    |             |           |
| 8678   | UNIFIRST CORPORATIO  | 05252026       | RUG CLEANING                  | 05/25/2026   | 75.60              | .00         |           |
| <b>10-47-845 LIONS CENTER HEATING</b>          |                      |                |                               |              |                    |             |           |
| 2716   | ENBRIDGE GAS UT WY I | 05112026       | MULTI DEPT/HEATING EXPENSE    | 05/11/2026   | 81.25              | .00         |           |
| <b>10-47-920 HISTORIC LIBRARY-HEATING</b>      |                      |                |                               |              |                    |             |           |
| 2716   | ENBRIDGE GAS UT WY I | 05112026       | MULTI DEPT/HEATING EXPENSE    | 05/11/2026   | 34.62              | .00         |           |
| Total FACILITIES:                              |                      |                |                               |              | 5,197.27           | .00         |           |
| <b>COMMUNITY DEVELOPMENT</b>                   |                      |                |                               |              |                    |             |           |
| <b>10-52-240 OFFICE EXPENSE</b>                |                      |                |                               |              |                    |             |           |
| 5729   | ODP BUSINESS SOLUTIO | 465987577001   | COM DEV/OFFICE SUPPLIES       | 05/07/2026   | 17.45              | .00         |           |
| <b>10-52-285 CELLULAR SERVICES</b>             |                      |                |                               |              |                    |             |           |
| 9131   | VERIZON WIRELESS     | 6142503613     | MULTI DEPT/CELL PHONE EXEPNS  | 05/01/2026   | 198.72             | .00         |           |
| 9131   | VERIZON WIRELESS     | 6142503613     | MULTI DEPT/CELL PHONE EXEPNS  | 05/01/2026   | 80.02              | .00         |           |
| Total COMMUNITY DEVELOPMENT:                   |                      |                |                               |              | 296.19             | .00         |           |
| <b>POLICE DEPARTMENT</b>                       |                      |                |                               |              |                    |             |           |
| <b>10-54-260 VEHICLE EXPENSE</b>               |                      |                |                               |              |                    |             |           |
| 3468   | GREASE MONKEY #790   | 330863         | PD/VEHICLE MAINTENANCE        | 05/12/2026   | 158.38             | .00         |           |
| 3468   | GREASE MONKEY #790   | 331395         | PD/VEHICLE EXPENSE            | 05/26/2026   | 179.08             | .00         |           |
| <b>10-54-285 CELLULAR SERVICES</b>             |                      |                |                               |              |                    |             |           |
| 9131   | VERIZON WIRELESS     | 6142503613     | MULTI DEPT/CELL PHONE EXEPNS  | 05/01/2026   | 743.07             | .00         |           |
| <b>10-54-480 DEPARTMENTAL SUPPLIES</b>         |                      |                |                               |              |                    |             |           |
| 990  | BLUEFIN OFFICE GROUP | 025332-00      | PD/OFFICE SUPPLIES            | 05/22/2026   | 72.20              | .00         |           |
| 6343   | PLEASANT GROVE PRIN  | 11662          | PD/NOVA CERTIFICATES          | 05/20/2026   | 59.00              | .00         |           |
| <b>10-54-740 EQUIPMENT</b>                     |                      |                |                               |              |                    |             |           |
| 18   | 6-STAR INSTALLATIONS | 2318           | PD/VEHICLE EQUIPMENT INSTALLA | 05/13/2026   | 1,814.00           | .00         |           |
| 3720   | HARLEY-DAVIDSON OF   | 208208         | PD/MOTORCYCLE REPAIR-LABOR    | 05/19/2026   | 2,170.00           | .00         |           |
| 3720   | HARLEY-DAVIDSON OF   | 208208         | PD/MOTORCYCLE REPAIR          | 05/19/2026   | 557.53             | .00         |           |
| 9136   | VETERAN DETAIL LLC   | 6062           | PD/VEHICLE WINDO TINT         | 05/22/2026   | 680.00             | .00         |           |

| Vendor                                      | Vendor Name           | Invoice Number | Description                   | Invoice Date | Net<br>Invoice Amount | Amount Paid | Date Paid |
|---|-----------------------|----------------|-------------------------------|--------------|-----------------------|-------------|-----------|
| <b>10-54-770 AMMUNITION</b>                 |                       |                |                               |              |                       |             |           |
| 7220  | SALT LAKE WHOLESALE   | 21247          | PD/AMMUNITION                 | 04/08/2026   | 8,528.98              | .00         |           |
| Total POLICE DEPARTMENT:                    |                       |                |                               |              | 14,962.24             | .00         |           |
| <b>FIRE DEPARTMENT</b>                      |                       |                |                               |              |                       |             |           |
| <b>10-55-250 VEHICLE EXPENSE</b>            |                       |                |                               |              |                       |             |           |
| 675   | AUTO ZONE STORES, IN  | 06231886236    | FIRE/VEHICLE MAINTENANCE      | 05/25/2026   | 32.93                 | .00         |           |
| 4523  | KEN GARFF FORD        | 504098         | FIRE/VEHICLE EXPENSE          | 05/22/2026   | 800.22                | .00         |           |
| 7449  | SIDDONS MARTIN EMER   | 321-00000617   | FIRE/VEHICLE EXPENSE          | 05/20/2026   | 311.91                | .00         |           |
| <b>10-55-280 TELEPHONE EXPENSE</b>          |                       |                |                               |              |                       |             |           |
| 9131  | VERIZON WIRELESS      | 6142527342     | FIRE/CRADLE POINT SERVICE     | 05/01/2026   | 120.12                | .00         |           |
| <b>10-55-480 DEPARTMENTAL SUPPLIES</b>      |                       |                |                               |              |                       |             |           |
| 882   | BeWISE MEDICAL WAST   | 2607           | FIRE/BIOHAZARD WASTE REMOVA   | 05/20/2026   | 50.00                 | .00         |           |
| 1080  | BOUNDTREE MEDICAL, L  | 86216729       | FIRE/DEPARTMENTAL SUPPLIES    | 05/22/2026   | 648.31                | .00         |           |
| <b>10-55-490 SCHOOLING AND TRAINING</b>     |                       |                |                               |              |                       |             |           |
| 4614  | L.N. CURTIS & SONS    | 1068667        | FIRE/UNIFORM EXPENSE          | 05/13/2026   | 2,773.95              | .00         |           |
| Total FIRE DEPARTMENT:                      |                       |                |                               |              | 4,737.44              | .00         |           |
| <b>STREETS</b>                              |                       |                |                               |              |                       |             |           |
| <b>10-60-300 PPE SAFETY &amp; UNIFORM</b>   |                       |                |                               |              |                       |             |           |
| 1368  | C-A-L RANCH STORES    | 16516/8        | STREETS/CLOTHING              | 04/27/2026   | 386.21                | .00         |           |
| <b>10-60-480 DEPARTMENTAL SUPPLIES</b>      |                       |                |                               |              |                       |             |           |
| 2330  | DCD TRANSFER -LINDON  | 24382          | STR/CONCRETE                  | 03/31/2026   | 107.60                | .00         |           |
| 5833  | O'REILLY AUTOMOTIVE I | 3623-229621    | STR/DEPARTMENTAL SUPPLIES     | 04/13/2026   | 19.31                 | .00         |           |
| Total STREETS:                              |                       |                |                               |              | 513.12                | .00         |           |
| <b>LIBRARY</b>                              |                       |                |                               |              |                       |             |           |
| <b>10-65-210 MEETINGS &amp; MEMBERSHIPS</b> |                       |                |                               |              |                       |             |           |
| 5033  | MACEYS                | 407605         | LIB/MEETING EXPENSE           | 03/26/2026   | 100.79                | .00         |           |
| <b>10-65-240 OFFICE EXPENSE</b>             |                       |                |                               |              |                       |             |           |
| 2122  | CULLIGAN BOTTLED WA   | 465X29902600   | LIB/BOTTLED WATER             | 04/30/2026   | 95.55                 | .00         |           |
| 2395  | DEMCO, INC.           | 7807563        | LIB/ASSORTED SUPPLIES         | 05/13/2026   | 573.75                | .00         |           |
| <b>10-65-285 CELLULAR SERVICES</b>          |                       |                |                               |              |                       |             |           |
| 9131  | VERIZON WIRELESS      | 6142503613     | MULTI DEPT/CELL PHONE EXEPNS  | 05/01/2026   | 39.67                 | .00         |           |
| <b>10-65-485 AUDIO/VISUAL MATERIALS</b>     |                       |                |                               |              |                       |             |           |
| 6270  | PLAYAWAY PRODUCTS L   | 534343         | LIB/AUDIO MATERIALS           | 05/13/2026   | 1,304.08              | .00         |           |
| <b>10-65-640 PROCESSING</b>                 |                       |                |                               |              |                       |             |           |
| 2395  | DEMCO, INC.           | 7803715        | LIB/ASSORTED SUPPLIES         | 05/05/2026   | 734.37                | .00         |           |
| Total LIBRARY:                              |                       |                |                               |              | 2,848.21              | .00         |           |
| <b>PARKS</b>                                |                       |                |                               |              |                       |             |           |
| <b>10-70-200 MOWER EXPENSE</b>              |                       |                |                               |              |                       |             |           |
| 2178  | CUTLERS, INC.         | 752299         | PARKS/MOWER EXPENSE           | 04/30/2026   | 102.24                | .00         |           |
| <b>10-70-250 VEHICLE EXPENSE</b>            |                       |                |                               |              |                       |             |           |
| 675   | AUTO ZONE STORES, IN  | 06231878242    | PARKS/VEHICLE EXPENSE         | 05/13/2026   | 53.34                 | .00         |           |
| 6278  | PLEASANT GROVE BIG O  | 044250-114849  | PARKS/VEHICLE TIRES           | 05/11/2026   | 24.95                 | .00         |           |
| 6278  | PLEASANT GROVE BIG O  | 4250-112368    | PARKS/VEHICLE TIRE REPAIR     | 04/03/2026   | 22.00                 | .00         |           |
| 6278  | PLEASANT GROVE BIG O  | 4250-113309    | PARKS/VEHICLE TIRES           | 05/10/2026   | 1,700.64              | .00         |           |
| <b>10-70-285 CELLULAR SERVICES</b>          |                       |                |                               |              |                       |             |           |
| 9131  | VERIZON WIRELESS      | 6142503613     | MULTI DEPT/CELL. PHONE EXEPNS | 05/01/2026   | 595.05                | .00         |           |
| <b>10-70-320 SPRINKLER &amp; LANDSCAPE</b>  |                       |                |                               |              |                       |             |           |
| 970   | BJ PLUMBING SUPPLY    | 001096012      | PARKS/DEPARTMENTAL SUPPLIES   | 05/15/2026   | 136.98                | .00         |           |
| 970   | BJ PLUMBING SUPPLY    | 001098526      | PARKS/SUPPLIES                | 05/18/2026   | 91.80                 | .00         |           |

| Vendor  | Vendor Name          | Invoice Number | Description                  | Invoice Date | Net Invoice Amount | Amount Paid | Date Paid |
|---|----------------------|----------------|------------------------------|--------------|--------------------|-------------|-----------|
| 970   | BJ PLUMBING SUPPLY   | 001098567      | PARKS/DEPARTMENTAL SUPPLIES  | 05/19/2026   | 16.92              | .00         |           |
| 970   | BJ PLUMBING SUPPLY   | 001098660      | PARKS/DEPARTMENTAL SUPPLIES  | 05/19/2026   | 58.64              | .00         |           |
| 2178  | CUTLERS, INC.        | 756201         | PARKS/VORTEX LINE            | 05/26/2026   | 95.60              | .00         |           |
| 2766  | EWING IRRIGATION PRO | 30181083       | PARK/DEPARTMENTAL SUPPLIES   | 05/07/2026   | 210.47             | .00         |           |
| 2766  | EWING IRRIGATION PRO | 30196960       | PARK/DEPARTMENTAL SUPPLIES   | 05/08/2026   | 38.36              | .00         |           |
| 2766  | EWING IRRIGATION PRO | 30220048       | PARK/DEPARTMENTAL SUPPLIES   | 05/11/2026   | 2,624.04           | .00         |           |
| 2766  | EWING IRRIGATION PRO | 30295458       | PARK/DEPARTMENTAL SUPPLIES   | 05/15/2026   | 430.57             | .00         |           |
| 2766  | EWING IRRIGATION PRO | 30357150       | PARK/DEPARTMENTAL SUPPLIES   | 05/19/2026   | 82.84              | .00         |           |
| 2766  | EWING IRRIGATION PRO | 30369078       | PARK/DEPARTMENTAL SUPPLIES   | 05/20/2026   | 1,264.92           | .00         |           |
| 2766  | EWING IRRIGATION PRO | 30374360       | PARK/DEPARTMENTAL SUPPLIES   | 05/20/2026   | 1,034.30           | .00         |           |
| 5482  | MOUNTAINLAND SUPPLY  | S107863289.0   | PARKS/DEPARTMENTAL SUPPLIES  | 05/18/2026   | 359.94             | .00         |           |
| 5482  | MOUNTAINLAND SUPPLY  | S107863289.0   | PARKS/DEPARTMENTAL SUPPLIES  | 05/18/2026   | 47.61              | .00         |           |
| 9028  | UTAH VALLEY TURF AND | UVT10016       | PARKS/SOD                    | 05/20/2026   | 554.00             | .00         |           |
| 9028  | UTAH VALLEY TURF AND | UVT10107       | PARKS/SOD                    | 05/21/2026   | 319.00             | .00         |           |
| <b>10-70-340 DIAMOND CREW SUPPLIES</b>        |                      |                |                              |              |                    |             |           |
| 2766  | EWING IRRIGATION PRO | 30372333       | PARK/DEPARTMENTAL SUPPLIES   | 05/20/2026   | 2,226.57           | .00         |           |
| <b>10-70-350 SERVICE PROJECT SUPPLIES</b>     |                      |                |                              |              |                    |             |           |
| 5033  | MACEYS               | 405446         | PARKS/TRAIL DAY SNACKS       | 04/30/2026   | 138.43             | .00         |           |
| <b>10-70-480 DEPARTMENTAL SUPPLIES</b>        |                      |                |                              |              |                    |             |           |
| 2766  | EWING IRRIGATION PRO | 30338631       | PARK/DEPARTMENTAL SUPPLIES   | 05/18/2026   | 116.36             | .00         |           |
| 2766  | EWING IRRIGATION PRO | 30367752       | PARK/DEPARTMENTAL SUPPLIES   | 05/20/2026   | 909.90             | .00         |           |
| <b>10-70-481 CHEMICALS</b>                    |                      |                |                              |              |                    |             |           |
| 1338  | C.E.M.               | 24920          | COOK PARK SPLASH PAD EQUIPM  | 05/12/2026   | 847.05             | .00         |           |
| <b>10-70-670 SAFETY EQUIP. &amp; SUPPLIES</b> |                      |                |                              |              |                    |             |           |
| 1760  | CINTAS CORP          | 5334124701     | PARK/FIRST AID SUPPLIES      | 05/05/2026   | 125.71             | .00         |           |
| Total PARKS:                                  |                      |                |                              |              | 14,228.23          | .00         |           |
| <b>LEISURE SERVICES</b>                       |                      |                |                              |              |                    |             |           |
| <b>10-72-285 CELLULAR SERVICES</b>            |                      |                |                              |              |                    |             |           |
| 9131  | VERIZON WIRELESS     | 6142503613     | MULTI DEPT/CELL PHONE EXEPNS | 05/01/2026   | 39.67              | .00         |           |
| Total LEISURE SERVICES:                       |                      |                |                              |              | 39.67              | .00         |           |
| <b>CUSTODIAL SERVICES</b>                     |                      |                |                              |              |                    |             |           |
| <b>10-74-285 CELLULAR SERVICES</b>            |                      |                |                              |              |                    |             |           |
| 9131  | VERIZON WIRELESS     | 6142503613     | MULTI DEPT/CELL PHONE EXEPNS | 05/01/2026   | 39.67              | .00         |           |
| <b>10-74-480 DEPARTMENTAL SUPPLIES</b>        |                      |                |                              |              |                    |             |           |
| 1113  | BRADY INDUSTRIES OF  | 11713918       | BUILDING MAINTENANCE         | 05/14/2026   | 2,774.88           | .00         |           |
| <b>10-74-481 CHEMICALS</b>                    |                      |                |                              |              |                    |             |           |
| 1113  | BRADY INDUSTRIES OF  | 11713918       | BUILDING MAINTENANCE         | 05/14/2026   | 437.54             | .00         |           |
| Total CUSTODIAL SERVICES:                     |                      |                |                              |              | 3,252.09           | .00         |           |
| Total GENERAL FUND:                           |                      |                |                              |              | 88,436.63          | .00         |           |
| <b>WATER IMPACT FEES</b>                      |                      |                |                              |              |                    |             |           |
| <b>16-70-986 1100 EAST AREA</b>               |                      |                |                              |              |                    |             |           |
| 971   | BLACK FOREST PAVING  | 2-05122026     | 1100 E RECONSTRUCTION        | 05/12/2026   | 110,385.25         | .00         |           |
| Total :                                       |                      |                |                              |              | 110,385.25         | .00         |           |
| Total WATER IMPACT FEES:                      |                      |                |                              |              | 110,385.25         | .00         |           |
| <b>CLASS C ROAD FUND</b>                      |                      |                |                              |              |                    |             |           |

| Vendor                                     | Vendor Name          | Invoice Number | Description                  | Invoice Date | Net Invoice Amount | Amount Paid | Date Paid |
|--|----------------------|----------------|------------------------------|--------------|--------------------|-------------|-----------|
| <b>EXPENDITURES</b>                        |                      |                |                              |              |                    |             |           |
| <b>20-40-480 DEPARTMENTAL SUPPLIES</b>     |                      |                |                              |              |                    |             |           |
| 1277                                       | BUSY BEE CONCRETE    | 161333         | CLASS C ROADS/CONCRETE       | 03/04/2026   | 1,140.00           | .00         |           |
| 1277                                       | BUSY BEE CONCRETE    | 161439         | CLASS C ROADS/CONCRETE       | 03/24/2026   | 938.70             | .00         |           |
| 1277                                       | BUSY BEE CONCRETE    | 161440         | CLASS C ROADS/CONCRETE       | 03/26/2026   | 1,244.93           | .00         |           |
| 1277                                       | BUSY BEE CONCRETE    | 161580         | CLASS C ROADS/CONCRETE       | 04/15/2026   | 809.76             | .00         |           |
| 1277                                       | BUSY BEE CONCRETE    | 161743         | CLASS C ROADS/CONCRETE       | 05/14/2026   | 338.23             | .00         |           |
| 3312                                       | GENEVA ROCK PRODUC   | 003CINV00004   | CLASS C ROADS/ASPHALT        | 04/21/2026   | 727.05             | .00         |           |
| 3312                                       | GENEVA ROCK PRODUC   | 003CINV00008   | CLASS C ROADS/ASPHALT        | 04/21/2026   | 3,571.92           | .00         |           |
| 3312                                       | GENEVA ROCK PRODUC   | 003CINV00008   | CLASS C ROADS/ASPHALT        | 04/29/2026   | 509.64             | .00         |           |
| 3312                                       | GENEVA ROCK PRODUC   | 003CINV00008   | CLASS C ROADS/ASPHALT        | 04/29/2026   | 405.50             | .00         |           |
| 4212                                       | INTERMOUNTAIN TRAFFI | 60790          | CLASS C ROADS/DEPARTMENTAL   | 03/10/2026   | 5,936.00           | .00         |           |
| 4212                                       | INTERMOUNTAIN TRAFFI | 61163          | CLASS C ROADS/DEPARTMENTAL   | 04/27/2026   | 350.00             | .00         |           |
| 4542                                       | KILGORE COMPANIES LL | 1626276        | CLASS C ROADS/GRAVEL         | 05/18/2026   | 3,284.68           | .00         |           |
| 4542                                       | KILGORE COMPANIES LL | 1626597        | CLASS C ROADS/PATCHING MATE  | 05/19/2026   | 1,029.97           | .00         |           |
| <b>20-40-827 2026 SCRUB SEAL</b>           |                      |                |                              |              |                    |             |           |
| 3312                                       | GENEVA ROCK PRODUC   | 7-05062026     | 2026 PAVEMENT PRESERVATION   | 05/06/2026   | 469,540.40         | .00         |           |
| <b>20-40-987 800 NORTH AND 680 NORTH</b>   |                      |                |                              |              |                    |             |           |
| 8569                                       | TUCKER LAWN CARE IN  | 93078          | TREE REMOVAL                 | 05/11/2026   | 700.00             | .00         |           |
| Total EXPENDITURES:                        |                      |                |                              |              | 490,524.78         | .00         |           |
| Total CLASS C ROAD FUND:                   |                      |                |                              |              | 490,524.78         | .00         |           |
| <b>CEMETERY</b>                            |                      |                |                              |              |                    |             |           |
| <b>22-70-320 SPRINKLER &amp; LANDSCAPE</b> |                      |                |                              |              |                    |             |           |
| 2766                                       | EWING IRRIGATION PRO | 30255810       | CEM/DEPARTMENTAL SUPPLIES    | 05/13/2026   | 454.95             | .00         |           |
| 2766                                       | EWING IRRIGATION PRO | 30285704       | PARK/DEPARTMENTAL SUPPLIES   | 05/14/2026   | 682.43             | .00         |           |
| 2766                                       | EWING IRRIGATION PRO | 30296978       | PARK/DEPARTMENTAL SUPPLIES   | 05/15/2026   | 796.16             | .00         |           |
| 2766                                       | EWING IRRIGATION PRO | 30303348       | PARK/DEPARTMENTAL SUPPLIES   | 05/15/2026   | 166.06             | .00         |           |
| Total :                                    |                      |                |                              |              | 2,099.60           | .00         |           |
| Total CEMETERY:                            |                      |                |                              |              | 2,099.60           | .00         |           |
| <b>STORM DRAIN UTILITY FUND</b>            |                      |                |                              |              |                    |             |           |
| <b>GENERAL GOVERNMENT</b>                  |                      |                |                              |              |                    |             |           |
| <b>48-41-250 VEHICLE EXPENSE</b>           |                      |                |                              |              |                    |             |           |
| 675  | AUTO ZONE STORES, IN | 06231864146    | STRM DRN/VEHICLE MAINTENANC  | 04/21/2026   | 83.94              | .00         |           |
| 1368                                       | C-A-L RANCH STORES   | 1651778        | STRM DRN/DEPARTMENTAL SUPPL  | 04/27/2026   | 119.97             | .00         |           |
| 9451                                       | LB 413071            | PS002081875    | STRM DRAIN/MAINTENANCE EXPE  | 04/23/2026   | 581.81             | .00         |           |
| Total GENERAL GOVERNMENT:                  |                      |                |                              |              | 785.72             | .00         |           |
| Total STORM DRAIN UTILITY FUND:            |                      |                |                              |              | 785.72             | .00         |           |
| <b>CAPITAL PROJECTS FUND</b>               |                      |                |                              |              |                    |             |           |
| <b>EXPENDITURES</b>                        |                      |                |                              |              |                    |             |           |
| <b>49-40-508 ADMIN2026</b>                 |                      |                |                              |              |                    |             |           |
| 3312                                       | GENEVA ROCK PRODUC   | 3-03302026     | BATTLE CREEK TRAILHEAD PARKI | 03/30/2026   | 271,385.55         | .00         |           |
| Total EXPENDITURES:                        |                      |                |                              |              | 271,385.55         | .00         |           |
| <b>49-60-920 COOK FAMILY PARK</b>          |                      |                |                              |              |                    |             |           |
| 2510                                       | DUSTLESS MOBILE BLAS | 05112026       | REMOVE SEALER FROM SPLACH P  | 05/11/2026   | 18,342.00          | .00         |           |

| Vendor                                    | Vendor Name           | Invoice Number | Description                  | Invoice Date | Net Invoice Amount | Amount Paid | Date Paid |
|---|-----------------------|----------------|------------------------------|--------------|--------------------|-------------|-----------|
| Total :                                   |                       |                |                              |              | 18,342.00          | .00         |           |
| <b>MISC PROJECTS</b>                      |                       |                |                              |              |                    |             |           |
| <b>49-90-960 PARKS EXPENDITURES</b>       |                       |                |                              |              |                    |             |           |
| 1062                                      | BOWEN, COLLINS & ASS  | 41824          | LIBRARY PAVILION PROJECT     | 05/26/2026   | 7,019.75           | .00         |           |
| 4730                                      | LEGEND FENCE          | 10160          | ANDERSON PARK CHAIN LINK FEN | 05/12/2026   | 3,588.80           | .00         |           |
| Total MISC PROJECTS:                      |                       |                |                              |              | 10,608.55          | .00         |           |
| Total CAPITAL PROJECTS FUND:              |                       |                |                              |              | 300,336.10         | .00         |           |
| <b>WATER FUND EXPENDITURES</b>            |                       |                |                              |              |                    |             |           |
| <b>51-40-250 VEHICLE EXPENSE</b>          |                       |                |                              |              |                    |             |           |
| 8101                                      | TAGG N GO EXPRESS C   | 3504           | MULIT DEPT/VEHICLE WASH EXPE | 05/27/2026   | 1,450.00           | .00         |           |
| <b>51-40-340 TESTING &amp; ANALYSIS</b>   |                       |                |                              |              |                    |             |           |
| 6936                                      | RICHARDS LABORATORI   | 118967         | WATER TESTING                | 05/19/2026   | 832.00             | .00         |           |
| <b>51-40-600 REPAIR &amp; MAINTENANCE</b> |                       |                |                              |              |                    |             |           |
| 5482                                      | MOUNTAINLAND SUPPLY   | S107863386.0   | WATER/DEPARTMENTAL SUPPLIES  | 05/18/2026   | 4,393.37           | .00         |           |
| 5482                                      | MOUNTAINLAND SUPPLY   | S107868581.0   | WATER/DEPARTMENTAL SUPPLIES  | 05/19/2026   | 2,018.91           | .00         |           |
| <b>51-40-740 EQUIPMENT</b>                |                       |                |                              |              |                    |             |           |
| 5352                                      | MONSEN ENGINEERING    | 044739         | WATER/DEPARTMENTAL SUPPLIES  | 05/26/2026   | 40,915.80          | .00         |           |
| Total EXPENDITURES:                       |                       |                |                              |              | 49,610.08          | .00         |           |
| <b>WATER CAPITAL PROJECTS</b>             |                       |                |                              |              |                    |             |           |
| <b>51-70-974 SCADA</b>                    |                       |                |                              |              |                    |             |           |
| 7510                                      | SKM ENGINEERING, LLC  | 32900          | MULIT DEPT ENGINEERING       | 05/13/2026   | 6,857.04           | .00         |           |
| 9320                                      | WATERFORD SERVICES    | 193100         | WATER EQUIPMENT              | 05/15/2026   | 7,775.38           | .00         |           |
| <b>51-70-986 1100 EAST AREA</b>           |                       |                |                              |              |                    |             |           |
| 971                                       | BLACK FOREST PAVING   | 2-05122026     | 1100 E RECONSTRUCTION        | 05/12/2026   | 64,687.88          | .00         |           |
| <b>51-70-987 800 NORTH AND 600 NORTH</b>  |                       |                |                              |              |                    |             |           |
| 3786                                      | HD FOWLER CO          | I7260807       | WATER/METER MANIFOLDS        | 03/19/2026   | 13,125.00          | .00         |           |
| Total WATER CAPITAL PROJECTS:             |                       |                |                              |              | 92,445.30          | .00         |           |
| Total WATER FUND:                         |                       |                |                              |              | 142,055.38         | .00         |           |
| <b>SEWER FUND EXPENDITURES</b>            |                       |                |                              |              |                    |             |           |
| <b>52-40-250 VEHICLE EXPENSE</b>          |                       |                |                              |              |                    |             |           |
| 8101                                      | TAGG N GO EXPRESS C   | 3504           | MULIT DEPT/VEHICLE WASH EXPE | 05/27/2026   | 1,450.00           | .00         |           |
| <b>52-40-360 CHARGES FOR TREATMENT</b>    |                       |                |                              |              |                    |             |           |
| 8422                                      | TIMP, SPECIAL SERVICE | 04292026       | WASTEWATER TREATMENT         | 04/30/2026   | 569,594.54         | .00         |           |
| <b>52-40-600 REPAIR &amp; MAINTENANCE</b> |                       |                |                              |              |                    |             |           |
| 5482                                      | MOUNTAINLAND SUPPLY   | S107852335.0   | SEWER/DEPARTMENTAL SUPPLIES  | 05/13/2026   | 407.84             | .00         |           |
| Total EXPENDITURES:                       |                       |                |                              |              | 571,452.38         | .00         |           |
| <b>52-90-966 BUILDING UPGRADE</b>         |                       |                |                              |              |                    |             |           |
| 9805                                      | ZIONS BUILDERS, INC   | 154            | SEWER/BUILDING UPGRADES      | 05/14/2026   | 49,206.02          | .00         |           |
| Total :                                   |                       |                |                              |              | 49,206.02          | .00         |           |

| Vendor                                      | Vendor Name          | Invoice Number | Description                  | Invoice Date | Net Invoice Amount | Amount Paid | Date Paid |
|---|----------------------|----------------|------------------------------|--------------|--------------------|-------------|-----------|
| Total SEWER FUND:                           |                      |                |                              |              | 620,658.40         | .00         |           |
| <b>SECONDARY WATER EXPENDITURES</b>         |                      |                |                              |              |                    |             |           |
| <b>54-40-210 MEETINGS &amp; MEMBERSHIPS</b> |                      |                |                              |              |                    |             |           |
| 6343  | PLEASANT GROVE PRIN  | 11660          | SEC WATER/DOOR HANGERS       | 05/20/2026   | 434.50             | .00         |           |
| <b>54-40-250 VEHICLE</b>                    |                      |                |                              |              |                    |             |           |
| 8101  | TAGG N GO EXPRESS C  | 3504           | MULIT DEPT/VEHICLE WASH EXPE | 05/27/2026   | 1,450.00           | .00         |           |
| <b>54-40-270 POWER EXPENSE</b>              |                      |                |                              |              |                    |             |           |
| 7062  | ROCKY MOUNTAIN POW   | 05182026       | WALKER BOOSTER PUMP          | 05/18/2026   | 1,482.91           | .00         |           |
| <b>54-40-300 PPE SAFETY &amp; UNIFORM</b>   |                      |                |                              |              |                    |             |           |
| 1366  | C-A-L RANCH STORES   | 16573/8        | SEC WATER/CLOTHING           | 05/18/2026   | 44.98              | .00         |           |
| <b>54-40-420 STREET REPAIRS</b>             |                      |                |                              |              |                    |             |           |
| 4542  | KILGORE COMPANIES LL | 1627332        | SEC WATER/DEPARTMENTAL SUPP  | 05/21/2026   | 2,077.27           | .00         |           |
| <b>54-40-600 REPAIR &amp; MAINTENANCE</b>   |                      |                |                              |              |                    |             |           |
| 5482  | MOUNTAINLAND SUPPLY  | S107759867.3   | SEC WATER/DEPARTMENTAL SUPP  | 05/14/2026   | 51.23              | .00         |           |
| 5482  | MOUNTAINLAND SUPPLY  | S107819905.0   | SEC WATER/DEPARTMENTAL SUPP  | 05/26/2026   | 243.38             | .00         |           |
| Total EXPENDITURES:                         |                      |                |                              |              | 5,784.27           | .00         |           |
| <b>CAPITAL PROJECTS</b>                     |                      |                |                              |              |                    |             |           |
| <b>54-70-937 Mill Ditch Canal Piping</b>    |                      |                |                              |              |                    |             |           |
| 7510  | SKM ENGINEERING, LLC | 32900          | MULIT DEPT ENGINEERING       | 05/13/2026   | 61,681.59          | .00         |           |
| Total CAPITAL PROJECTS:                     |                      |                |                              |              | 61,681.59          | .00         |           |
| Total SECONDARY WATER:                      |                      |                |                              |              | 67,465.86          | .00         |           |
| <b>EMPLOYEE BENEFITS EXPENDITURES</b>       |                      |                |                              |              |                    |             |           |
| <b>57-40-507 DRUG TESTING</b>               |                      |                |                              |              |                    |             |           |
| 4225  | INTERMOUNTAIN WORK   | 600031137      | NEW EMPLOYEE DRUG SCREENIN   | 04/03/2026   | 36.00              | .00         |           |
| Total EXPENDITURES:                         |                      |                |                              |              | 36.00              | .00         |           |
| Total EMPLOYEE BENEFITS:                    |                      |                |                              |              | 36.00              | .00         |           |
| <b>CAPITAL EQUIPMENT</b>                    |                      |                |                              |              |                    |             |           |
| <b>58-40-660 POLICE EQUIPMENT</b>           |                      |                |                              |              |                    |             |           |
| 3720  | HARLEY-DAVIDSON OF   | 208201         | PD/MOTORCYCLE REPAIR LABOR   | 05/08/2026   | 2,325.00           | .00         |           |
| 3720  | HARLEY-DAVIDSON OF   | 208201         | PD/MOTORCYCLE REPAIR PARTS   | 05/08/2026   | 136.55             | .00         |           |
| Total :                                     |                      |                |                              |              | 2,461.55           | .00         |           |
| Total CAPITAL EQUIPMENT:                    |                      |                |                              |              | 2,461.55           | .00         |           |
| <b>SANITATION FUND EXPENDITURES</b>         |                      |                |                              |              |                    |             |           |
| <b>62-40-437 CITY CLEANUP</b>               |                      |                |                              |              |                    |             |           |
| 3571  | GURR'S COPYTEC       | N76859         | DUMP PASSES 2026             | 05/19/2026   | 20.06              | .00         |           |
| Total EXPENDITURES:                         |                      |                |                              |              | 20.06              | .00         |           |
| Total SANITATION FUND:                      |                      |                |                              |              | 20.06              | .00         |           |

| Vendor                                      | Vendor Name           | Invoice Number | Description                  | Invoice Date | Net<br>Invoice Amount | Amount Paid | Date Paid |
|---|-----------------------|----------------|------------------------------|--------------|-----------------------|-------------|-----------|
| <b>SWIMMING POOL</b>                        |                       |                |                              |              |                       |             |           |
| <b>SWIMMING POOL</b>                        |                       |                |                              |              |                       |             |           |
| <b>71-73-380 HEATING</b>                    |                       |                |                              |              |                       |             |           |
| 2716  | ENBRIDGE GAS UT WY I  | 05112026       | MULTI DEPT/HEATING EXPENSE   | 05/11/2026   | 6,083.23              | .00         |           |
| <b>71-73-390 BUILDING MAINTENANCE</b>       |                       |                |                              |              |                       |             |           |
| 8678  | UNIFIRST CORPORATIO   | 05252026       | RUG CLEANING                 | 05/25/2026   | 49.53                 | .00         |           |
| <b>71-73-481 CHEMICALS</b>                  |                       |                |                              |              |                       |             |           |
| 9259  | WASATCH AQUATIC SPE   | 2122           | POOL/CHEMICALS               | 05/21/2026   | 7,810.40              | .00         |           |
| Total SWIMMING POOL:                        |                       |                |                              |              | 13,943.16             | .00         |           |
| Total SWIMMING POOL:                        |                       |                |                              |              | 13,943.16             | .00         |           |
| <b>COMMUNITY CENTER</b>                     |                       |                |                              |              |                       |             |           |
| <b>72-71-060 COMMUNITY CTR - HEATING</b>    |                       |                |                              |              |                       |             |           |
| 2716  | ENBRIDGE GAS UT WY I  | 05112026       | MULTI DEPT/HEATING EXPENSE   | 05/11/2026   | 667.67                | .00         |           |
| <b>72-71-062 COMMUNITY CTR - BLDG MAINT</b> |                       |                |                              |              |                       |             |           |
| 8678  | UNIFIRST CORPORATIO   | 05252026       | RUG CLEANING                 | 05/25/2026   | 317.44                | .00         |           |
| <b>72-71-411 ADULT SPORTS</b>               |                       |                |                              |              |                       |             |           |
| 4416  | JUDD, SETH            | 05282026       | REC/CONTRACTED SERVICES      | 05/28/2026   | 78.00                 | .00         |           |
| 5683  | NILSSON, HEATHER      | 05282026       | REC/CONTRACTED SERVICES      | 05/28/2026   | 52.00                 | .00         |           |
| 7466  | SIMMONS, CHRIS        | 05282026       | REC/CONTRACTED SERVICES      | 05/28/2026   | 442.00                | .00         |           |
| Total :                                     |                       |                |                              |              | 1,557.11              | .00         |           |
| Total COMMUNITY CENTER:                     |                       |                |                              |              | 1,557.11              | .00         |           |
| <b>CULTURAL ARTS</b>                        |                       |                |                              |              |                       |             |           |
| <b>PROGRAM EXPENDITURES</b>                 |                       |                |                              |              |                       |             |           |
| <b>73-71-552 PG PLAYERS</b>                 |                       |                |                              |              |                       |             |           |
| 4866  | LITTLE, KATHRYN LAYCO | 05262026       | PG PLAYERS/REIMB. FOR EXPENS | 05/26/2026   | 29.03                 | .00         |           |
| 6343  | PLEASANT GROVE PRIN   | 11623          | PG PLAYERS/FLYERS            | 05/13/2026   | 126.75                | .00         |           |
| Total PROGRAM EXPENDITURES:                 |                       |                |                              |              | 155.78                | .00         |           |
| Total CULTURAL ARTS:                        |                       |                |                              |              | 155.78                | .00         |           |
| <b>75-40-986 1100 EAST AREA</b>             |                       |                |                              |              |                       |             |           |
| 971   | BLACK FOREST PAVING   | 2-05122026     | 1100 E RECONSTRUCTION        | 05/12/2026   | 8,918.12              | .00         |           |
| 8569  | TUCKER LAWN CARE IN   | 93078          | TREE REMOVAL                 | 05/11/2026   | 1,000.00              | .00         |           |
| Total :                                     |                       |                |                              |              | 9,918.12              | .00         |           |
| Total :                                     |                       |                |                              |              | 9,918.12              | .00         |           |
| Grand Totals:                               |                       |                |                              |              | 1,850,839.50          | .00         |           |



## NOTICE OF MEETING

### OF THE

## PLEASANT GROVE CITY REDEVELOPMENT AGENCY

Notice is hereby given that the Pleasant Grove City Redevelopment Agency (RDA) will hold a public meeting on Tuesday, June 2, 2026 at 6:00 p.m. or as soon as possible thereafter, in the Community Room at 108 S 100 E, Pleasant Grove, Utah, immediately following the City Council meeting. This is a public meeting and anyone interested is invited to attend.

### AGENDA

Call to Order - 6:00 p.m. (or as soon as possible thereafter)

1. Convene as the Pleasant Grove City Redevelopment Agency.
2. Public Hearing to consider for adoption a Resolution (2026-02RDA) approving and adopting the Pleasant Grove City Redevelopment Agency (RDA) Fiscal Year 2026/2027 Budget; and providing an effective date. *Presenter: Director Roy*
3. Adjourn as the Pleasant Grove City Redevelopment Agency.

### CERTIFICATE OF POSTING:

I certify that the above notice and agenda was posted in three public places within the Pleasant Grove City limits (City Hall, Library, and Community Room). Agenda also posted on State (<http://pmn.utah.gov>) and City websites ([www.pgcityutah.gov](http://www.pgcityutah.gov))

Posted by: /s/ Wendy Thorpe, City Recorder

Date: May 29, 2026

Time: 1:00 p.m.

**\*\*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 may participate electronically.

# Pleasant Grove Redevelopment Agency

## Special Revenue Fund

|                                    | Actual- 2025     | Beginning FY 2026<br>Budget | Amended FY<br>2026 Budget | Estimated<br>Actual<br>Expenditures | Adopted FY<br>2027 Budget |
|------------------------------------|------------------|-----------------------------|---------------------------|-------------------------------------|---------------------------|
| <b>Revenues</b>                    |                  |                             |                           |                                     |                           |
| Gateway Project                    |                  |                             |                           |                                     |                           |
| Property Tax Revenue               | -                | -                           | -                         | -                                   | -                         |
| Tax Increment Revenue              | 1,398,041        | 600,000                     | 600,000                   | -                                   | 1,400,000                 |
| Grove Tower                        |                  |                             |                           |                                     |                           |
| Tax Increment Revenue CDA1         | 207,725          | 210,000                     | 210,000                   | -                                   | 210,000                   |
| Tax Increment Revenue CDA2         | 140,666          | 150,000                     | 150,000                   | -                                   | 150,000                   |
| 1300 West CDA                      |                  |                             |                           |                                     |                           |
| Tax Increment Revenue              | 457,090          | 515,000                     | 515,000                   | -                                   | 515,000                   |
| Miscellaneous Revenue              | -                | -                           | -                         | -                                   | -                         |
| <b>Total Revenues</b>              | <b>2,203,522</b> | <b>1,475,000</b>            | <b>1,475,000</b>          | <b>-</b>                            | <b>2,275,000</b>          |
| <b>Expenditures</b>                |                  |                             |                           |                                     |                           |
| Gateway Project                    |                  |                             |                           |                                     |                           |
| Operating Expenditures             | -                | 600,000                     | 600,000                   | -                                   | 1,400,000                 |
| Professional Services              | -                | -                           | -                         | -                                   | -                         |
| Grove Tower                        |                  |                             |                           |                                     |                           |
| Operating Expenditures             | 304,842          | 360,000                     | 360,000                   | -                                   | 360,000                   |
| 1300 West CDA                      |                  |                             |                           |                                     |                           |
| Operating Expenditures             | 434,235          | 515,000                     | 515,000                   | -                                   | 515,000                   |
| Other Operating Expenitures        | 4,750            | -                           | -                         | -                                   | -                         |
| <b>Total Expenditures</b>          | <b>743,827</b>   | <b>1,475,000</b>            | <b>1,475,000</b>          | <b>-</b>                            | <b>2,275,000</b>          |
| <b>Transfers in/(Out)</b>          |                  |                             |                           |                                     |                           |
| Transfer to General Fund           | -                | -                           | -                         | -                                   | -                         |
| <b>Total Transfers</b>             | <b>-</b>         | <b>-</b>                    | <b>-</b>                  | <b>-</b>                            | <b>-</b>                  |
| <b>Contribution to/(Use of) FB</b> | <b>1,459,695</b> | <b>-</b>                    | <b>-</b>                  | <b>-</b>                            | <b>-</b>                  |
| Beginning Fund Balance             | 4,761,339        | 6,221,033                   | 6,221,033                 | 6,221,033                           | 6,221,033                 |
| <b>Ending Fund Balance</b>         | <b>6,221,033</b> | <b>6,221,033</b>            | <b>6,221,033</b>          | <b>6,221,033</b>                    | <b>6,221,033</b>          |



**NOTICE OF MEETING OF THE  
LOCAL BUILDING AUTHORITY (LBA)  
OF PLEASANT GROVE CITY**

Notice is hereby given that the Local Building Authority (LBA) of Pleasant Grove City will hold a public meeting on Tuesday, June 2, 2026 at 6:00 p.m. or as soon as possible thereafter, in the Community Room at 108 S 100 E, Pleasant Grove, Utah, immediately following the City Council meeting. This is a public meeting and anyone interested is invited to attend.

**AGENDA**

Call to Order - 6:00 p.m. (or as soon as possible thereafter)

1. Convene as the Local Building Authority of Pleasant Grove City.
2. Public Hearing to consider Resolution (2025-02LBA) adopting the final budget for FY 2027 for the Pleasant Grove Local Building Authority (LBA).
3. Adjourn as the Local Building Authority of Pleasant Grove City.

**CERTIFICATE OF POSTING:**

I certify that the above notice and agenda was posted in three public places within the Pleasant Grove City limits (City Hall, Library, and Community Room). Agenda also posted on State (<http://pmn.utah.gov>) and City websites ([www.pgcityutah.gov](http://www.pgcityutah.gov))

Posted by: /s/ Wendy Thorpe, City Recorder

Date: May 29, 2026

Time: 1:00 p.m.

\*\*\*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 may participate electronically.

# Pleasant Grove Local Building Authority

## Special Revenue Fund

|                                    | Actual - 2025       | Beginning FY 2025<br>Budget | Amended FY<br>2025 Budget | Estimated<br>Actual<br>Expenditures | Adopted FY<br>2026 Budget |
|------------------------------------|---------------------|-----------------------------|---------------------------|-------------------------------------|---------------------------|
| <b>Revenues</b>                    |                     |                             |                           |                                     |                           |
| Capital Contributions              | \$ 22,604,308       |                             |                           | \$ 95,013                           |                           |
| Other Revenues                     |                     |                             |                           | 334,000                             |                           |
| The Ruth Theatre Lease Income      | 2,118,965           | \$ 2,411,924                | \$ 2,411,924              | 2,411,924                           | \$ 2,413,135              |
| Capitalized Interest               |                     | -                           |                           |                                     |                           |
| Interest Earnings                  | 276,797             |                             |                           | 181,938                             |                           |
| <b>Total Revenues</b>              | <b>25,000,070</b>   | <b>2,411,924</b>            | <b>2,411,924</b>          | <b>3,022,875</b>                    | <b>2,413,135</b>          |
| <b>Expenditures</b>                |                     |                             |                           |                                     |                           |
| The Ruth Project                   | 23,031,341          |                             |                           | 492,789                             |                           |
| Bond Issuance Costs                | -                   |                             |                           | -                                   |                           |
| Bond Principal                     | 913,000             | 953,000                     | 956,000                   | 953,000                             | 995,000                   |
| Bond Interest                      | 1,498,000           | 1,458,924                   | 1,458,924                 | 1,458,924                           | 1,418,135                 |
| Other Expense                      | 328,621             |                             |                           | 6,250                               |                           |
| <b>Total Expenditures</b>          | <b>25,770,962</b>   | <b>2,411,924</b>            | <b>2,414,924</b>          | <b>2,910,962</b>                    | <b>2,413,135</b>          |
| <b>Contribution to/(Use of) FB</b> | <b>(770,892)</b>    | <b>-</b>                    | <b>(3,000)</b>            | <b>111,913</b>                      | <b>(0)</b>                |
| Beginning Fund Balance             | 5,018,215           | 4,247,322                   | 4,247,322                 | 4,247,322                           | 4,359,235                 |
| <b>Ending Fund Balance</b>         | <b>\$ 4,247,322</b> | <b>\$ 4,247,322</b>         | <b>\$ 4,244,322</b>       | <b>\$ 4,359,235</b>                 | <b>\$ 4,359,235</b>       |