



**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 MONDAY, June 22, 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

1. Convene as the Local Building Authority of Pleasant Grove City.
2. Consider for adoption Resolution (2026-02LBA) approving the Local Building Authority (LBA) of Pleasant Grove final budget for Fiscal Year 2026/2027 Final Budget. *Presenter: Director Roy*
3. Review and approve the minutes of the May 5, 2026 and June 2, 2026 LBA meetings.
4. Adjourn.

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: June 19, 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.

RESOLUTION NO. 2026-02LBA

A RESOLUTION OF THE PLEASANT GROVE LOCAL BUILDING AUTHORITY (LBA) ADOPTING A FINAL BUDGET FOR THE FISCAL YEAR BEGINNING JULY 1, 2026 AND ENDING JUNE 30, 2027; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, as required by law, a tentative budget was submitted to the Pleasant Grove Local Building Authority by their first meeting in May 2026 and

WHEREAS, it is the intent and desire of Pleasant Grove Local Building Authority (LBA) to comply with all applicable State and local laws regarding budgetary procedures; and

WHEREAS, the tentative budget was prepared in accordance with the *Uniform Fiscal Procedures Act*; and;

WHEREAS, on May 5, 2026, the Pleasant Grove City Local Building Authority (LBA) held a public meeting to review, consider, and revise the tentative budget according to the needs and benefit of the Authority; and

WHEREAS, according to the *Uniform Fiscal Procedures Act* a public hearing must be held to receive public comment on the Agency's budget, which was held on June 2, 2026.

NOW, THEREFORE, BE IT RESOLVED that the Pleasant Grove City Local Building Authority (LBA) does adopt the Final 2026-2027 Fiscal Year budget, attached hereto as Exhibit "A".

PASSED AND ADOPTED BY THE PLEASANT GROVE CITY REDEVELOPMENT AGENCY, this 22th day of June 2026.

Eric Jensen, Chair

ATTEST:

(SEAL)

Wendy Thorpe, Secretary

Motion: Board Member _____

Second: Board Member _____

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

Pleasant Grove Local Building Authority

Special Revenue Fund

	Beginning FY 2026		Amended FY		Estimated	Adopted FY	
	Actual - 2025	Budget	2026 Budget	2026 Budget	Actual Expenditures	2027 Budget	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	2,411,924	\$ 2,413,135	
Capitalized Interest		-					
Interest Earnings	276,797			-	181,938		
Total Revenues	25,000,070	2,411,924	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	953,000	995,000	
Bond Interest	1,498,000	1,458,924	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	2,414,924	2,910,962	2,413,135	
Contribution to/(Use of) FB	(770,892)	-	(3,000)	(3,000)	111,913	(0)	
Beginning Fund Balance	5,018,215	4,247,322	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	\$ 4,359,235	

**Pleasant Grove City
Pleasant Grove City Local Building Authority
Meeting Minutes
May 5, 2026**

Chair: Eric Jensen

Trustees: Cyd LeMone
Todd Williams
Steve Rogers
Dustin Phillips

Staff Present: Scott Darrington, City Administrator
Daniel Cárdenas, Community Development Director
Deon Giles, Parks Director
Wendy Thorpe, City Recorder
Keldon Brown, Police Chief
Denise Roy, Finance Director
Drew Engemann, Fire Chief
Sheri Britsch, Library and Arts Director
Megan Zollinger, Recreation Director
David Packard, Human Resource Director
Soad Sing, Administrative Intern

Excused: Dianna Andersen, City Council Member
Sierra Petersen, Assistant to the City Administrator
Tina Petersen, City Attorney
Neal Winterton, Public Works Director

The Local Building Authority and staff met in the Community Room, 108 South 100 East, Pleasant Grove, Utah.

1. CONVENE AS THE PLEASANT GROVE LOCAL BUILDING AUTHORITY (LBA).

Chair Jensen called the meeting to order at 8:27 p.m.

2. CONSIDER FOR ADOPTION A RESOLUTION (2026-01LBA) ADOPTING THE LOCAL BUILDING AUTHORITY (LBA) TENTATIVE BUDGET FOR FY2026-2027.

Presenter: Director Roy.

Director Roy reported that the LBA is responsible for the Ruth and Nathan Hale Theater bond. Principal and interest on that debt are paid with lease income from the theater. Adoption of the budget would give Director Roy budget authority to make bond payments from the lease income.

ACTION: Board Member LeMone moved to ADOPT Resolution 2026-01LBA – Adopting the Local Building Authority Tentative Budget for FY2026-2027. Board Member Phillips seconded the motion. Board Member Vote: Todd Williams–Yes, Cyd LeMone–Yes, Dustin Phillips–Yes, Steve Rogers–Yes. The motion passed unanimously.

3 REVIEW AND APPROVAL OF THE JUNE 24, 2025 LOCAL BUILDING AUTHORITY MEETING.

ACTION: Board Member LeMone moved to APPROVE the June 24, 2025, LBA Meeting Minutes. Board Member Rogers seconded the motion. Board Member Vote: Steve Rogers–Yes, Cyd LeMone–Yes, Todd Williams–Yes. Board Member Phillips abstained. The motion passed.

4. ADJOURN AS THE PLEASANT GROVE CITY LOCAL BUILDING AUTHORITY AGENCY (LBA)

ACTION: At 8:31 p.m., Board Member Rogers moved to ADJOURN the RDA and Reconvene as the City Council. Board Member LeMone seconded the motion. All Board Members vote aye. The motion passed unanimously.

The minutes for the May 5, 2026 Pleasant Grove Local Building Authority (LBA) were approved by the Board on June 22, 2026.

Wendy Thorpe, CMC
Secretary

(Exhibits are in the Recorder's office)

**Pleasant Grove City
Pleasant Grove City Local Building Authority
Meeting Minutes
June 2, 2026**

Chair: Eric Jensen

Trustees: Cyd LeMone
Dianna Andersen
Todd Williams
Steve Rogers
Dustin Phillips

Staff Present: Scott Darrington, City Administrator
Daniel Cárdenas, Community Development Director
Deon Giles, Parks Director
Wendy Thorpe, City Recorder
Keldon Brown, Police Chief
Denise Roy, Finance Director
Drew Engemann, Fire Chief
Sheri Britsch, Library and Arts Director
Megan Zollinger, Recreation Director
David Packard, Human Resource Director
Soad Sing, Administrative Intern
Sierra Pierson, Assistant to the City Administrator
Tina Petersen, City Attorney
Neal Winterton, Public Works Director

The Local Building Authority and staff met in the Community Room, 108 South 100 East, Pleasant Grove, Utah.

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

Chair Jensen called the meeting to order at 9:17 p.m.

2. Public Hearing to consider Resolution (2026-02LBA) Adopting the Final Budget for FY 2027 for the Pleasant Grove Local Building Authority (LBA)

Director Roy explained that the budget shows the lease income, bond principal, and interest. Council Member Rogers noted that in the Meeting Materials Packet, the budget has 2025-2026 numbers. Director Roy clarified that she would change the heading ahead of the next meeting.

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

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

MOTION: At 9:17 p.m., Council Member Rogers moved to ADJOURN the Pleasant Grove Local Building Authority (LBA) Meeting and RECONVENE as the Pleasant Grove City Council. Council Member Phillips seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting "Yes."

MOTION: At 9:17 p.m., Council Member Williams moved to ADJOURN the Pleasant Grove City Council Meeting. Council Member Andersen seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting "Yes."

The Local Building Authority (LBA) Minutes of June 2, 2026, were approved by the City Council on June 22, 2026.

Wendy Thorpe, CMC
Secretary

(Exhibits are in the Recorder's office)