



**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) 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
 Estimated Increase to Pleasant Grove City's Property Tax Revenue	 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

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

Impact of Tax Increase - The Police Department will hire two new police officers, and provide funding for reserve and retention
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Affected Department	Proposed Budget	Budget without Tax Change	Budget Change
Fire	\$3,722,747	\$3,404,747	\$318,000

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

Total General Fund Change	\$683,088
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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
General Fund						
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
Special Revenue Funds						
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
Debt Service Fund						
Debt Service	292,983	938,130	-	943,138	-	287,975
Capital Project Funds						
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
Total	\$ 14,832,131	\$ 33,746,807	\$ 3,655,376	\$ 37,301,243	\$ 3,655,376	\$ 11,277,695

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
Enterprise Funds						
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
Total	\$ 25,114,323	\$ 15,903,886	\$ (856,747)	\$ 100,000	\$ 8,453,690	\$ 5,270,000

Pleasant Grove City Revenue/Uses 2027

Revenue		Uses	
New monies		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
Admin allocation	<u>155,841</u>		
		Total Uses	<u>\$1,024,701</u>
Personnel/Operating Review	59,550		
Total Revenues Available	\$ 1,024,701	Unallocated	\$ (0)

Property Tax Proposal

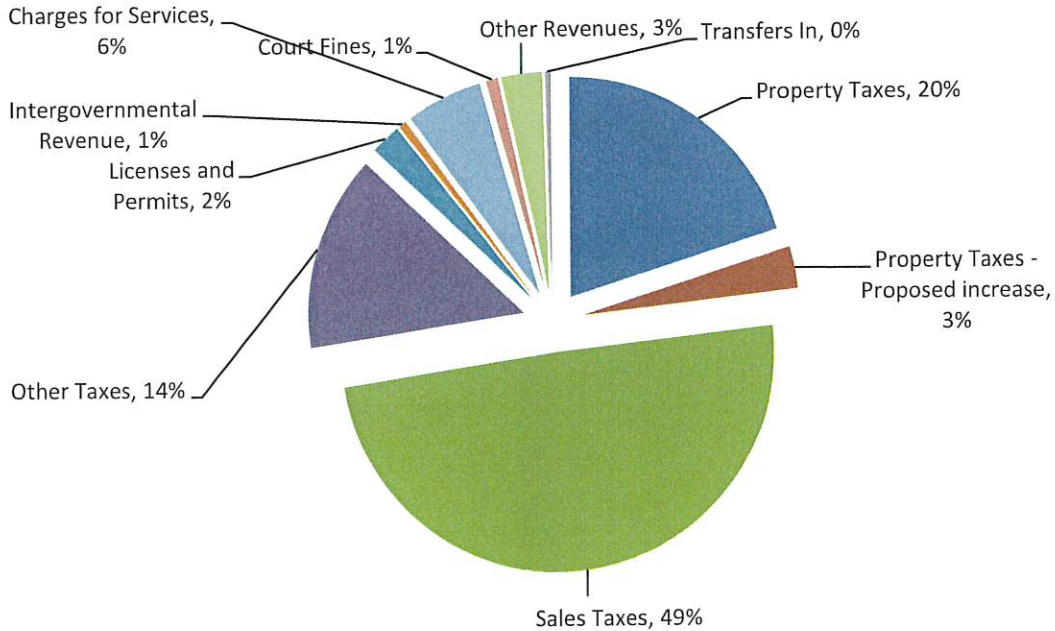
Other Funding			
Increase Property Tax Rate - \$4/month	<u>\$ 683,088</u>	Fire FT (3) + outfitting	\$ 318,000
		Police FT (2)	240,000
		Reserve/Retention Funding	<u>125,088</u>
		Total Uses	<u>\$ 683,088</u>
Total Revenues Available	\$ 683,088	Unallocated	\$ -

Revenues

General Fund

	Actual-2025	Adopted FY 2026 Budget	Amended FY 2026 Budget	Estimated Actual	Adopted FY 2027 Budget
General Fund Revenues					
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
Total General Fund Revenues	21,146,369	20,835,578	20,835,578	21,056,452	22,327,976

General Fund Revenues



General Fund

	Actual-2025	Adopted FY 2026 Budget	Amended FY 2026 Budget	Estimated Actual Expenses	Adopted FY 2027 Budget
Mayor & City Council					
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
Total Mayor & Council	173,717	274,728	274,728	252,194	274,728
Municipal Court					
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
Total Municipal Court	192,078	236,642	236,642	233,998	257,936
Other Expenditures					
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
Total Other Expenditures	881,521	1,497,294	1,497,294	1,512,094	1,444,236
Legal					
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
Total Legal	296,541	577,638	577,638	523,964	593,210
Physical Facilities					
Salaries & Wages	-	-	-	-	-
Benefits	-	-	-	-	-
Operating Expenditures	398,836	459,230	475,056	544,288	459,230
Total Physical Facilities	398,836	459,230	475,056	544,288	459,230
Administrative Services					
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
Total Administrative Serv	892,107	1,575,727	1,575,727	1,567,000	1,598,962

General Fund

	Actual-2025	Adopted FY 2026 Budget	Amended FY 2026 Budget	Estimated Actual Expenses	Adopted FY 2027 Budget
Engineering					
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
Total Engineering	453,019	767,321	807,876	839,762	768,181
Community Development					
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
Total Community Develop	952,620	1,074,066	1,074,066	1,036,838	1,116,412
Police					
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
Total Police	5,626,461	5,936,617	5,936,617	5,500,010	6,654,468
Fire					
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
Total Fire	3,153,183	3,257,162	3,596,173	3,595,551	3,722,747
Animal Control					
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
Total Animal Control	144,809	145,689	145,689	163,188	157,655

General Fund

	Actual-2025	Adopted FY 2026 Budget	Amended FY 2026 Budget	Estimated Actual Expenses	Adopted FY 2027 Budget
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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
Total Streets	844,681	905,536	1,056,887	947,651	950,767

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
Total Library	1,021,305	1,140,519	1,154,024	1,109,681	1,220,861

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
Total Sr Citizen Center	75,928	83,983	83,983	80,354	87,727

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
Total Parks	1,541,431	1,770,512	1,770,512	1,841,060	1,876,425

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
Total Recreation	528,435	556,385	556,385	566,062	681,721

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
Total Leisure Services	197,898	213,061	213,061	209,685	226,526

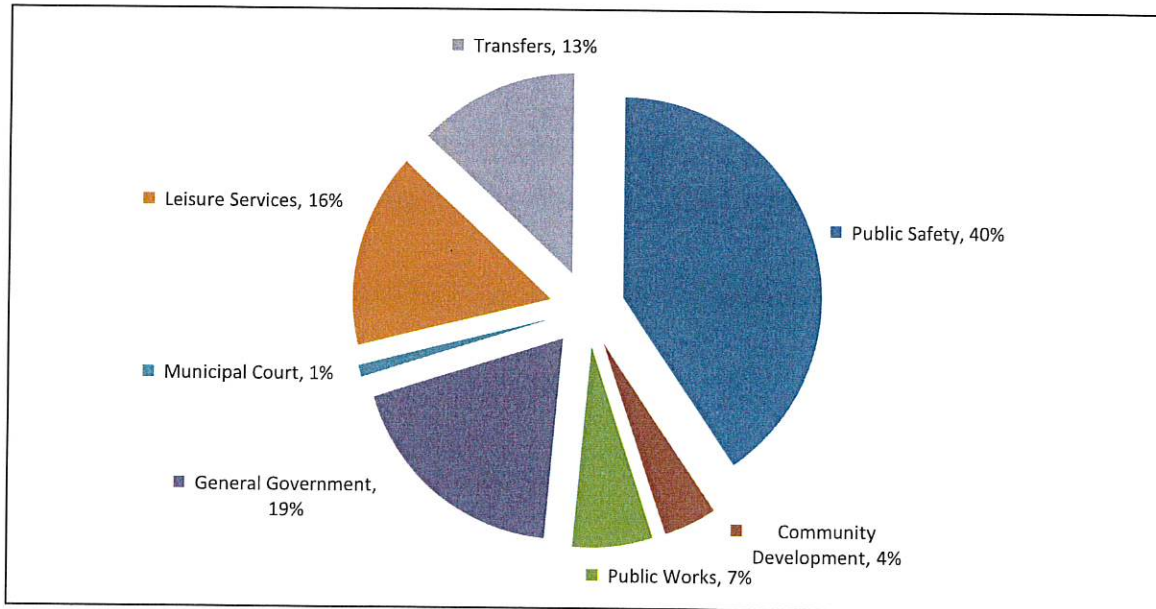
General Fund

	Actual-2025	Adopted FY 2026 Budget	Amended FY 2026 Budget	Estimated Actual Expenses	Adopted FY 2027 Budget
Custodial Services					
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
Total Custodial Services	202,910	490,295	490,295	411,867	515,071
Admin Allocation	-	(2,528,921)	(2,528,921)	(2,528,921)	(2,684,762)
Total Operating Expenditures	17,577,481	18,433,483	18,993,730	18,406,325	19,922,101

General Fund

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

General Fund Expenditures



Class C Road Fund

General Fund

	Prior Year Actual - 2025	Beginning FY 2026 Budget	Amended FY 2026 Budget	Estimated Actual Revenue/Expenditures	Adopted FY 2027 Budget
Revenues					
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
Total Revenues	6,011,842	2,760,000	2,760,000	3,600,000	4,605,000
Expenditures					
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
	-	-	-	-	-
Total Expenditures	5,880,857	2,105,710	9,194,597	9,194,597	4,583,790
Contribution to/(Use of) FB	130,985	654,290	(6,434,597)	(5,594,597)	21,210
Beginning Fund Balance	5,660,409	5,791,394	5,791,394	5,791,394	196,797
Ending Fund Balance	5,791,394	6,445,684	(643,203)	196,797	218,007

Cemetery

General Fund

	Prior Year Actual - 2025	Original FY 2026 Budget	Amended FY 2026 Budget	Estimated Actual Expenditures	Adopted FY 2027 Budget
Revenues					
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	-	-	-	-	-
Total Revenues	330,250	340,000	340,000	425,000	400,000
Expenditures					
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
Total Expenditures	247,073	362,817	362,817	359,717	328,517
Contribution to/(Use of) FB	83,177	(22,817)	(22,817)	65,283	71,483
Beginning Fund Balance	522,114	605,291	605,291	605,291	670,574
Ending Fund Balance	605,291	582,474	582,474	670,574	742,057

Employee Benefits

General Fund

	Prior Year Actual-2025	Beginning FY 2026 Budget	Amended FY 2026 Budget	Estimated Actual Expenditures	Adopted FY 2027 Budget
Revenues					
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	-	-	-	-	-
Total Revenues	105,264	150,000	150,000	131,000	155,000
Expenditures					
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)				
Total Expenditures	9,763	188,000	188,000	127,000	250,584
Contribution to/(Use of) FB	95,501	(38,000)	(38,000)	4,000	(95,584)
Beginning Fund Balance	818,251	913,752	913,752	913,752	917,752
Ending Fund Balance	913,752	875,752	875,752	917,752	822,168

E911

Special Revenue Fund

	Prior Year Actual - 2025	Beginning FY 2026 Budget	Amended FY 2026 Budget	Estimated Actual Expenditures	Adopted FY 2027 Budget
Revenues					
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
Total Revenues	304,289	292,086	292,086	290,086	290,086
Expenditures					
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
Total Expenditures	339,089	348,005	348,005	348,005	348,005
Contribution to/(Use of) FB	(34,800)	(55,919)	(55,919)	(57,919)	(57,919)
Beginning Fund Balance	389,969	355,169	355,169	355,169	297,250
Ending Fund Balance	355,169	299,250	299,250	297,250	239,331

Swimming Pool

Special Revenue Fund

	Prior Year Actual-2025	Beginning FY 2026 Budget	Amended FY 2026 Budget	Estimated Actual Expenditures	Adopted FY 2027 Budget
Revenues					
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
Total Revenues	460,832	500,550	500,550	523,550	653,603
Expenditures					
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
Total Expenditures	471,018	523,411	673,411	604,330	646,747
Contribution to/(Use of) FB	(10,186)	(22,861)	(172,861)	(80,780)	6,856
Beginning Fund Balance	204,704	194,519	194,519	194,519	113,738
Ending Fund Balance	194,519	171,657	21,657	113,738	120,594

Cultural Arts

Special Revenue Fund

	Prior Year Actual -2025	Beginning FY 2026 Budget	Amended FY 2026 Budget	Estimated Actual Expenditures	Adopting FY 2027 Budget
Revenues					
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
Total Revenues	67,400	42,000	42,000	62,459	44,500
Expenditures					
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
Total Expenditures	82,924	42,000	82,072	74,531	44,500
Contribution to/(Use of) FB	(15,523)	-	(40,072)	(12,072)	-
Beginning Fund Balance	50,484	34,961	34,961	34,961	22,889
Ending Fund Balance	34,961	34,961	(5,111)	22,889	22,889

Recreation Programs

Special Revenue Fund

	Prior Year Actual-2025	Beginning FY 2026 Budget	Amended FY 2026 Budget	Estimated Actual Expenditures	Adopted FY 2027 Budget
Revenues					
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
Total Revenues	1,369,014	1,596,127	1,596,127	1,682,556	1,693,171
Expenditures					
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
Total Expenditures	1,594,216	1,596,127	1,621,127	1,585,898	1,703,171
Contribution to/(Use of) FB	(225,202)	-	(25,000)	96,658	(10,000)
Beginning Fund Balance	460,630	235,428	235,428	210,428	307,087
Ending Fund Balance	235,428	235,428	210,428	307,087	297,087

Library Grants

Special Revenue Fund

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

CARE Tax

Special Revenue

	Prior Year Actual-2025	Original FY 2026 Budget	Amended FY 2026 Budget	Estimated Actual Expenditures	Adopted FY 2027 Budget
Revenues					
County Grant		-	-	-	-
CARE Tax	859,781	850,000	850,000	850,000	850,000
Interest	39,972	-	-	40,000	-
Donations	2,500	-	-	-	-
Total Revenues	902,253	850,000	850,000	890,000	850,000
Expenditures					
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
Total Expenditures	734,119	1,422,000	1,644,521	1,711,857	869,539
Contribution to/(Use of) FB	168,134	(572,000)	(794,521)	(821,857)	(19,539)
Beginning Fund Balance	1,151,051	1,319,185	1,319,185	1,319,185	497,329
Ending Fund Balance	1,319,185	747,185	524,665	497,329	477,790

Transportation Utility Fund

Special Revenue

	Prior Year Actual -2025	Original FY 2026 Budget	Amended FY 2026 Budget	Estimated Actual Expenditures	Adopted FY 2027 Budget
Revenues					
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	-
Total Revenues	2,232,055	1,300,000	1,300,000	1,308,000	1,300,000
Expenditures					
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
Total Expenditures	2,097,273	700,000	1,763,489	1,763,489	900,000
Contribution to/(Use of) FB	134,783	600,000	(463,489)	(455,489)	400,000
Beginning Fund Balance	434,533	569,316	569,316	569,316	113,827
Ending Fund Balance	569,316	1,169,316	105,827	113,827	513,827

Debt Service

Debt Service

	Prior Year Actual - 2025	Beginning FY 2026 Budget	Amended FY 2026 Budget	Estimated Actual Expenditures	Adopted FY 2027 Budget
Revenues					
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	-	-	-	-	-
Total Revenues	947,492	938,138	938,138	941,138	938,130
Expenditures					
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	-	-	-	-	-
Total Expenditures	937,672	938,138	938,138	938,138	943,130
Contribution to/(Use of) FB	9,820	-	-	3,000	(5,000)
Beginning Fund Balance	280,164	289,983	289,983	289,983	292,983
Ending Fund Balance	289,983	289,983	289,983	292,983	287,983

Capital Projects

Capital Projects Fund

	Prior Year Actual - 2025	Beginning FY 2026 Budget	Amended FY 2026 Budget	Estimated	
				Actual Expenditures	Beginning FY 2027 Budget
Revenues					
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
Total Revenues	4,096,785	3,274,164	3,246,822	3,762,635	2,443,160
Expenditures					
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
Total Expenditures	19,002,645	3,274,164	7,341,721	8,564,741	5,457,349
Contribution to/(Use of) FB	(14,905,860)	0	(4,094,899)	(4,802,106)	(3,014,189)
Beginning Fund Balance	22,957,332	8,051,472	8,051,472	8,051,472	3,249,366
Ending Fund Balance	8,051,472	8,051,472	3,956,574	3,249,366	235,177

* 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
Total General Fund One-time Monies		\$ 2,986,847	\$ -	\$ 2,986,847	\$ -	\$ 886,847

Impact Fees

Capital Projects

	Prior Year Actual - 2025	Beginning FY 2026 Budget	Amended FY 2065 Budget	Estimated Actual Expenditures	Adopted FY 2027 Budget
Revenues					
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	
Total Revenues	649,375	300,000	300,000	853,000	200,000
Expenditures					
Road Projects	7,285	-	-	200,000	-
Recreation Projects				375,000	
Transfer to Debt Service	-	-	-		-
Total Expenditures	7,285	-	-	575,000	-
Contribution to/(Use of) FB	642,090	300,000	300,000	278,000	200,000
Beginning Fund Balance	1,732,950	2,375,039	2,375,039	2,375,039	2,653,039
Ending Fund Balance	2,375,039	2,675,039	2,675,039	2,653,039	2,853,039

Capital Equipment

Capital Equipment Fund

	Prior Year Actual - 2025	Beginning FY 2026 Budget	Amended FY 2026 Budget	Estimated Actual Expenditures	Adopted FY 2027 Budget
Revenues					
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
Total Revenues	1,441,883	1,412,000	1,412,000	1,799,291	1,501,557
Expenditures					
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
Total Expenditures	1,723,194	1,302,468	1,310,362	1,576,579	1,499,344
Contribution to/(Use of) FB	(281,311)	109,532	101,638	222,712	2,213
Beginning Fund Balance	58,652	(222,659)	(222,659)	(222,659)	54
Ending Fund Balance	(222,659)	(113,126)	(121,020)	54	2,267

Water

Enterprise Fund

	Prior Year Actual - 2025	Beginning FY 2026 Budget	Amended FY 2026 Budget	Estimated Actual Expenditures	Adopted FY 2027 Budget
Operating Revenues					
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	-	-	-	-
Total Operating Revenues	20,483,025	10,182,010	10,182,010	10,182,010	10,182,010
Operating Expenses					
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	-	-	-	-
Total Operating Expenses	6,235,149	4,162,600	4,162,600	4,162,600	4,597,251
Operating Income/(Loss)	14,247,876	6,019,410	6,019,410	6,019,410	5,584,759
Non-Operating Revenues/(Expenses)					
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	-	-	-	-
Total Non-Operating Revenues/(Expenses)	732,860	(281,992)	(281,992)	(331,338)	(279,812)
Contributions and Transfers					
Developer/Capital Contributions	4,169,953	-	-	-	-
Transfers (In/Out)	-	-	-	-	-
Total Contributions/Transfers	4,169,953	-	-	-	-
Change in Net Assets	19,150,689	5,737,418	5,737,418	5,688,072	5,304,947
Capital Expenditures	-	5,110,000	9,587,385	9,587,385	3,635,000
Water FY2027 Capital Improvement Projects					
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 Actual -2025	Beginning FY 2026 Budget	Amended FY 2026 Budget	Estimated Actual Expenditures	Adopted FY 2027 Budget
Operating Revenues					
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	-	-	-	-
Total Operating Revenues	6,863,868	7,768,295	7,768,295	7,768,295	8,484,895
Operating Expenses					
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	-	-	-	-
Total Operating Expenses	7,370,078	7,140,245	7,140,245	7,139,245	7,696,977
Operating Income/(Loss)	(506,210)	628,050	628,050	629,050	787,918
Non-Operating Revenues/(Expenses)					
Interest Income	244,462	50,000	50,000	50,000	50,000
Interest Expense	-	-	-	-	-
Total Non-Operating Revenues/(Expenses)	244,462	50,000	50,000	50,000	50,000
Contributions and Transfers					
Impact Fees	164,485	100,000	100,000	100,000	100,000
Developer Contributions	441,538	-	-	-	-
Transfers In	300,000	-	-	-	-
Transfers Out	(300,000)	-	-	-	-
Total Contributions/Transfers	606,023	100,000	100,000	100,000	100,000
Change in Net Assets	344,274	778,050	778,050	779,050	937,918
Capital Projects	-	1,100,000	1,920,319	1,920,319	460,000

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 - 2025	Beginning FY 2026 Budget	Amended FY 2026 Budget	Estimated Actual Expenditures	Adopted FY 2027 Budget
Operating Revenues					
Storm Drain Fee	4,155,384	4,326,000	4,326,000	4,326,000	4,326,000
Total Operating Revenues	4,155,384	4,326,000	4,326,000	4,326,000	4,326,000
Operating Expenses					
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	-	-	-	-
Total Operating Expenses	1,884,329	1,322,314	1,322,314	1,322,314	1,488,240
Operating Income/(Loss)	2,271,055	3,003,686	3,003,686	3,003,686	2,837,760
Non-Operating Revenues/(Expenses)					
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	-
Total Non-Operating Revenues/(Expenses)	977,109	(595,089)	(595,089)	(595,089)	(626,935)
Contributions and Transfers					
Developer Contributions	2,564,430	-	-	-	-
Transfer to Capital	-	-	-	-	-
Transfer from Cemetery	-	-	-	-	-
Transfer from Other Funds	-	-	-	-	-
Total Contributions/Transfers	2,564,430	-	-	-	-
Change in Net Assets	5,812,595	2,408,597	2,408,597	2,408,597	2,210,825
Capital Expenditures	-	1,725,000	2,585,378	2,585,378	1,175,000
Storm Drain FY2027 Capital Improvement Projects					
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 Actual-2025	Beginning FY 2026 Budget	Amended FY 2026 Budget	Estimated Actual Expenditures	Adopted FY 2027 Budget
Revenues					
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	-	-	-	-	-
Total Revenues	2,092,455	2,121,418	2,121,418	2,121,418	2,121,418
Expenditures					
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
Total Expenditures	2,039,535	2,121,418	2,121,418	2,063,557	2,071,470
Change in Net Assets	52,920	(0)	(0)	57,861	49,948
Fund Balance	122,567	122,567	122,567	180,428	230,376

PLEASANT GROVE CITY FEE SCHEDULE

Current Fee Res/Non Res	Amended FY 2027 Fee 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 Res/Non Res	Amended FY 2027 Fee Effective July 1, 2026 Res/Non Res
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COMMUNITY DEVELOPMENT CONTINUED

General Plan

Map Amendment	\$400 + \$10 per acre	\$400 + \$10 per acre
Plan Text Amendment	\$400 per section or fraction thereof	\$400 per section or fraction 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
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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

Current Fee Res/Non Res	Amended FY 2027 Fee Effective July 1, 2026
	Res/Non Res

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 Res/Non Res	Amended FY 2027 Fee Effective July 1, 2026 Res/Non Res
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CEMETERY

Grave Plot

	Current Fee Res/Non Res	Amended FY 2027 Fee Effective July 1, 2026 Res/Non Res
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

	Current Fee Res/Non Res	Amended FY 2027 Fee Effective July 1, 2026 Res/Non Res
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

	Current Fee Res/Non Res	Amended FY 2027 Fee Effective July 1, 2026 Res/Non Res
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

	Current Fee Res/Non Res	Amended FY 2027 Fee Effective July 1, 2026 Res/Non Res
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 Res/Non Res	Amended FY 2027 Fee 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

Current Fee	Amended FY 2027 Fee
Res/Non Res	Effective July 1, 2026
	Res/Non Res

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 Res/Non Res	Amended FY 2027 Fee Effective July 1, 2026 Res/Non Res
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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

Current Fee	Amended FY 2027 Fee
Res/Non Res	Effective July 1, 2026
	Res/Non Res

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 Res/Non Res	Amended FY 2027 Fee 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
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Swim Lessons

Per Each Swimmer	\$50/\$65	\$50/\$65
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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 Res/Non Res	Amended FY 2027 Fee Effective July 1, 2026 Res/Non Res
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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

Current Fee Res/Non Res	Amended FY 2027 Fee Effective July 1, 2026
	Res/Non Res

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 Res/Non Res	Amended FY 2027 Fee Effective July 1, 2026 Res/Non Res
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PARK RENTAL CONTINUED

Sports Field Rental

	Current Fee Res/Non Res	Amended FY 2027 Fee Effective July 1, 2026 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 Res/Non Res	Amended FY 2027 Fee 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 Res/Non Res	Amended FY 2027 Fee Effective July 1, 2026 Res/Non Res
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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 Res/Non Res	Amended FY 2027 Fee Effective July 1, 2026 Res/Non Res
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GENERAL GOVERNMENT FEES

Returned Check Fee	\$20	\$20
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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

Current Fee Res/Non Res	Amended FY 2027 Fee Effective July 1, 2026
	Res/Non Res

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 for work performed	Amount billed by Consultant for 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 Res/Non Res	Amended FY 2027 Fee 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

Residential Rates		
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
Commercial Rates		
For commercial parcels in excess of 1.5 irrigable acres - including schools, churches, and		
Base Fee	\$61.32	\$61.32
Per Sq Ft ('000s)	\$0.000970	\$0.000970
- Area over 1.50 Acres		
Secondary Water Fines - Warning, 1st offense, 2nd offense	\$0/\$50/\$200	\$0/\$50/\$200

PLEASANT GROVE CITY FEE SCHEDULE

Current Fee	Amended FY 2027 Fee
Res/Non Res	Effective July 1, 2026
	Res/Non Res

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
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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
 Estimated Increase to Pleasant Grove City's Property Tax Revenue	 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

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

Impact of Tax Increase - The Police Department will hire two new police officers, and provide funding for reserve and retention
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Affected Department	Proposed Budget	Budget without Tax Change	Budget Change
Fire	\$3,722,747	\$3,404,747	\$318,000

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

Total General Fund Change	\$683,088
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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 2nd 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 2th 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 _____

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



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

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: pleasant grove	Division of Forestry, Fire and State Lands Wasatch Front Area
Address: 71 East 200 South	Address: 3522 S 700 W South Salt Lake, Utah 84119
Phone #: 385-248-0070	Phone #: 385-835-1790
Authorized Agent: Scott Darrington	Authorized Agent: 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

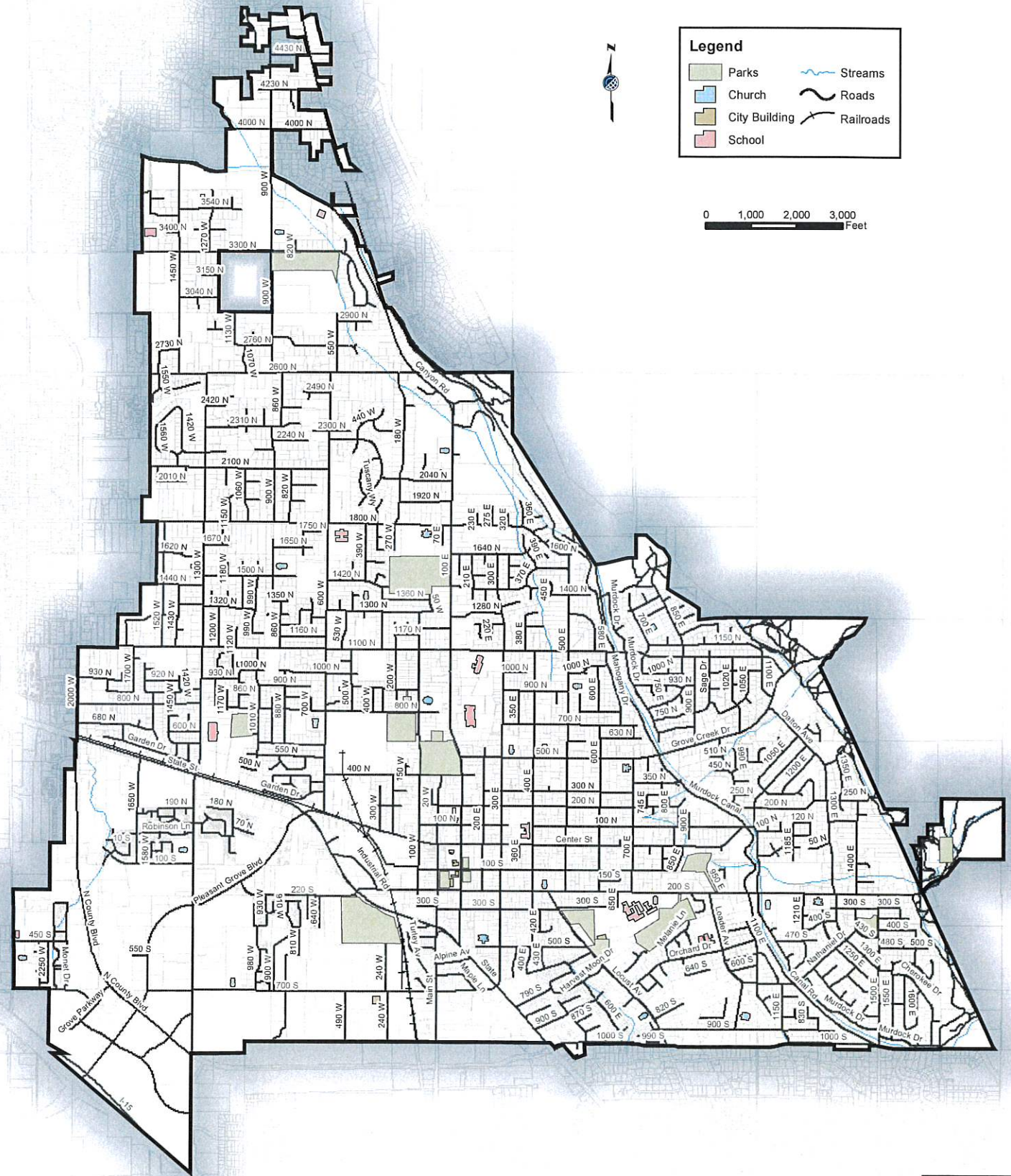
Date: 5/13/2026

List of Appendices:

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

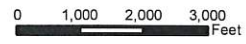
EXHIBIT "A" Pleasant Grove City Street Map

November 2013



Legend

	Parks		Streams
	Church		Roads
	City Building		Railroads
	School		



Pleasant Grove
Utah City of Trees

THE WORKFORCE SOLUTIONS
CITY OF PLEASANT GROVE
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 2nd day of June, 2026

Eric Jensen, Mayor

ATTEST:

(SEAL)

Wendy Thorpe, City Recorder

Motion: Council Member _____

Second: Council Member _____

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

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

ATTEST:

Wendy Thorpe, City Recorder

Motion: Council Member _____

Second: Council Member _____

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

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.

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, 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 Bangarter 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 Bangarter 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 4th 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
Overrun of bid items						
*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
Change order items						
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
Change in Contract Price Due To This Change Order						
	Total Increase				-	\$ 530,778.90
	Total Decrease				\$ -	-
	Net				\$	530,778.90

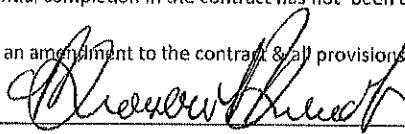
This work will be paid for using culinary water 51-70-987 and culinary water Impact fee 16-70-987 funds associated with the project.

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: _____

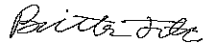


05/21/26

Contractor

Date

Recommended BY: _____



Digitally signed by Britton Tveten

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

Engineer

Date

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	\$4,558.72
Markup 15%	\$833.81	\$683.81
PCO- Total:	\$6,392.53	\$5242.53

****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

Half would be
 \$2,621.26



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
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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
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** 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
Change order items						
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
Change in Contract Price Due To This Change Order						
	Total Increase				-	\$ 759,746.90
	Total Decrease				\$ -	-
	Net				\$	759,746.90

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.

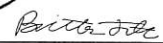
Accepted BY: _____



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

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

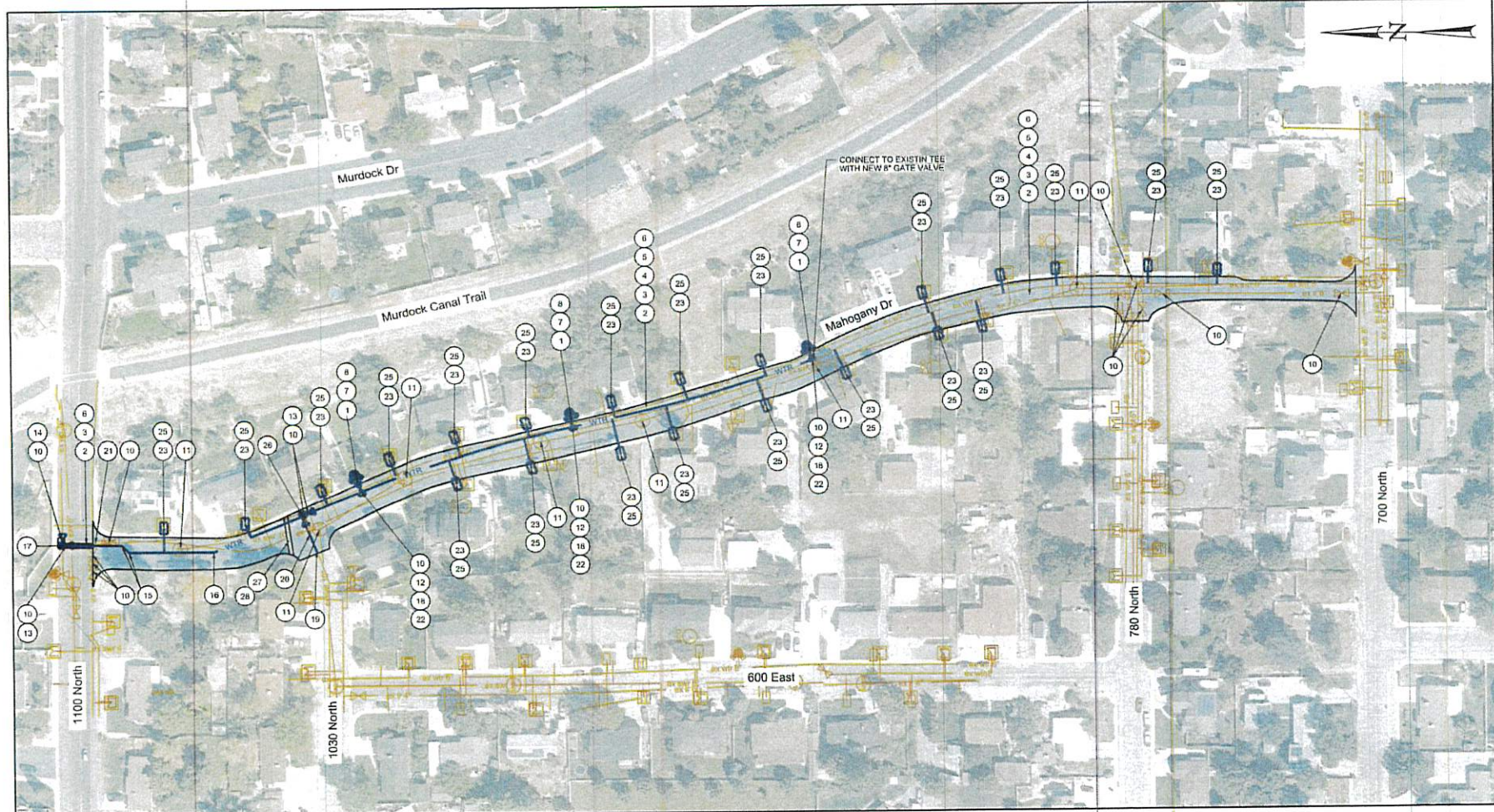
Notes:

- 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.

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



**PRELIMINARY
NOT FOR CONSTRUCTION**

NO.	DATE	REVISION
1		

**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

1	REMOVE CONCRETE FLATWORK	10	RECONSTRUCT VALVE BOX SEE APWA PLAN 574	20	6" x 6" x 6" TEE SEE APWA PLAN 561
2	REMOVE ASPHALT PAVEMENT (PLAN QUANTITY)	11	RECONSTRUCT MANHOLE SEE APWA PLANS 362 & 413	21	CUT, CAP, & ABANDON WATERLINE
3	UNTREATED BASE COURSE (SUPPLEMENTAL) SEE DETAIL SHEET TS101	12	6 INCH RESILIENT WEDGE GATE VALVE SEE APWA PLAN 635	22	REPLACE FIRE HYDRANT SEE APWA PLANS 511 & 546
4	CEMENT SEE DETAIL SHEET TS101	13	8 INCH RESILIENT WEDGE GATE VALVE SEE APWA PLAN 635	23	1 INCH BRASS TAPPING SADDLE
5	CEMENT TREAT BASE COURSE (8 Inch Thick) SEE DETAIL SHEET TS101	14	10 INCH RESILIENT WEDGE GATE VALVE SEE APWA PLAN 635	24	1 INCH PRESSURIZED IRRIGATION SERVICE LINE SEE APWA PLAN 551
6	HMA - 1/2 INCH (PG 64 -34) SEE DETAIL SHEET TS101	15	8 INCH 45° BEND SEE APWA PLAN 561	25	RECONSTRUCT CULINARY WATER SERVICE SEE APWA PLAN 561
7	MONOLITHIC CURB & GUTTER AND SIDEWALK MATCH EXISTING. SEE APWA PLAN 231	16	8 INCH 11.25° OR 22.5° BEND SEE APWA PLAN 561		
8	24 INCH CONCRETE CURB AND GUTTER SEE APWA PLAN 209.1	17	10" x 8" x 10" TEE SEE APWA PLAN 561		
9	PEDESTRIAN ACCESS RAMP SEE APWA PLAN 238				

LEGEND

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

DRAWING NO.
RD101

DATE PLOTTED: 11/14/2023 10:58 AM
 PLOT FILE: C:\Users\jgarcia\OneDrive\Documents\RD101.dwg
 PLOT SCALE: 1"=40'

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

Mayor: _____

City Council: _____

City Recorder: _____

City Finance Director: _____

Report Criteria:

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

Report Criteria:

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

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
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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	
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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	
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Total :

15,170.69	.00
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JUDICIAL

10-42-240 OFFICE EXPENSE

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

10.70	.00
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NON-DEPARTMENTAL

10-43-290 DUES & SUBSCRIPTIONS

5478	MOUNTAINLAND ASSOCI	1109	GENERAL ASSESSMENT-FY2025	06/30/2025	24,983.00	.00	
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10-43-760 TECHNOLOGY

4747	LES OLSON COMPANY	EA1688328	LIB/SHARP DEVELOPER	05/15/2026	2,157.77	.00	
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Total NON-DEPARTMENTAL:

27,140.77	.00
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ADMINISTRATIVE SERVICES

10-46-285 CELLULAR SERVICES

9131	VERIZON WIRELESS	6142503613	MULTI DEPT/CELL PHONE EXEPNS	05/01/2026	40.01	.00	
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Total ADMINISTRATIVE SERVICES:

40.01	.00
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FACILITIES

10-47-610 CITY HALL - HEATING EXPENSE

2716	ENBRIDGE GAS UT WYI	05112026	MULTI DEPT/HEATING EXPENSE	05/11/2026	57.11	.00	
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10-47-530 CITY HALL - BLDG MAINTENANCE

8678	UNIFIRST CORPORATIO	05252026	RUG CLEANING	05/25/2026	115.72	.00	
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10-47-680 OLD BELL SCHOOL - HEATING

2716	ENBRIDGE GAS UT WYI	05112026	MULTI DEPT/HEATING EXPENSE	05/11/2026	42.73	.00	
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10-47-600 POLICE - HEATING

2716	ENBRIDGE GAS UT WYI	05112026	MULTI DEPT/HEATING EXPENSE	05/11/2026	75.39	.00	
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10-47-610 POLICE - POWER

7062	ROCKY MOUNTAIN POW	05152026	PD/ELECTRICITY EXPENSE	05/15/2026	2,497.95	.00	
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Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
10-47-640 FIRE/AMBULANCE - HEATING							
2716	ENBRIDGE GAS UT WY I	05112026	MULTI DEPT/HEATING EXPENSE	05/11/2026	373.70	.00	
10-47-660 FIRE/AMBULANCE - BLDG MAINT							
8678	UNIFIRST CORPORATIO	05252026	RUG CLEANING	05/25/2026	542.16	.00	
10-47-670 FIRE/AMBULANCE - BLDG IMPROVE							
8678	UNIFIRST CORPORATIO	05252026	RUG CLEANING	05/25/2026	174.00	.00	
10-47-680 CEMETERY BLDG - HEATING							
2716	ENBRIDGE GAS UT WY I	05112026	MULTI DEPT/HEATING EXPENSE	05/11/2026	96.55	.00	
10-47-700 CEMETERY BLDG - BLDG MAINT							
8678	UNIFIRST CORPORATIO	05252026	RUG CLEANING	05/25/2026	97.72	.00	
10-47-710 LIBRARY/SENIOR - HEATING							
2716	ENBRIDGE GAS UT WY I	05112026	MULTI DEPT/HEATING EXPENSE	05/11/2026	95.72	.00	
10-47-730 LIBRARY/SENIOR - BLDG MAINT							
8678	UNIFIRST CORPORATIO	05252026	RUG CLEANING	05/25/2026	85.24	.00	
10-47-750 PUMP HOUSE - HEATING							
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	
10-47-760 PUBLIC WORKS - HEATING							
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	
10-47-790 RENTAL PROPERTY EXPENSES							
2716	ENBRIDGE GAS UT WY I	05112026	MULTI DEPT/HEATING EXPENSE	05/11/2026	50.01	.00	
10-47-810 SR CENTER - HEATING							
2716	ENBRIDGE GAS UT WY I	05112026	MULTI DEPT/HEATING EXPENSE	05/11/2026	128.75	.00	
10-47-830 SR CENTER - BLDG MAINT							
8678	UNIFIRST CORPORATIO	05252026	RUG CLEANING	05/25/2026	75.60	.00	
10-47-845 LIONS CENTER HEATING							
2716	ENBRIDGE GAS UT WY I	05112026	MULTI DEPT/HEATING EXPENSE	05/11/2026	81.25	.00	
10-47-920 HISTORIC LIBRARY-HEATING							
2716	ENBRIDGE GAS UT WY I	05112026	MULTI DEPT/HEATING EXPENSE	05/11/2026	34.62	.00	
Total FACILITIES:					5,197.27	.00	
COMMUNITY DEVELOPMENT							
10-52-240 OFFICE EXPENSE							
5729	ODP BUSINESS Solutio	465987577001	COM DEV/OFFICE SUPPLIES	05/07/2026	17.45	.00	
10-52-285 CELLULAR SERVICES							
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	
POLICE DEPARTMENT							
10-54-260 VEHICLE EXPENSE							
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	
10-54-285 CELLULAR SERVICES							
9131	VERIZON WIRELESS	6142503613	MULTI DEPT/CELL PHONE EXEPNS	05/01/2026	743.07	.00	
10-54-480 DEPARTMENTAL SUPPLIES							
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	
10-54-740 EQUIPMENT							
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 Invoice Amount	Amount Paid	Date Paid
10-54-770 AMMUNITION							
7220	SALT LAKE WHOLESALE	21247	PD/AMMUNITION	04/08/2026	8,528.98	.00	
Total POLICE DEPARTMENT:					14,962.24	.00	
FIRE DEPARTMENT							
10-55-250 VEHICLE EXPENSE							
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	
10-55-280 TELEPHONE EXPENSE							
9131	VERIZON WIRELESS	6142527342	FIRE/CRADLE POINT SERVICE	05/01/2026	120.12	.00	
10-55-480 DEPARTMENTAL SUPPLIES							
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	
10-55-490 SCHOOLING AND TRAINING							
4614	L.N. CURTIS & SONS	1068667	FIRE/UNIFORM EXPENSE	05/13/2026	2,773.95	.00	
Total FIRE DEPARTMENT:					4,737.44	.00	
STREETS							
10-60-300 PPE SAFETY & UNIFORM							
1368	C-A-L RANCH STORES	16516/8	STREETS/CLOTHING	04/27/2026	386.21	.00	
10-60-480 DEPARTMENTAL SUPPLIES							
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	
LIBRARY							
10-65-210 MEETINGS & MEMBERSHIPS							
5033	MACEYS	407605	LIB/MEETING EXPENSE	03/26/2026	100.79	.00	
10-65-240 OFFICE EXPENSE							
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	
10-65-285 CELLULAR SERVICES							
9131	VERIZON WIRELESS	6142503613	MULTI DEPT/CELL PHONE EXEPNS	05/01/2026	39.67	.00	
10-65-485 AUDIO/VISUAL MATERIALS							
6270	PLAYAWAY PRODUCTS L	534343	LIB/AUDIO MATERIALS	05/13/2026	1,304.08	.00	
10-65-640 PROCESSING							
2395	DEMCO, INC.	7803715	LIB/ASSORTED SUPPLIES	05/05/2026	734.37	.00	
Total LIBRARY:					2,848.21	.00	
PARKS							
10-70-200 MOWER EXPENSE							
2178	CUTLERS, INC.	752299	PARKS/MOWER EXPENSE	04/30/2026	102.24	.00	
10-70-250 VEHICLE EXPENSE							
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	
10-70-285 CELLULAR SERVICES							
9131	VERIZON WIRELESS	6142503613	MULTI DEPT/CELL. PHONE EXEPNS	05/01/2026	595.05	.00	
10-70-320 SPRINKLER & LANDSCAPE							
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	
10-70-340 DIAMOND CREW SUPPLIES							
2766	EWING IRRIGATION PRO	30372333	PARK/DEPARTMENTAL SUPPLIES	05/20/2026	2,226.57	.00	
10-70-350 SERVICE PROJECT SUPPLIES							
5033	MACEYS	405446	PARKS/TRAIL DAY SNACKS	04/30/2026	138.43	.00	
10-70-480 DEPARTMENTAL SUPPLIES							
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	
10-70-481 CHEMICALS							
1338	C.E.M.	24920	COOK PARK SPLASH PAD EQUIPM	05/12/2026	847.05	.00	
10-70-670 SAFETY EQUIP. & SUPPLIES							
1760	CINTAS CORP	5334124701	PARK/FIRST AID SUPPLIES	05/05/2026	125.71	.00	
Total PARKS:					14,228.23	.00	
LEISURE SERVICES							
10-72-285 CELLULAR SERVICES							
9131	VERIZON WIRELESS	6142503613	MULTI DEPT/CELL PHONE EXEPNS	05/01/2026	39.67	.00	
Total LEISURE SERVICES:					39.67	.00	
CUSTODIAL SERVICES							
10-74-285 CELLULAR SERVICES							
9131	VERIZON WIRELESS	6142503613	MULTI DEPT/CELL PHONE EXEPNS	05/01/2026	39.67	.00	
10-74-480 DEPARTMENTAL SUPPLIES							
1113	BRADY INDUSTRIES OF	11713918	BUILDING MAINTENANCE	05/14/2026	2,774.88	.00	
10-74-481 CHEMICALS							
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	
WATER IMPACT FEES							
16-70-986 1100 EAST AREA							
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	
CLASS C ROAD FUND							

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
EXPENDITURES							
20-40-480 DEPARTMENTAL SUPPLIES							
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	
20-40-827 2026 SCRUB SEAL							
3312	GENEVA ROCK PRODUC	7-05062026	2026 PAVEMENT PRESERVATION	05/06/2026	469,540.40	.00	
20-40-987 800 NORTH AND 680 NORTH							
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	
CEMETERY							
22-70-320 SPRINKLER & LANDSCAPE							
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	
STORM DRAIN UTILITY FUND							
GENERAL GOVERNMENT							
48-41-250 VEHICLE EXPENSE							
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	
CAPITAL PROJECTS FUND							
EXPENDITURES							
49-40-508 ADMIN2026							
3312	GENEVA ROCK PRODUC	3-03302026	BATTLE CREEK TRAILHEAD PARKI	03/30/2026	271,385.55	.00	
Total EXPENDITURES:					271,385.55	.00	
49-60-920 COOK FAMILY PARK							
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	
MISC PROJECTS							
49-90-960 PARKS EXPENDITURES							
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	
WATER FUND EXPENDITURES							
51-40-250 VEHICLE EXPENSE							
8101	TAGG N GO EXPRESS C	3504	MULIT DEPT/VEHICLE WASH EXPE	05/27/2026	1,450.00	.00	
51-40-340 TESTING & ANALYSIS							
6936	RICHARDS LABORATORI	118967	WATER TESTING	05/19/2026	832.00	.00	
51-40-600 REPAIR & MAINTENANCE							
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	
51-40-740 EQUIPMENT							
5352	MONSEN ENGINEERING	044739	WATER/DEPARTMENTAL SUPPLIES	05/26/2026	40,915.80	.00	
Total EXPENDITURES:					49,610.08	.00	
WATER CAPITAL PROJECTS							
51-70-974 SCADA							
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	
51-70-986 1100 EAST AREA							
971	BLACK FOREST PAVING	2-05122026	1100 E RECONSTRUCTION	05/12/2026	64,687.88	.00	
51-70-987 800 NORTH AND 600 NORTH							
3788	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	
SEWER FUND EXPENDITURES							
52-40-250 VEHICLE EXPENSE							
8101	TAGG N GO EXPRESS C	3504	MULIT DEPT/VEHICLE WASH EXPE	05/27/2026	1,450.00	.00	
52-40-360 CHARGES FOR TREATMENT							
8422	TIMP, SPECIAL SERVICE	04292026	WASTEWATER TREATMENT	04/30/2026	569,594.54	.00	
52-40-600 REPAIR & MAINTENANCE							
5482	MOUNTAINLAND SUPPLY	S107852335.0	SEWER/DEPARTMENTAL SUPPLIES	05/13/2026	407.84	.00	
Total EXPENDITURES:					571,452.38	.00	
52-90-966 BUILDING UPGRADE							
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	
SECONDARY WATER EXPENDITURES							
54-40-210 MEETINGS & MEMBERSHIPS							
6343	PLEASANT GROVE PRIN	11660	SEC WATER/DOOR HANGERS	05/20/2026	434.50	.00	
54-40-250 VEHICLE							
8101	TAGG N GO EXPRESS C	3504	MULIT DEPT/VEHICLE WASH EXPE	05/27/2026	1,450.00	.00	
54-40-270 POWER EXPENSE							
7062	ROCKY MOUNTAIN POW	05182026	WALKER BOOSTER PUMP	05/18/2026	1,482.91	.00	
54-40-300 PPE SAFETY & UNIFORM							
1366	C-A-L RANCH STORES	16573/8	SEC WATER/CLOTHING	05/18/2026	44.98	.00	
54-40-420 STREET REPAIRS							
4542	KILGORE COMPANIES LL	1627332	SEC WATER/DEPARTMENTAL SUPP	05/21/2026	2,077.27	.00	
54-40-600 REPAIR & MAINTENANCE							
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	
CAPITAL PROJECTS							
54-70-937 Mill Ditch Canal Piping							
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	
EMPLOYEE BENEFITS EXPENDITURES							
57-40-507 DRUG TESTING							
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	
CAPITAL EQUIPMENT							
58-40-660 POLICE EQUIPMENT							
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	
SANITATION FUND EXPENDITURES							
62-40-437 CITY CLEANUP							
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 Invoice Amount	Amount Paid	Date Paid
SWIMMING POOL							
SWIMMING POOL							
71-73-380 HEATING							
2716	ENBRIDGE GAS UT WY I	05112026	MULTI DEPT/HEATING EXPENSE	05/11/2026	6,083.23	.00	
71-73-390 BUILDING MAINTENANCE							
8678	UNIFIRST CORPORATIO	05252026	RUG CLEANING	05/25/2026	49.53	.00	
71-73-481 CHEMICALS							
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	
COMMUNITY CENTER							
72-71-060 COMMUNITY CTR - HEATING							
2716	ENBRIDGE GAS UT WY I	05112026	MULTI DEPT/HEATING EXPENSE	05/11/2026	667.67	.00	
72-71-062 COMMUNITY CTR - BLDG MAINT							
8678	UNIFIRST CORPORATIO	05252026	RUG CLEANING	05/25/2026	317.44	.00	
72-71-411 ADULT SPORTS							
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	
CULTURAL ARTS							
PROGRAM EXPENDITURES							
73-71-552 PG PLAYERS							
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	
75-40-986 1100 EAST AREA							
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)

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 Budget	Amended FY 2026 Budget	Estimated Actual Expenditures	Adopted FY 2027 Budget
Revenues					
Gateway Project					
Property Tax Revenue	-	-	-	-	-
Tax Increment Revenue	1,398,041	600,000	600,000	1,400,000	1,400,000
Grove Tower					
Tax Increment Revenue CDA1	207,725	210,000	210,000	210,000	210,000
Tax Increment Revenue CDA2	140,666	150,000	150,000	150,000	150,000
1300 West CDA					
Tax Increment Revenue	457,090	515,000	515,000	515,000	515,000
Miscellaneous Revenue	-	-	-	-	-
Total Revenues	2,203,522	1,475,000	1,475,000	2,275,000	2,275,000
Expenditures					
Gateway Project					
Operating Expenditures		600,000	600,000	600,000	1,400,000
Professional Services		-	-	-	
Grove Tower					
Operating Expenditures	304,842	360,000	360,000	310,000	360,000
1300 West CDA					
Operating Expenditures	434,235	515,000	515,000	440,000	515,000
Other Operating Expenitures	4,750	-	-	5,000	-
Total Expenditures	743,827	1,475,000	1,475,000	1,350,000	2,275,000
Transfers in/(Out)					
Transfer to General Fund	-	-	-	-	-
Total Transfers	-	-	-	-	-
Contribution to/(Use of) FB	1,459,695	-	-	925,000	-
Beginning Fund Balance	4,761,339	6,221,033	6,221,033	6,221,033	7,146,033
Ending Fund Balance	6,221,033	6,221,033	6,221,033	7,146,033	7,146,033



**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)

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 2026 Budget	Amended FY 2026 Budget	Estimated Actual Expenditures	Adopted FY 2027 Budget
Revenues					
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	
Total Revenues	25,000,070	2,411,924	2,411,924	3,022,875	2,413,135
Expenditures					
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	
Total Expenditures	25,770,962	2,411,924	2,414,924	2,910,962	2,413,135
Contribution to/(Use of) FB	(770,892)	-	(3,000)	111,913	(0)
Beginning Fund Balance	5,018,215	4,247,322	4,247,322	4,247,322	4,359,235
Ending Fund Balance	\$ 4,247,322	\$ 4,247,322	\$ 4,244,322	\$ 4,359,235	\$ 4,359,235