



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, July 21, 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.

AGENDA

4:30 P.M. WORK SESSION

- a. Discussion on Parade Policy
- b. Discussion of City's Cost for Strawberry Days
- c. 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. INTRODUCTION OF CITIZENS ACADEMY PARTICIPANTS BY THE PLEASANT GROVE POLICE DEPARTMENT**
- 6. OPEN SESSION**
- 7. CONSENT ITEMS:** (Consent items are only those which have been discussed beforehand, are non-controversial and do not require further discussion)
 - a. City Council Minutes:
City Council Minutes for the May 19, 2026 & June 2, 2026 meetings.
 - b. To consider for approval Change Order No. 1 for Geneva Rock Products, Inc. for the Battle Creek Trailhead Parking Lot Improvements Project.
 - c. To consider for approval Payment No. 9 (PR3 for 2026 CY) to Geneva Rock Products, Inc. for the 2025 Pavement Preservation (2026 CY) Project.
 - d. To consider for approval Payment No. 5 to Geneva Rock Products, Inc. for the Battle Creek Trailhead Parking Lot Improvements Project.
 - e. To consider for approval Payment No. 4 to Condie Construction Co., LLC for the 800 North Area Waterline, Drainage and Roadway Reconstruction Project.
 - f. To consider for approval Payment No. 3 to Black Forest Paving for the 1100 East Area Waterline and Roadway Reconstruction Project.
 - g. To consider for approval the Final Payment to FX Construction for the American Fork River Diversion Reconstruction Project.
 - h. Payment Approval Reports for June 25, 2026 & July 9, 2026.

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

8. BOARD, COMMISSION, COMMITTEE APPOINTMENTS:

None Scheduled

9. PRESENTATIONS:

None Scheduled

10. PUBLIC HEARING ITEMS:

- A. Public Hearing to consider Ordinance (2026-021) to amend City Code Section 10-15-28 to create a new section for Water Efficiency Standards and to amend the landscape requirements included in chapters 6, 9, 10, 11, 12 and 14. The city is proposing to include new landscaping requirements with the intent to conserve the public's water resources by establishing water conservation standards for the installation of grass and turf as outdoor landscaping in all residential, commercial, and industrial zones. *Presenter: Director Cárdenas*

11. ACTION ITEMS READY FOR VOTE:

- A. To consider a Resolution (2026-036) Authorizing the Mayor to sign a Special Warranty Deed in favor of Valley Grove IV, LLC to relocate certain rights of way for property located at 1008 S. North County Blvd, Pleasant Grove, Utah County, Utah for 368 square feet (0.008 Acres). *Presenter: Attorney Petersen*
- B. To consider a Resolution (2026-037) Amending the Personnel Policies and Procedures previously approved by the City Council. Specifically, Amending Section XVI "Leaves of Absence" Section 2 "Vacation Leave" increasing the number of vacation hours employees may carry forward from calendar year to calendar year. *Presenter: Attorney Petersen or HR Manager Packard*
- C. To consider a Resolution (2026-038) Authorizing the Mayor to sign the 2026 Recreation Grant Agreement between Utah County and Pleasant Grove City for the Pleasant Grove Library Events Pavilion. *Presenter: Director Giles*

12. ITEMS FOR DISCUSSION:

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

13. REVIEW AND DISCUSSION OF THE AUGUST 4, 2026 CITY COUNCIL MEETING AND THE AUGUST 11, 2026, CITY COUNCIL TRUTH IN TAXATION MEETING.

14. MAYOR AND COUNCIL BUSINESS.

15. SIGNING OF PLATS.

16. REVIEW CALENDAR.

17. ADJOURN.

CERTIFICATE OF POSTING:

I certify that the above notice and agenda were posted in three public places within Pleasant Grove City limits and on the State (<http://pmn.utah.gov>) and City (www.pgcityutah.gov) websites. Posted by: /s/ Wendy Thorpe, City Recorder Date: July 17, 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.

ORDINANCE NO. 2026-021

AN ORDINANCE OF PLEASANT GROVE CITY, UTAH COUNTY, UTAH, AMENDING CITY CODE SECTION 10-15-28 AND LANDSCAPE REQUIREMENTS IN CHAPTERS 6, 8, 9, 10, 11, 12, 13 & 14; BY CREATING NEW WATER EFFICIENCY STANDARDS FOR NEW DEVELOPMENTS, IN THE PLEASANT GROVE CITY CODE; AND PROVIDING FOR AN EFFECTIVE DATE (PLEASANT GROVE CITY, APPLICANT).

WHEREAS, Pleasant Grove City, the applicant, is working with Central Utah Water Conservancy District is proposing to include new landscaping requirements for new developments with the intent to conserve the public's water resources; and

WHEREAS, Pleasant Grove City is proposing to adopt new water use efficiency standards, provided by Central Utah Water Conservancy District, for the installation of grass and turf as outdoor landscaping in all residential, commercial, and industrial zones within the city; and

WHEREAS, these outdoor standards are not intended to conflict with other landscaping requirements as defined by Utah law, including stormwater retention requirements and low-impact development guidelines; and

WHEREAS, on June 25, 2026, the Pleasant Grove City Planning Commission held a public hearing to consider amending City Code Sections 10-15-28 by adding a new section Water Efficiency Standards and amend the landscape parts of chapters 6, 8, 9, 10, 11, 12, 13 and 14; and

WHEREAS, at its public hearing the Pleasant Grove City Planning Commission decided that the requested amendments to the Pleasant Grove Municipal Code are in the public's interest and are 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 10-15-28 Water Efficiency Standards and amend the landscape parts of chapters 6, 8, 9, 10, 11, 12, 13 and 14 to the Pleasant Grove Municipal Code be approved; and

WHEREAS, on July 21, 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 10-15 Supplementary Development Standards is amended by adding section 28 Water Efficiency Standards and amend the landscape parts of chapters 6, 8, 9, 10, 11, 12, 13 and 14, as follows:

10-6-2: Definitions

ACTIVE RECREATION AREA: An area that is dedicated to active play where lawn may be used as the playing surfaces. Examples of active recreation areas include sports fields, play areas, and other similar uses.

LAWN: Any nonagricultural land planted in closely mowed, managed grass, sod, or turf.

OPEN SPACE: Area that contains landscaping, grass areas, recreational facilities, walkways, parks, plazas, natural areas and usable wetland areas. Required buffers may also be counted as open space, except that they may not be counted toward meeting requirements for active recreation areas. The following areas may not be counted as open space: a) leftover space between buildings, and b) narrow space under ten feet (10') in width that is immediately adjacent to buildings, where the space is between the building and parking areas, drive aisles or inner development roads.

TOTAL LANDSCAPED AREA: Improved areas of the property that incorporate all the completed features of the landscape. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, and other non-irrigated areas intentionally left undeveloped.

10-15-28: Water Efficiency Standards

A. Lawn shall not exceed 50% of the total landscaped area in the front and side yards of new residential construction.

i. Small residential lots, which have no back yards, in which the total landscaped area is less than 250 square feet, and which the front yard dimensions cannot accommodate the minimum 8 feet wide lawn area requirement, are exempt from the 8 feet minimum width lawn area requirement and maximum of 50% lawn requirement.

B. Lawn shall not be less than 8 feet wide at its narrowest point.

C. Lawn shall not be installed in park strips.

D. Lawn shall not be installed on slopes greater than 25% or 4:1 grade.

E. 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.

10-8: Agricultural Zone (A-1)

10-8-15: OTHER REQUIREMENTS:

B. Landscaping: The following landscaping provisions apply in this zone:

1. All open spaces between the front lot line and the rear line of the main building, except planned and approved driveways, parking area, walkways, utility areas, improved decks, patios, porches, etc., shall be maintained with suitable landscaping of plants, shrubs, trees and grass and similar landscaping materials.
2. Lawn shall not exceed 50% of the total landscaped area in the front and side yards of new residential construction.

3. Lawn shall not be less than 8 feet wide at its narrowest point.
4. Lawn shall not be installed on slopes greater than 25% or 4:1 grade.
5. Minimum initial landscaping shall ~~consist of lawn grass (seeded, sodded or hydroseeded)~~ be located in the front of the residence and at least ten feet (10') on either side of the residence to the rear line of the main building and shall consist of a mixture of lawn, trees, and other landscape elements.
6. Minimum, initial landscaping shall be in place within the two (2) growing seasons.

10-9A: Rural Residential Zone (RR)

10-9A-15: OTHER REQUIREMENTS:

B. Landscaping: The following landscaping provisions apply in this zone:

1. All open spaces between the front lot line and the rear line of the main building, except planned and approved driveways, parking area, walkways, utility areas, improved decks, patios, porches, etc., shall be maintained with suitable landscaping of plants, shrubs, trees and grass and similar landscaping materials. (Ord. 2000-23, 7-18-2000)
2. Lawn shall not be less than 8 feet wide at its narrowest point.
3. Lawn shall not exceed 50% of the total landscaped area in the front and side yards of new residential construction.
4. Lawn shall not be installed on slopes greater than 25% or 4:1 grade.
5. Minimum, initial landscaping shall ~~consist of lawn grass (seeded, sodded or hydroseeded)~~ be located in the front of the residence and at least ten feet (10') on either side of the residence to the rear line of the main building and shall consist of a mixture of lawn, trees, and other landscape elements. The landscaping shall also include deciduous trees or evergreen trees at least four feet (4') in height planted so as to average a tree at each thirty foot (30') interval within the grass area. Deviations from this specified minimum initial landscaping concept, including xeriscape, can be granted on a case by case basis by the community development director upon the advice of the chairperson of the beautification and shade tree advisory commission. (Ord. 2000-23, 7-18-2000; amd. 2003 Code)
6. Minimum, initial landscaping shall be in place within the two (2) growing seasons following the date of issuance of the occupancy permit (certificate). (Ord. 2000-23, 7-18-2000)

10-9B: Single-Family Residential Zone (R-1)

10-9B-14: OTHER REQUIREMENTS:

B. Landscaping: The following landscaping provisions apply in this zone:

1. All open spaces between the front lot line and the rear line of the main building, except planned and approved driveways, parking areas, walkways, utility areas, improved decks, patios, porches, etc., shall be maintained with suitable landscaping of plants, shrubs, trees, grass, and similar landscaping materials. (Ord. 2000-23, 7-18-2000)
2. Lawn shall not be less than 8 feet wide at its narrowest point.
3. Lawn shall not exceed 50% of the total landscaped area in the front and side yards of new residential construction.

- i. Small residential lots, which have no back yards, in which the total landscaped area is less than 250 square feet, and which the front yard dimensions cannot accommodate the minimum 8 feet wide lawn area requirement, are exempt from the 8 feet minimum width lawn area requirement and maximum of 50% lawn requirement.
- 4. Lawn shall not be installed on slopes greater than 25% or 4:1 grade.
- 5. Minimum, initial landscaping shall ~~consist of lawn grass (seeded, sodded or hydroseeded)~~ be located in the front of the residence and at least ten feet (10') on either side of the residence to the rear line of the main building and shall consist of a mixture of lawn, trees, and other landscape elements. The landscaping shall also include deciduous trees or evergreen trees at least four feet (4') in height planted so as to average a tree at each thirty foot (30') interval within the grass area. Deviations from this specified minimum initial landscaping concept, including xeriscape, can be granted on a case by case basis by the community development director upon the advice of the chairperson of the beautification and shade tree advisory commission. (Ord. 2000-23, 7-18-2000; amd. 2003 Code)
- 6. Minimum, initial landscaping shall be in place within the two (2) growing seasons following the date of issuance of the occupancy permit (certificate).

10-C: Medium Multiple-Residential Zone (RM-7)

10-9C-15: OTHER REQUIREMENTS:

B. Landscaping: The following landscaping provisions apply in the RM-7 zone:

- 1. All open areas between the front property line and the rear line of the main buildings, except driveways, parking areas, walkways, utility areas, improved decks, patios, porches, etc., shall be maintained with suitable landscaping of plants, shrubs, trees, grass and similar natural landscaping materials. At least forty percent (40%) of the required front yard shall be devoted to landscaping.
- 2. Lawn shall not be less than 8 feet wide at its narrowest point.
- 3. Lawn shall not exceed 50% of the total landscaped area in the front and side yards of new residential construction.
 - i. Small residential lots, which have no back yards, in which the total landscaped area is less than 250 square feet, and which the front yard dimensions cannot accommodate the minimum 8 feet wide lawn area requirement, are exempt from the 8 feet minimum width lawn area requirement and maximum of 50% lawn requirement.
- 4. Lawn shall not be installed on slopes greater than 25% or 4:1 grade.
- 5. For all new lots, the planting of a tree may be required in the parking area (utility strip) of the street in front of said lot or lots at an interval of thirty feet (30').
- 6. Notwithstanding any other requirements, thirty five percent (35%) of the land area of any development in the RM-7 zone shall be devoted to landscaping.
- 7. Initial landscaping shall include at least one tree per two (2) units and two (2) shrubs per unit.
- 8. In required landscaped areas, all trees shall have a minimum one and one-half inch (1 ½") caliper trunk, and all shrubs shall be a minimum of five (5) gallon size.

9. All landscaped areas shall have sprinklers or irrigation systems as approved by the planning commission.
10. Landscaping shall be completed within the first twelve (12) months following issuance of the occupancy permit (certificate).

10-10: Professional Office Zone (P-O)

10-10-17: OTHER REQUIREMENTS:

- B. Landscaping: The following landscaping provisions shall apply in the P-O zone:
1. All open spaces in the required front yard and the required side yard adjacent to a public street, except driveways, walkways, utility areas, porches, etc., shall be maintained with suitable landscaping of plants, shrubs, trees, grass and similar landscaping materials.
 2. Lawn shall not be less than 8 feet wide at its narrowest point.
 3. Lawn shall not exceed 50% of the total landscaped area in the front and side yards of new residential construction.
 4. Lawn shall not be installed on slopes greater than 25% or 4:1 grade.
 5. 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.
 6. Parking areas shall be landscaped, where possible, around the periphery and at the ends of parking rows in accordance with the landscaping plan approved as part of the project plan approval procedure.
 7. Landscaping is to be installed (or bonded for if occupancy occurs in a nonplanting season) prior to issuance of an occupancy permit (certificate).

10-11-A: Commercial Zone (C-N)

10-11A-16: OTHER REQUIREMENTS:

- C. Landscaping: The following landscaping provisions shall apply in the C-N zone:
1. The front yard areas and side yard areas adjacent to a public street, except those portions devoted to driveways, shall be maintained with suitable landscaping of plants, shrubs, trees, grass and similar landscaping materials.
 2. Lawn shall not be less than 8 feet wide at its narrowest point.
 3. Lawn shall not be installed on slopes greater than 25% or 4:1 grade.
 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.
 5. Parking areas shall be landscaped, where possible, around the periphery and at the ends of parking rows in accordance with the landscaping plan approved as part of the project plan approval procedure.
 6. All required landscaping shall be in place before issuance of occupancy permit (certificate).
 7. All plantings shall be serviced by acceptable irrigation or sprinkler system, and maintained in a healthy living condition. Dead plant materials shall be replaced as necessary within the first year of planting.

- F. Transitional Development Standards: Where a lot in any business or commercial zone borders a residential zone, the following standards shall apply:
1. There shall be provided a landscaped side yard of at least twenty feet (20') in width along such property line. In addition, the required setback shall increase as building height increases. The building shall be set back at least one additional foot for each one foot (1') of building height over twenty feet (20'). **Lawn shall not exceed 35% of the total landscaped area.**

10-11-C: Commercial Sales Zone (C-S)

10-11C-15: OTHER REQUIREMENTS

- C. Landscaping: Each building or project in the C-S zone shall be landscaped, subject to the following:
1. Required front yard areas and required side yard areas adjacent to a public street, except those portions devoted to driveways, shall be reasonably landscaped with plants, shrubs, trees, grass and similar landscaping materials, including a minimum of fifteen (15) 1 ½-inch caliper trees per acre, and with all shrubs having a minimum five (5) gallon size.
 2. **Lawn shall not be less than 8 feet wide at its narrowest point.**
 3. **Lawn shall not be installed on slopes greater than 25% or 4:1 grade.**
 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.**
 5. All landscaped areas shall have sprinkling or irrigation systems.
 6. All parking areas shall be screened from public streets by a landscaped berm, decorative screening wall, planted hedge or other reasonable methods.
 7. The use of landscaping materials with strong visual impact shall be emphasized, including the use of bedding areas with perennial shrubs where appropriate, clustering of trees and large sized plants.
 8. Parking areas shall be landscaped where possible around the periphery and at the ends of parking rows in accordance with the landscaping plan approved as part of the project plan approval procedure.
 9. Landscaping is to be installed (or bonded for, if occupancy is in a nonplanting season) prior to issuance of certificate of occupancy.

10-11-D: Commercial Sales-2 Zone (CS-2)

10-11D-15: OTHER REQUIREMENTS:

- C. Landscaping: Each building or project in the CS-2 zone shall be landscaped, subject to the following:
1. Required front yard areas and required side yard areas adjacent to a public street, except those portions devoted to driveways, shall be reasonably landscaped with plants, shrubs, trees, grass and similar landscaping materials, including a minimum of fifteen (15) 1 ½-inch caliper trees per acre, and with all shrubs having a minimum five (5) gallon size.
 2. **Lawn shall not be less than 8 feet wide at its narrowest point.**

3. Lawn shall not be installed on slopes greater than 25% or 4:1 grade.
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.
5. All landscaped areas shall have sprinkling or irrigation systems.
6. All parking areas shall be screened from public streets by a landscaped berm, decorative screening wall, planted hedge or other reasonable methods.
7. The use of landscaping materials with strong visual impact shall be emphasized, including the use of bedding areas with perennial shrubs where appropriate, clustering of trees and large sized plants.
8. Parking areas shall be landscaped, where possible, around the periphery and at the ends of parking rows in accordance with the landscaping plan approved as part of the project plan approval procedure.
9. Landscaping is to be installed (or bonded for, if occupancy is in a nonplanting season) prior to issuance of certificate of occupancy.

10-11D-16: MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENT REQUIREMENTS:

F. Setbacks:

1. Mixed use and multi-family residential uses: The minimum building setback is twenty five feet (25') from rear and side property lines and twenty feet (20') from street frontages. No vehicular parking is allowed in the front setback.
2. Multi-family development common area landscapes, lawn areas shall not exceed 20% of the total landscaped area, outside of active recreation areas.
3. Mixed use developments shall have buildings with commercial on the main floor facing the street, with a maximum setback of twenty feet (20') from arterial and collector street frontages. Street setback area shall be developed with a minimum of a ten foot (10') wide sidewalk and shall include trees and other landscaping materials and streetscape amenities. This ten foot (10') setback shall be landscaped according to standards found in subsection 10-11D-16-H of this article.

H. Landscaping:

1. Landscape Plan: A landscape plan which is stamped and signed by a licensed landscape architect is required for all developments. See subsection 10-14-5D4 of this title for plan format requirements.
2. Landscaping Required: The front, side, and rear yards of lots, as well as all areas in a development not approved for parking, buildings, or other hard surfacing shall be landscaped and properly maintained with grass, trees, shrubs, and other plant materials. Landscaping may include theme designed hardscape with landscaping features. The required area shall not be reduced in size where landscaping extends into or is located within any portion of an adjoining, dedicated or reserved public or private street or right of way.
3. Landscape Design: The landscape design shall include a mix of landscape elements, including evergreens.
4. Materials Prohibited: Landscape plants shall not include plastic or other artificial materials.
5. Lawn shall not be less than 8 feet wide at its narrowest point.

6. Lawn shall not be installed on slopes greater than 25% or 4:1 grade.
7. 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.

(No proposed changes to any other remaining requirements in Section 10-11D-16-H: Landscaping)

I. Open Space:

1. Purpose: The purpose of this subsection is to create an interconnected network of open spaces consisting of parks for both active and passive recreational opportunities; unique natural features; off street pathways; and plazas, courtyards and arcades.
2. Standards:
 - a. Multi-family residential developments shall provide a minimum of thirty percent (30%) of the net developable site area for open space. At least seventy five percent (75%) of that open space must be usable, contiguous, open space, available for recreational uses not located within required buffer areas. Open space may include parks, walkways, natural areas, landscaped areas and usable wetland areas. Open space may not include leftover space between buildings, or narrow space under ten feet (10') in width that is immediately adjacent to buildings, where the space is between the building and parking areas, drive aisles or inner development roads. Lawn shall not be installed on slopes greater than 25% or 4:1 grade.
 - b. Public utility and similar easements may not be counted toward meeting the open space requirement, unless such land is usable as a trail or other similar purpose and approved by the planning commission.
 - c. The creation of usable open spaces adjacent to buildings is encouraged. Adjacent property owners are encouraged to engage in joint development of public spaces.
 - d. The responsibility for the maintenance of all open spaces shall be specified by the developer before approval of a conditional use permit.

10-11-E: Downtown Village Zone (DV)

Downtown Village - Commercial

10-11E-2-14: OTHER REQUIREMENTS

- C. Landscaping: A landscape plan which is stamped and signed by a licensed landscape architect is required for all developments. In addition, the following landscaping provisions shall apply in the Downtown Commercial Subdistrict:
1. Open Areas Or Courts: Any open areas or courts located on the property, except those portions devoted to driveways, walkways, buildings, hardscape, open space amenities, and parking, shall be maintained with suitable landscaping of plants, shrubs, trees, grass and similar landscaping materials. Landscaping materials shall be in character with and shall complement the landscaping accomplished in the adjacent public rights-of-way. Landscaping islands are encouraged along all interior streets. They shall be designed, maintained and located to allow a reduced speed, and safe traffic flow.
 2. Lawn shall not be less than 8 feet wide at its narrowest point.

3. Lawn shall not exceed 50% of the total landscaped area in the front and side yards of new residential construction.
 - i. Small residential lots, which have no back yards, in which the total landscaped area is less than 250 square feet, and which the front yard dimensions cannot accommodate the minimum 8 feet wide lawn area requirement, are exempt from the 8 feet minimum width lawn area requirement and maximum of 50% lawn requirement.
4. Lawn shall not be installed on slopes greater than 25% or 4:1 grade.
5. 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.
6. Parking Areas: Interior parking lot landscaping shall be required for any parking lot with ten (10) or more spaces, including the following standards:
 - a. Landscaped parking islands are to be as evenly spaced as feasible throughout the lot with a maximum spacing of one parking island per every ten (10) parking spaces with a shade tree, and other landscape materials as defined in this article.
 - b. Landscape planters are to be fully landscaped, and shall contain a minimum of fifty (50) square feet, and the planting area shall not be less than five feet (5') wide in any dimension, measured inside the curbs. The only exception to the five foot (5') minimum dimension is at the tip of triangular planters located at the end of rows of angled parking.
 - c. No parking space shall be more than sixty feet (60') from an interior landscaped area.
 - d. Deciduous shade trees, evergreen trees, ground cover and low shrubs are recommended as primary plantings in interior landscaped areas. Deciduous trees are to be clear branched to a height of six feet (6').
7. Installation And Maintenance Required: Landscaping is to be installed (or bonded for if occupancy is in a nonplanting season) prior to issuance of certificate of occupancy (certificate). Installation of required landscaping shall be the responsibility of the property owner.
 - a. All plant materials shall be planted according to industry standards, using acceptable topsoil and automatically controlled permanent irrigation systems.
 - b. All proposed plant material shall be in accord with the American Association of Nurserymen standards in terms of size, character and quality.
 - c. All plant materials required within a landscaped area shall be planted to completion prior to the City's issuance of a certificate of occupancy.
 - d. The Community Development Director may authorize a delay in the completion of planting during the months of October, November, December, January, February and March due to weather conditions, if a cash bond for one hundred twenty five percent (125%) of the cost of installation is provided to the City.
 - e. Maintenance and replacement of required landscaping and screening shall be the responsibility of the property owner.

- f. All plant materials shall be pruned, trimmed, watered and otherwise maintained to create an attractive appearance and a healthy growing condition. No trees shall be severely pruned or topped.
 - g. Dead, diseased, stolen or vandalized plant materials shall be replaced by the next planting season.
 - h. Property owners shall keep landscaped areas free of weeds and trash.
- 8. Xeriscape: Xeriscape landscaping is encouraged to provide more water-wise landscapes within the downtown area.
- 9. Streetscapes: Streetscapes shall be incorporated in sidewalk areas, adjacent to all public streets, within the Downtown Village Zone. At least one streetscape feature shall be installed every thirty (30) linear feet along sidewalks, on both sides of the street, nearest to the curb. Acceptable streetscape features include, but are not limited to the following: trees, planters, benches, drinking fountains, decorative garbage canisters, outdoor clocks, and water features. Street furnishings shall reflect and be consistent with the Pleasant Grove "Turn of the 20th Century" design theme. As part of the overall requirement set forth above, trees shall be planted in a straight line with at least one tree every sixty feet (60') on center, within the sidewalk.
- 10. Trees: Both deciduous trees at least two inches (2") in caliper, measured six inches (6") above ground level, and evergreen trees, at least seven feet (7') in height, are required one per five hundred (500) square feet of landscaped area.
 - a. A minimum thirty percent (30%) of the total number of required trees shall be evergreens.
- 11. Shrubs: A mixture of evergreen and deciduous shrubs, at least five (5) gallons in size are to be located in planter beds, and on the perimeter of landscaped areas adjacent to permanent structures, and plazas.
- 12. Minimum Plant Sizes: The following minimum plant sizes shall be used for all areas, except perimeter street trees:

TABLE 1

MINIMUM PLANT SIZE ^{1,2}	
Landscape Element (Plants)	Minimum Size At Planting
Shade tree	2 inch caliper, balled and burlapped
Ornamental tree	2 inch caliper, balled and burlapped
Evergreen tree	7 feet in height, balled and burlapped
Shrub	5 gallon container
Perennial or ornamental grass or ground cover	10 square foot area

Notes:

- 1. All calipers are measured 6 inches above the finish planting grade.
- 2. Root barriers shall be installed for all new trees planted adjacent to existing or proposed sidewalks and paving.

13. Included Plants: Appropriate plants include, but are not limited to:
 - a. Deciduous trees, including: maple, oak, birch, beech, linden, honey locust, flowering pear, ash and ginkgo.
 - b. Deciduous shrubs (shrublike trees), including: dogwood, redbud, flowering crab, hawthorn, magnolia and fruit (pear, cherry, plum, peach).
 - c. Shrubs, including: honeysuckle, lilac, cotoneaster, forsythia, euonymus, hydrangea, privet and sumac.
 - d. Evergreens, including: pine, fir, spruce, hemlock, juniper, and arborvitae.
14. Screening: A mixture of deciduous and evergreen trees are to be planted along property lines shared between commercial/retail or office, and a residential use or zone. If the commercial or mixed development is adjacent to a residential use, screening is only required when the commercial portion of the building is over two thousand (2,000) square feet in area for proper softening between uses.

Downtown Village – Transitional

10-11E-3-12: OTHER REQUIREMENTS

- C. Landscaping: The following landscaping provisions shall apply in the Downtown Transitional Subdistrict:
 1. Open Areas Or Courts: Any open areas or courts located on the property, except those portions devoted to driveways, walkways, buildings, hardscape, open space amenities, and parking, shall be maintained with suitable landscaping of plants, shrubs, trees, grass and similar landscaping materials. This landscaping shall be planned and accomplished in accordance with an approved project plan as required by section 10-11E-3-11 of this article. Landscaping materials shall be in character with and shall complement the landscaping accomplished in the adjacent public rights-of-way.
 2. Lawn shall not be less than 8 feet wide at its narrowest point.
 3. Lawn shall not exceed 50% of the total landscaped area in the front and side yards of new residential construction.
 - i. Small residential lots, which have no back yards, in which the total landscaped area is less than 250 square feet, and which the front yard dimensions cannot accommodate the minimum 8 feet wide lawn area requirement, are exempt from the 8 feet minimum width lawn area requirement and maximum of 50% lawn requirement.
 4. Lawn shall not be installed on slopes greater than 25% or 4:1 grade.
 5. 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.
 6. Parking Areas: Parking areas shall be landscaped where possible, around the periphery and at the end of parking rows in accordance with landscaping plans approved as part of the site plan approval under section 10-11E-3-11 of this article. Please refer to subsection 10-18-2V of this title for additional landscaping requirements for parking areas.
 7. Landscaping To Be Installed: Landscaping is to be installed (or bonded for if occupancy is in a non-planting season) prior to issuance of certificate of occupancy.

8. Xeriscape: Xeriscape landscaping is encouraged to provide more water-wise landscapes within the downtown area.
9. Trees: Both deciduous trees at least two inches (2") in caliper, measured six inches (6") above ground level, and evergreen trees, at least seven feet (7') in height, are required one per five hundred (500) square feet of landscaped area.
10. Shrubs: A mixture of evergreen and deciduous shrubs, at least five (5) gallons in size are to be located in planter beds, and on the perimeter of landscaped areas adjacent to permanent structures.
11. Screening: A mixture of deciduous and evergreen trees are to be planted along property lines shared between office or mixed developments, and a residential use or zone, for proper screening and softening between uses.
12. Small residential lots, which have no back yards, in which the total landscaped area is less than 250 square feet, and which the front yard dimensions cannot accommodate the minimum 8 feet wide lawn area requirement, are exempt from the 8 feet minimum width lawn area requirement and maximum of 35% lawn requirement.

10-11-F: General Commercial Zone (CG)

10-11F-15: OTHER REQUIREMENTS

- C. Landscaping: Each building or project in the C-G zone shall be landscaped, which shall be approved by the planning commission, subject to the following:
 1. Required front yard areas and required side yard areas adjacent to a public street, except those portions devoted to driveways, shall be reasonably landscaped with plants, shrubs, trees, grass and similar landscaping materials, including a minimum of fifteen (15) 1 1/2-inch caliper trees per acre, and with all shrubs having a minimum five (5) gallon size.
 2. Lawn shall not be less than 8 feet wide at its narrowest point.
 3. Lawn shall not exceed 50% of the total landscaped area in the front and side yards of new residential construction.
 4. Lawn shall not be installed on slopes greater than 25% or 4:1 grade
 5. 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.
 6. All landscaped areas shall have sprinkling or irrigation systems.
 7. All parking areas shall be screened from public streets by a landscaped berm, decorative screening wall, planted hedge or other reasonable methods.
 8. The use of landscaping materials with strong visual impact shall be emphasized, including the use of bedding areas with perennial shrubs where appropriate, clustering of trees and large sized plants.
 9. Parking areas shall be landscaped, where possible, around the periphery and at the ends of parking rows in accordance with the landscaping plan approved as part of the project plan approval procedure.
 10. Landscaping is to be installed (or bonded for if occupancy occurs in a nonplanting season) prior to issuance of certificate of occupancy.

10-12-A: Business Manufacturing Park Zone (BMP)

10-12A-8: OTHER REQUIREMENTS:

- A. Signs: All signs erected in the BMP Zone shall be in conformance with the sign provisions of chapter 19 of this title.
- B. Landscaping And Screening: The following landscaping provisions shall apply in the BMP Zone:
 - 1. Plan Conformance: All landscaping shall be installed and maintained in conformance with a landscape plan which has been approved by the Planning Commission. The following minimum standards have been established to ensure quality and consistent development throughout the park.
 - 2. Plan Submission: At the time of rezoning and preliminary project plan approval, an overall landscaping plan shall be submitted showing typical landscaping (including type, size, number and location of plant material) for the following areas: park entrances, perimeter buffers, open space easements and common areas, and streetscape landscaping. Detailed landscape plans for individual lots shall be submitted at the time of project plan approval for individual buildings. Landscape improvements for common open space features shall be developed at each phase of the project.
 - 3. Lawn shall not be less than 8 feet wide at its narrowest point.
 - 4. Lawn shall not be installed on slopes greater than 25% or 4:1 grade.
 - 5. 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.

(No proposed changes to any other remaining requirements in Section 10-12A-8-B: Landscaping And Screening)

10-12-B: Manufacturing Distribution Zone (MD)

10-12B-14: OTHER REQUIREMENTS:

- A. Signs: All signs erected in the MD zone shall be in conformance with the sign provisions of chapter 19 of this title.
- B. Uses Within Buildings: All uses established in the MD zone shall be conducted entirely within fully enclosed buildings, except those uses deemed by the planning commission to be customarily and appropriately allowed in the zone by a conditional use permit with appropriate screening.
- C. Landscaping; Visual Quality: The following provisions shall apply in the MD zone:
 - 1. The front yard areas and side yard areas adjacent to a public street, except those portions devoted to driveways and parking permitted by the provisions of this title, shall be maintained with suitable landscaping of plants, shrubs, trees, grass and similar landscaping materials.
 - 2. Lawn shall not be less than 8 feet wide at its narrowest point.
 - 3. Lawn shall not be installed on slopes greater than 25% or 4:1 grade.
 - 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.

(No proposed changes to any other remaining requirements in Section 10-12B-14-C: Landscaping; Visual Quality)

10-13-A: Transit Overlay Zone (T)

10-13A-17: OTHER REQUIREMENTS

B. Landscaping: The following landscaping provisions shall apply in the transit overlay:

1. All open areas between the front property line and the rear line of the main buildings, except driveways, parking areas, walkways, utility areas, improved decks, patios, porches, etc., shall be maintained with suitable landscaping of plants, shrubs, trees, grass and similar natural landscaping materials. At least forty percent (40%) of the required front yard shall be devoted to landscaping.
2. Lawn shall not be less than 8 feet wide at its narrowest point.
3. Lawn shall not be installed on slopes greater than 25% or 4:1 grade.
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.
5. For all new lots, the planting of a tree may be required in the parking area (utility strip) of the street in front of said lot or lots at an interval of thirty five feet (35').
6. Notwithstanding any other requirements, forty percent (40%) of the land area of any development within the transit overlay shall be devoted to landscaping when the height of the structure is more than two (2) stories. A building that is two (2) stories or less may reduce the total landscaping area to twenty five percent (25%). Of landscaped area provided, a maximum of thirty percent (30%) of the total required landscape area may be developed as hardscape, which may include interior decorative walkways, play areas, improved pads for barbecues, picnic areas, sports facilities, pools, or other functional recreational amenities. Hardscape areas cannot exceed thirty percent (30%) of the required landscaped area. Of the required landscaping, a portion shall be dedicated to providing a functional recreational open space area.
7. Initial landscaping shall include at least one tree per two (2) units and two (2) shrubs per unit.
8. In required landscaped areas, all trees shall have a minimum one and one-half inch (1 1/2") caliper trunk and all shrubs shall be a minimum five (5) gallon size.
9. All landscaped areas shall have sprinklers or irrigation systems as approved by the planning commission.
10. Commercial landscaping shall be of a comparable quality and shall be determined by the planning commission at the concept plan approval.
11. All required landscaping shall be in place before occupancy permits are issued or, if occupancy takes place in a nongrowing season, within twelve (12) months of date of occupancy permit (certificate). An agreement will be made between the applicant and the community development director to assure this requirement.
12. Small residential lots, which have no back yards, in which the total landscaped area is less than 250 square feet, and which the front yard dimensions cannot accommodate the minimum 8 feet wide lawn area requirement, are exempt from the 8 feet minimum width lawn area requirement and maximum of 35% lawn requirement.

10-13-D: Rural Commercial Overlay Zone (RCO)

10-13D-5: LANDSCAPE BUFFER REQUIREMENTS:

- A. Landscaped Yard: Where a lot in the rural commercial overlay zone abuts a lot in any residential zone, there shall be provided a landscaped yard of at least ten feet (10') in width along such property line. Parking lots shall have a landscaped area of at least ten feet (10'), which shall have a minimum two foot (2') berm with other landscape screening (shrubbery, large plants and trees) where adjacent to a public street. (Ord. 2011-1, 3-29-2011; amd. Ord. 2016-2, 1-5-2016)
1. Lawn shall not be less than 8 feet wide at its narrowest point.
 2. Lawn shall not be installed on slopes greater than 25% or 4:1 grade.
 3. 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.

10-13-F: Indoor Storage Overlay Zone

10-13F-5: LANDSCAPE BUFFER REQUIREMENTS:

- A. Landscaped Yard: Where a lot in the rural commercial overlay zone abuts a lot in any residential zone, there shall be provided a landscaped yard of at least ten feet (10') in width along such property line. (Ord. 2016-6, 3-29-2016)
1. Lawn shall not be less than 8 feet wide at its narrowest point.
 2. Lawn shall not be installed on slopes greater than 25% or 4:1 grade.
 3. 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.

10-14: The Grove Zone

10-14-15: LANDSCAPE REQUIREMENTS:

- A. Landscape Plan Required: A landscape plan which is stamped and signed by a licensed landscape architect is required for all developments. See subsection 10-14-5D4 of this chapter.
- B. Landscaping Required: The front, side, and rear yards of lots, as well as all areas in a development not approved for parking, buildings, or other hard surfacing, in all subdistricts of the grove zone, shall be landscaped and properly maintained with grass, trees, shrubs, and other plant materials. Landscaping may include theme designed hardscape with landscaping features. The required area shall not be reduced in size where landscaping extends into or is located within any portion of an adjoining, dedicated or reserved public or private street or right of way.
1. Lawn shall not be less than 8 feet wide at its narrowest point.
 2. Lawn shall not be installed on slopes greater than 25% or 4:1 grade.
 3. 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.

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 21st day of July, 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

July 21, 2025

TEXT AMENDMENT PROPOSAL

REQUEST Request to create City Code Section 10-15-28: Water Efficiency Standards and amend sections of the code regarding landscaping.

APPLICANT Pleasant Grove City

STAFF RECOMMENDATION Approve the proposed Code Text Amendment

ATTACHMENTS Proposed Ordinance Amendments

Background

Pleasant Grove City is requesting approval of a Code Text Amendment to create an ordinance addressing water efficiency standards with the purpose to conserve the public's water resources by establishing standards regarding the use of water for indoor plumbing fixtures and outdoor landscaping.

Analysis

Pleasant Grove City considers that using our resources more efficiently is paramount. The purpose of this ordinance is to protect and enhance the community's environmental, economic, recreational, and aesthetic resources by promoting efficient use of water in the community's landscapes, reduce water waste and establish standards that provide for the design and installation of landscapes that are both attractive and water efficient.

The Central Utah Water Conservancy District has proposed a list of water efficiency standards for all new developments. In order to qualify for all programs, run by central Utah Water as well as for funding, cities must adopt such standards.

The four landscaping requirements that are required to be adopted are the following:

A. Lawn shall not exceed 50% of the total landscaped area in the front and side yards of new residential construction.

i. Small residential lots, which have no back yards, in which the total landscaped area is less than 250 square feet, and which the front yard dimensions cannot accommodate the minimum

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

8 feet wide lawn area requirement, are exempt from the 8 feet minimum width lawn area requirement and maximum of 50% lawn requirement.

B. Lawn shall not be less than 8 feet wide at its narrowest point.

C. Lawn shall not be installed in park strips.

D. Lawn shall not be installed on slopes greater than 25% or 4:1 grade.

E. 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.

Recommendation from Planning Commission

Pleasant Grove City Planning Commission took the following action on the described application at their meeting on June 25, 2026.

2. Public Hearing: Code Text Amendment – Sections 10-15-28: Water Efficiency Standards and landscape requirements on Chapters 6, 9, 10, 11, 12 and 14.

(City Wide)

Public Hearing to consider a request from Pleasant Grove City to amend City Code Section 10-15-28 to create a new section for Water Efficiency Standards and to amend the landscape requirements included in chapters 6, 9, 10, 11, 12 and 14. The city is proposing to include new landscaping requirements with the intent to conserve the public's water resources by establishing water conservation standards for the installation of grass and turf as outdoor landscaping in all residential, commercial, and industrial zones within the city.

APPROVAL

MOTION: Commissioner Patten moved that the Planning Commission forward a recommendation of approval to the city council for the proposed amendments to City Code Section 10-15-28: Water Efficiency Standards and Amend Sections of the Code regarding landscaping; and adopting the exhibits, conditions, and findings of the staff report, and as modified by the conditions below:

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

Motion by: Commissioner Patten

Seconded by: Commissioner Robertson

AYE VOTES: Chair Martineau, Commissioners Butler, Nelson, Patten, Robertson, and Gregson

NAY VOTES:

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

PROPOSED TEXT AMENDMENT AS PRESENTED

10-6-2: Definitions

ACTIVE RECREATION AREA: An area that is dedicated to active play where lawn may be used as the playing surfaces. Examples of active recreation areas include sports fields, play areas, and other similar uses.

LAWN: Any nonagricultural land planted in closely mowed, managed grass, sod, or turf.

OPEN SPACE: Area that contains landscaping, grass areas, recreational facilities, walkways, parks, plazas, natural areas and usable wetland areas. Required buffers may also be counted as open space, except that they may not be counted toward meeting requirements for active recreation areas. The following areas may not be counted as open space: a) leftover space between buildings, and b) narrow space under ten feet (10') in width that is immediately adjacent to buildings, where the space is between the building and parking areas, drive aisles or inner development roads.

TOTAL LANDSCAPED AREA: Improved areas of the property that incorporate all the completed features of the landscape. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, and other non-irrigated areas intentionally left undeveloped.

10-15-28: Water Efficiency Standards

A. Lawn shall not exceed 50% of the total landscaped area in the front and side yards of new residential construction.

i. Small residential lots, which have no back yards, in which the total landscaped area is less than 250 square feet, and which the front yard dimensions cannot accommodate the minimum 8 feet wide lawn area requirement, are exempt from the 8 feet minimum width lawn area requirement and maximum of 50% lawn requirement.

B. Lawn shall not be less than 8 feet wide at its narrowest point.

C. Lawn shall not be installed in park strips.

D. Lawn shall not be installed on slopes greater than 25% or 4:1 grade.

E. 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.

10-8: Agricultural Zone (A-1)

10-8-15: OTHER REQUIREMENTS:

B. Landscaping: The following landscaping provisions apply in this zone:

1. All open spaces between the front lot line and the rear line of the main building, except planned and approved driveways, parking area, walkways, utility areas, improved decks, patios, porches, etc., shall be maintained with suitable landscaping of plants, shrubs, trees and grass and similar landscaping materials.
2. Lawn shall not exceed 50% of the total landscaped area in the front and side yards of new residential construction.
3. Lawn shall not be less than 8 feet wide at its narrowest point.
4. Lawn shall not be installed on slopes greater than 25% or 4:1 grade.

5. Minimum initial landscaping shall ~~consist of lawn grass (seeded, sodded or hydroseeded)~~ be located in the front of the residence and at least ten feet (10') on either side of the residence to the rear line of the main building and shall consist of a mixture of lawn, trees, and other landscape elements.
6. Minimum, initial landscaping shall be in place within the two (2) growing seasons.

10-9A: Rural Residential Zone (RR)

10-9A-15: OTHER REQUIREMENTS:

B. Landscaping: The following landscaping provisions apply in this zone:

1. All open spaces between the front lot line and the rear line of the main building, except planned and approved driveways, parking area, walkways, utility areas, improved decks, patios, porches, etc., shall be maintained with suitable landscaping of plants, shrubs, trees and grass and similar landscaping materials. (Ord. 2000-23, 7-18-2000)
2. Lawn shall not be less than 8 feet wide at its narrowest point.
3. Lawn shall not exceed 50% of the total landscaped area in the front and side yards of new residential construction.
4. Lawn shall not be installed on slopes greater than 25% or 4:1 grade.
5. Minimum, initial landscaping shall ~~consist of lawn grass (seeded, sodded or hydroseeded)~~ be located in the front of the residence and at least ten feet (10') on either side of the residence to the rear line of the main building and shall consist of a mixture of lawn, trees, and other landscape elements. The landscaping shall also include deciduous trees or evergreen trees at least four feet (4') in height planted so as to average a tree at each thirty foot (30') interval within the grass area. Deviations from this specified minimum initial landscaping concept, including xeriscape, can be granted on a case by case basis by the community development director upon the advice of the chairperson of the beautification and shade tree advisory commission. (Ord. 2000-23, 7-18-2000; amd. 2003 Code)
6. Minimum, initial landscaping shall be in place within the two (2) growing seasons following the date of issuance of the occupancy permit (certificate). (Ord. 2000-23, 7-18-2000)

10-9B: Single-Family Residential Zone (R-1)

10-9B-14: OTHER REQUIREMENTS:

B. Landscaping: The following landscaping provisions apply in this zone:

1. All open spaces between the front lot line and the rear line of the main building, except planned and approved driveways, parking areas, walkways, utility areas, improved decks, patios, porches, etc., shall be maintained with suitable landscaping of plants, shrubs, trees, grass, and similar landscaping materials. (Ord. 2000-23, 7-18-2000)
2. Lawn shall not be less than 8 feet wide at its narrowest point.
3. Lawn shall not exceed 50% of the total landscaped area in the front and side yards of new residential construction.
 - i. Small residential lots, which have no back yards, in which the total landscaped area is less than 250 square feet, and which the front yard dimensions cannot accommodate the minimum 8 feet wide lawn area requirement, are exempt from the 8 feet minimum width lawn area requirement and maximum of 50% lawn requirement.
4. Lawn shall not be installed on slopes greater than 25% or 4:1 grade.

5. Minimum, initial landscaping shall ~~consist of lawn grass (seeded, sodded or hydroseeded)~~ be located in the front of the residence and at least ten feet (10') on either side of the residence to the rear line of the main building and shall consist of a mixture of lawn, trees, and other landscape elements. The landscaping shall also include deciduous trees or evergreen trees at least four feet (4') in height planted so as to average a tree at each thirty foot (30') interval within the grass area. Deviations from this specified minimum initial landscaping concept, including xeriscape, can be granted on a case by case basis by the community development director upon the advice of the chairperson of the beautification and shade tree advisory commission. (Ord. 2000-23, 7-18-2000; amd. 2003 Code)
6. Minimum, initial landscaping shall be in place within the two (2) growing seasons following the date of issuance of the occupancy permit (certificate).

10-C: Medium Multiple-Residential Zone (RM-7)

10-9C-15: OTHER REQUIREMENTS:

B. Landscaping: The following landscaping provisions apply in the RM-7 zone:

1. All open areas between the front property line and the rear line of the main buildings, except driveways, parking areas, walkways, utility areas, improved decks, patios, porches, etc., shall be maintained with suitable landscaping of plants, shrubs, trees, grass and similar natural landscaping materials. At least forty percent (40%) of the required front yard shall be devoted to landscaping.
2. Lawn shall not be less than 8 feet wide at its narrowest point.
3. Lawn shall not exceed 50% of the total landscaped area in the front and side yards of new residential construction.
 - i. Small residential lots, which have no back yards, in which the total landscaped area is less than 250 square feet, and which the front yard dimensions cannot accommodate the minimum 8 feet wide lawn area requirement, are exempt from the 8 feet minimum width lawn area requirement and maximum of 50% lawn requirement.
4. Lawn shall not be installed on slopes greater than 25% or 4:1 grade.
5. For all new lots, the planting of a tree may be required in the parking area (utility strip) of the street in front of said lot or lots at an interval of thirty feet (30').
6. Notwithstanding any other requirements, thirty five percent (35%) of the land area of any development in the RM-7 zone shall be devoted to landscaping.
7. Initial landscaping shall include at least one tree per two (2) units and two (2) shrubs per unit.
8. In required landscaped areas, all trees shall have a minimum one and one-half inch (1 ½") caliper trunk, and all shrubs shall be a minimum of five (5) gallon size.
9. All landscaped areas shall have sprinklers or irrigation systems as approved by the planning commission.
10. Landscaping shall be completed within the first twelve (12) months following issuance of the occupancy permit (certificate).

10-10: Professional Office Zone (P-O)

10-10-17: OTHER REQUIREMENTS:

B. Landscaping: The following landscaping provisions shall apply in the P-O zone:

1. All open spaces in the required front yard and the required side yard adjacent to a public street, except driveways, walkways, utility areas, porches, etc., shall be maintained with suitable landscaping of plants, shrubs, trees, grass and similar landscaping materials.
2. Lawn shall not be less than 8 feet wide at its narrowest point.
3. Lawn shall not exceed 50% of the total landscaped area in the front and side yards of new residential construction.
4. Lawn shall not be installed on slopes greater than 25% or 4:1 grade.
5. 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.
6. Parking areas shall be landscaped, where possible, around the periphery and at the ends of parking rows in accordance with the landscaping plan approved as part of the project plan approval procedure.
7. Landscaping is to be installed (or bonded for if occupancy occurs in a nonplanting season) prior to issuance of an occupancy permit (certificate).

10-11-A: Commercial Zone (C-N)

10-11A-16: OTHER REQUIREMENTS:

- C. Landscaping: The following landscaping provisions shall apply in the C-N zone:
 1. The front yard areas and side yard areas adjacent to a public street, except those portions devoted to driveways, shall be maintained with suitable landscaping of plants, shrubs, trees, grass and similar landscaping materials.
 2. Lawn shall not be less than 8 feet wide at its narrowest point.
 3. Lawn shall not be installed on slopes greater than 25% or 4:1 grade.
 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.
 5. Parking areas shall be landscaped, where possible, around the periphery and at the ends of parking rows in accordance with the landscaping plan approved as part of the project plan approval procedure.
 6. All required landscaping shall be in place before issuance of occupancy permit (certificate).
 7. All plantings shall be serviced by acceptable irrigation or sprinkler system, and maintained in a healthy living condition. Dead plant materials shall be replaced as necessary within the first year of planting.
- F. Transitional Development Standards: Where a lot in any business or commercial zone borders a residential zone, the following standards shall apply:
 1. There shall be provided a landscaped side yard of at least twenty feet (20') in width along such property line. In addition, the required setback shall increase as building height increases. The building shall be set back at least one additional foot for each one foot (1') of building height over twenty feet (20'). Lawn shall not exceed 35% of the total landscaped area.

10-11-C: Commercial Sales Zone (C-S)

10-11C-15: OTHER REQUIREMENTS

- C. Landscaping: Each building or project in the C-S zone shall be landscaped, subject to the following:
 1. Required front yard areas and required side yard areas adjacent to a public street, except those portions devoted to driveways, shall be reasonably landscaped with plants, shrubs, trees, grass

and similar landscaping materials, including a minimum of fifteen (15) 1 ½-inch caliper trees per acre, and with all shrubs having a minimum five (5) gallon size.

2. Lawn shall not be less than 8 feet wide at its narrowest point.
3. Lawn shall not be installed on slopes greater than 25% or 4:1 grade.
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.
5. All landscaped areas shall have sprinkling or irrigation systems.
6. All parking areas shall be screened from public streets by a landscaped berm, decorative screening wall, planted hedge or other reasonable methods.
7. The use of landscaping materials with strong visual impact shall be emphasized, including the use of bedding areas with perennial shrubs where appropriate, clustering of trees and large sized plants.
8. Parking areas shall be landscaped where possible around the periphery and at the ends of parking rows in accordance with the landscaping plan approved as part of the project plan approval procedure.
9. Landscaping is to be installed (or bonded for, if occupancy is in a nonplanting season) prior to issuance of certificate of occupancy.

10-11-D: Commercial Sales-2 Zone (CS-2)

10-11D-15: OTHER REQUIREMENTS:

C. Landscaping: Each building or project in the CS-2 zone shall be landscaped, subject to the following:

1. Required front yard areas and required side yard areas adjacent to a public street, except those portions devoted to driveways, shall be reasonably landscaped with plants, shrubs, trees, grass and similar landscaping materials, including a minimum of fifteen (15) 1 ½-inch caliper trees per acre, and with all shrubs having a minimum five (5) gallon size.
2. Lawn shall not be less than 8 feet wide at its narrowest point.
3. Lawn shall not be installed on slopes greater than 25% or 4:1 grade.
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.
5. All landscaped areas shall have sprinkling or irrigation systems.
6. All parking areas shall be screened from public streets by a landscaped berm, decorative screening wall, planted hedge or other reasonable methods.
7. The use of landscaping materials with strong visual impact shall be emphasized, including the use of bedding areas with perennial shrubs where appropriate, clustering of trees and large sized plants.
8. Parking areas shall be landscaped, where possible, around the periphery and at the ends of parking rows in accordance with the landscaping plan approved as part of the project plan approval procedure.
9. Landscaping is to be installed (or bonded for, if occupancy is in a nonplanting season) prior to issuance of certificate of occupancy.

10-11D-16: MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENT REQUIREMENTS:

F. Setbacks:

1. Mixed use and multi-family residential uses: The minimum building setback is twenty five feet (25') from rear and side property lines and twenty feet (20') from street frontages. No vehicular parking is allowed in the front setback.
2. Multi-family development common area landscapes, lawn areas shall not exceed 20% of the total landscaped area, outside of active recreation areas.
3. Mixed use developments shall have buildings with commercial on the main floor facing the street, with a maximum setback of twenty feet (20') from arterial and collector street frontages. Street setback area shall be developed with a minimum of a ten foot (10') wide sidewalk and shall include trees and other landscaping materials and streetscape amenities. This ten foot (10') setback shall be landscaped according to standards found in subsection 10-11D-16-H of this article.

H. Landscaping:

1. Landscape Plan: A landscape plan which is stamped and signed by a licensed landscape architect is required for all developments. See subsection 10-14-5D4 of this title for plan format requirements.
2. Landscaping Required: The front, side, and rear yards of lots, as well as all areas in a development not approved for parking, buildings, or other hard surfacing shall be landscaped and properly maintained with grass, trees, shrubs, and other plant materials. Landscaping may include theme designed hardscape with landscaping features. The required area shall not be reduced in size where landscaping extends into or is located within any portion of an adjoining, dedicated or reserved public or private street or right of way.
3. Landscape Design: The landscape design shall include a mix of landscape elements, including evergreens.
4. Materials Prohibited: Landscape plants shall not include plastic or other artificial materials.
5. Lawn shall not be less than 8 feet wide at its narrowest point.
6. Lawn shall not be installed on slopes greater than 25% or 4:1 grade.
7. 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.

(No proposed changes to any other remaining requirements in Section 10-11D-16-H: Landscaping)

I. Open Space:

1. Purpose: The purpose of this subsection is to create an interconnected network of open spaces consisting of parks for both active and passive recreational opportunities; unique natural features; off street pathways; and plazas, courtyards and arcades.
2. Standards:
 - a. Multi-family residential developments shall provide a minimum of thirty percent (30%) of the net developable site area for open space. At least seventy five percent (75%) of that open space must be usable, contiguous, open space, available for recreational uses not located within required buffer areas. Open space may include parks, walkways, natural areas, landscaped areas and usable wetland areas. Open space may not include leftover space between buildings, or narrow space under ten feet (10') in width that is immediately adjacent to buildings, where the space is between the building and parking areas, drive aisles or inner development roads. Lawn shall not be installed on slopes greater than 25% or 4:1 grade.

- b. Public utility and similar easements may not be counted toward meeting the open space requirement, unless such land is usable as a trail or other similar purpose and approved by the planning commission.
- c. The creation of usable open spaces adjacent to buildings is encouraged. Adjacent property owners are encouraged to engage in joint development of public spaces.
- d. The responsibility for the maintenance of all open spaces shall be specified by the developer before approval of a conditional use permit.

10-11-E: Downtown Village Zone (DV)

Downtown Village - Commercial

10-11E-2-14: OTHER REQUIREMENTS

- C. Landscaping: A landscape plan which is stamped and signed by a licensed landscape architect is required for all developments. In addition, the following landscaping provisions shall apply in the Downtown Commercial Subdistrict:

1. Open Areas Or Courts: Any open areas or courts located on the property, except those portions devoted to driveways, walkways, buildings, hardscape, open space amenities, and parking, shall be maintained with suitable landscaping of plants, shrubs, trees, grass and similar landscaping materials. Landscaping materials shall be in character with and shall complement the landscaping accomplished in the adjacent public rights-of-way. Landscaping islands are encouraged along all interior streets. They shall be designed, maintained and located to allow a reduced speed, and safe traffic flow.
2. Lawn shall not be less than 8 feet wide at its narrowest point.
3. Lawn shall not exceed 50% of the total landscaped area in the front and side yards of new residential construction.
 - i. Small residential lots, which have no back yards, in which the total landscaped area is less than 250 square feet, and which the front yard dimensions cannot accommodate the minimum 8 feet wide lawn area requirement, are exempt from the 8 feet minimum width lawn area requirement and maximum of 50% lawn requirement.
4. Lawn shall not be installed on slopes greater than 25% or 4:1 grade.
5. 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.
6. Parking Areas: Interior parking lot landscaping shall be required for any parking lot with ten (10) or more spaces, including the following standards:
 - a. Landscaped parking islands are to be as evenly spaced as feasible throughout the lot with a maximum spacing of one parking island per every ten (10) parking spaces with a shade tree, and other landscape materials as defined in this article.
 - b. Landscape planters are to be fully landscaped, and shall contain a minimum of fifty (50) square feet, and the planting area shall not be less than five feet (5') wide in any dimension, measured inside the curbs. The only exception to the five foot (5') minimum dimension is at the tip of triangular planters located at the end of rows of angled parking.
 - c. No parking space shall be more than sixty feet (60') from an interior landscaped area.

- d. Deciduous shade trees, evergreen trees, ground cover and low shrubs are recommended as primary plantings in interior landscaped areas. Deciduous trees are to be clear branched to a height of six feet (6').
7. Installation And Maintenance Required: Landscaping is to be installed (or bonded for if occupancy is in a nonplanting season) prior to issuance of certificate of occupancy (certificate). Installation of required landscaping shall be the responsibility of the property owner.
- a. All plant materials shall be planted according to industry standards, using acceptable topsoil and automatically controlled permanent irrigation systems.
 - b. All proposed plant material shall be in accord with the American Association of Nurserymen standards in terms of size, character and quality.
 - c. All plant materials required within a landscaped area shall be planted to completion prior to the City's issuance of a certificate of occupancy.
 - d. The Community Development Director may authorize a delay in the completion of planting during the months of October, November, December, January, February and March due to weather conditions, if a cash bond for one hundred twenty five percent (125%) of the cost of installation is provided to the City.
 - e. Maintenance and replacement of required landscaping and screening shall be the responsibility of the property owner.
 - f. All plant materials shall be pruned, trimmed, watered and otherwise maintained to create an attractive appearance and a healthy growing condition. No trees shall be severely pruned or topped.
 - g. Dead, diseased, stolen or vandalized plant materials shall be replaced by the next planting season.
 - h. Property owners shall keep landscaped areas free of weeds and trash.
8. Xeriscape: Xeriscape landscaping is encouraged to provide more water-wise landscapes within the downtown area.
9. Streetscapes: Streetscapes shall be incorporated in sidewalk areas, adjacent to all public streets, within the Downtown Village Zone. At least one streetscape feature shall be installed every thirty (30) linear feet along sidewalks, on both sides of the street, nearest to the curb. Acceptable streetscape features include, but are not limited to the following: trees, planters, benches, drinking fountains, decorative garbage canisters, outdoor clocks, and water features. Street furnishings shall reflect and be consistent with the Pleasant Grove "Turn of the 20th Century" design theme. As part of the overall requirement set forth above, trees shall be planted in a straight line with at least one tree every sixty feet (60') on center, within the sidewalk.
10. Trees: Both deciduous trees at least two inches (2") in caliper, measured six inches (6") above ground level, and evergreen trees, at least seven feet (7') in height, are required one per five hundred (500) square feet of landscaped area.
- a. A minimum thirty percent (30%) of the total number of required trees shall be evergreens.
11. Shrubs: A mixture of evergreen and deciduous shrubs, at least five (5) gallons in size are to be located in planter beds, and on the perimeter of landscaped areas adjacent to permanent structures, and plazas.
12. Minimum Plant Sizes: The following minimum plant sizes shall be used for all areas, except perimeter street trees:

TABLE 1

MINIMUM PLANT SIZE ^{1,2}	
Landscape Element (Plants)	Minimum Size At Planting
Shade tree	2 inch caliper, balled and burlapped
Ornamental tree	2 inch caliper, balled and burlapped
Evergreen tree	7 feet in height, balled and burlapped
Shrub	5 gallon container
Perennial or ornamental grass or ground cover	10 square foot area

Notes:

1. All calipers are measured 6 inches above the finish planting grade.
2. Root barriers shall be installed for all new trees planted adjacent to existing or proposed sidewalks and paving.

13. Included Plants: Appropriate plants include, but are not limited to:

- a. Deciduous trees, including: maple, oak, birch, beech, linden, honey locust, flowering pear, ash and ginkgo.
- b. Deciduous shrubs (shrublike trees), including: dogwood, redbud, flowering crab, hawthorn, magnolia and fruit (pear, cherry, plum, peach).
- c. Shrubs, including: honeysuckle, lilac, cotoneaster, forsythia, euonymus, hydrangea, privet and sumac.
- d. Evergreens, including: pine, fir, spruce, hemlock, juniper, and arborvitae.

14. Screening: A mixture of deciduous and evergreen trees are to be planted along property lines shared between commercial/retail or office, and a residential use or zone. If the commercial or mixed development is adjacent to a residential use, screening is only required when the commercial portion of the building is over two thousand (2,000) square feet in area for proper softening between uses.

Downtown Village – Transitional

10-11E-3-12: OTHER REQUIREMENTS

C. Landscaping: The following landscaping provisions shall apply in the Downtown Transitional Subdistrict:

1. Open Areas Or Courts: Any open areas or courts located on the property, except those portions devoted to driveways, walkways, buildings, hardscape, open space amenities, and parking, shall be maintained with suitable landscaping of plants, shrubs, trees, grass and similar landscaping materials. This landscaping shall be planned and accomplished in accordance with an approved project plan as required by section 10-11E-3-11 of this article. Landscaping materials shall be in character with and shall complement the landscaping accomplished in the adjacent public rights-of-way.
2. Lawn shall not be less than 8 feet wide at its narrowest point.
3. Lawn shall not exceed 50% of the total landscaped area in the front and side yards of new residential construction.

- i. Small residential lots, which have no back yards, in which the total landscaped area is less than 250 square feet, and which the front yard dimensions cannot accommodate the minimum 8 feet wide lawn area requirement, are exempt from the 8 feet minimum width lawn area requirement and maximum of 50% lawn requirement.
4. Lawn shall not be installed on slopes greater than 25% or 4:1 grade.
5. 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.
6. Parking Areas: Parking areas shall be landscaped where possible, around the periphery and at the end of parking rows in accordance with landscaping plans approved as part of the site plan approval under section 10-11E-3-11 of this article. Please refer to subsection 10-18-2V of this title for additional landscaping requirements for parking areas.
7. Landscaping To Be Installed: Landscaping is to be installed (or bonded for if occupancy is in a non-planting season) prior to issuance of certificate of occupancy.
8. Xeriscape: Xeriscape landscaping is encouraged to provide more water-wise landscapes within the downtown area.
9. Trees: Both deciduous trees at least two inches (2") in caliper, measured six inches (6") above ground level, and evergreen trees, at least seven feet (7') in height, are required one per five hundred (500) square feet of landscaped area.
10. Shrubs: A mixture of evergreen and deciduous shrubs, at least five (5) gallons in size are to be located in planter beds, and on the perimeter of landscaped areas adjacent to permanent structures.
11. Screening: A mixture of deciduous and evergreen trees are to be planted along property lines shared between office or mixed developments, and a residential use or zone, for proper screening and softening between uses.
12. Small residential lots, which have no back yards, in which the total landscaped area is less than 250 square feet, and which the front yard dimensions cannot accommodate the minimum 8 feet wide lawn area requirement, are exempt from the 8 feet minimum width lawn area requirement and maximum of 35% lawn requirement.

10-11-F: General Commercial Zone (CG)

10-11F-15: OTHER REQUIREMENTS

- C. Landscaping: Each building or project in the C-G zone shall be landscaped, which shall be approved by the planning commission, subject to the following:
 1. Required front yard areas and required side yard areas adjacent to a public street, except those portions devoted to driveways, shall be reasonably landscaped with plants, shrubs, trees, grass and similar landscaping materials, including a minimum of fifteen (15) 1 1/2-inch caliper trees per acre, and with all shrubs having a minimum five (5) gallon size.
 2. Lawn shall not be less than 8 feet wide at its narrowest point.
 3. Lawn shall not exceed 50% of the total landscaped area in the front and side yards of new residential construction.
 4. Lawn shall not be installed on slopes greater than 25% or 4:1 grade
 5. 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.
 6. All landscaped areas shall have sprinkling or irrigation systems.

7. All parking areas shall be screened from public streets by a landscaped berm, decorative screening wall, planted hedge or other reasonable methods.
8. The use of landscaping materials with strong visual impact shall be emphasized, including the use of bedding areas with perennial shrubs where appropriate, clustering of trees and large sized plants.
9. Parking areas shall be landscaped, where possible, around the periphery and at the ends of parking rows in accordance with the landscaping plan approved as part of the project plan approval procedure.
10. Landscaping is to be installed (or bonded for if occupancy occurs in a nonplanting season) prior to issuance of certificate of occupancy.

10-12-A: Business Manufacturing Park Zone (BMP)

10-12A-8: OTHER REQUIREMENTS:

- A. Signs: All signs erected in the BMP Zone shall be in conformance with the sign provisions of chapter 19 of this title.
- B. Landscaping And Screening: The following landscaping provisions shall apply in the BMP Zone:
 1. Plan Conformance: All landscaping shall be installed and maintained in conformance with a landscape plan which has been approved by the Planning Commission. The following minimum standards have been established to ensure quality and consistent development throughout the park.
 2. Plan Submission: At the time of rezoning and preliminary project plan approval, an overall landscaping plan shall be submitted showing typical landscaping (including type, size, number and location of plant material) for the following areas: park entrances, perimeter buffers, open space easements and common areas, and streetscape landscaping. Detailed landscape plans for individual lots shall be submitted at the time of project plan approval for individual buildings. Landscape improvements for common open space features shall be developed at each phase of the project.
 3. Lawn shall not be less than 8 feet wide at its narrowest point.
 4. Lawn shall not be installed on slopes greater than 25% or 4:1 grade.
 5. 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.

(No proposed changes to any other remaining requirements in Section 10-12A-8-B: Landscaping And Screening)

10-12-B: Manufacturing Distribution Zone (MD)

10-12B-14: OTHER REQUIREMENTS:

- A. Signs: All signs erected in the MD zone shall be in conformance with the sign provisions of chapter 19 of this title.
- B. Uses Within Buildings: All uses established in the MD zone shall be conducted entirely within fully enclosed buildings, except those uses deemed by the planning commission to be customarily and appropriately allowed in the zone by a conditional use permit with appropriate screening.
- C. Landscaping; Visual Quality: The following provisions shall apply in the MD zone:
 1. The front yard areas and side yard areas adjacent to a public street, except those portions devoted to driveways and parking permitted by the provisions of this title, shall be maintained with suitable landscaping of plants, shrubs, trees, grass and similar landscaping materials.
 2. Lawn shall not be less than 8 feet wide at its narrowest point.

3. Lawn shall not be installed on slopes greater than 25% or 4:1 grade.
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.

(No proposed changes to any other remaining requirements in Section 10-12B-14-C: Landscaping; Visual Quality)

10-13-A: Transit Overlay Zone (T)

10-13A-17: OTHER REQUIREMENTS

B. Landscaping: The following landscaping provisions shall apply in the transit overlay:

1. All open areas between the front property line and the rear line of the main buildings, except driveways, parking areas, walkways, utility areas, improved decks, patios, porches, etc., shall be maintained with suitable landscaping of plants, shrubs, trees, grass and similar natural landscaping materials. At least forty percent (40%) of the required front yard shall be devoted to landscaping.
2. Lawn shall not be less than 8 feet wide at its narrowest point.
3. Lawn shall not be installed on slopes greater than 25% or 4:1 grade.
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.
5. For all new lots, the planting of a tree may be required in the parking area (utility strip) of the street in front of said lot or lots at an interval of thirty five feet (35').
6. Notwithstanding any other requirements, forty percent (40%) of the land area of any development within the transit overlay shall be devoted to landscaping when the height of the structure is more than two (2) stories. A building that is two (2) stories or less may reduce the total landscaping area to twenty five percent (25%). Of landscaped area provided, a maximum of thirty percent (30%) of the total required landscape area may be developed as hardscape, which may include interior decorative walkways, play areas, improved pads for barbecues, picnic areas, sports facilities, pools, or other functional recreational amenities. Hardscape areas cannot exceed thirty percent (30%) of the required landscaped area. Of the required landscaping, a portion shall be dedicated to providing a functional recreational open space area.
7. Initial landscaping shall include at least one tree per two (2) units and two (2) shrubs per unit.
8. In required landscaped areas, all trees shall have a minimum one and one-half inch (1 1/2") caliper trunk and all shrubs shall be a minimum five (5) gallon size.
9. All landscaped areas shall have sprinklers or irrigation systems as approved by the planning commission.
10. Commercial landscaping shall be of a comparable quality and shall be determined by the planning commission at the concept plan approval.
11. All required landscaping shall be in place before occupancy permits are issued or, if occupancy takes place in a nongrowing season, within twelve (12) months of date of occupancy permit (certificate). An agreement will be made between the applicant and the community development director to assure this requirement.
12. Small residential lots, which have no back yards, in which the total landscaped area is less than 250 square feet, and which the front yard dimensions cannot accommodate the minimum 8 feet wide lawn area requirement, are exempt from the 8 feet minimum width lawn area requirement and maximum of 35% lawn requirement.

10-13-D: Rural Commercial Overlay Zone (RCO)

10-13D-5: LANDSCAPE BUFFER REQUIREMENTS:

- A. Landscaped Yard: Where a lot in the rural commercial overlay zone abuts a lot in any residential zone, there shall be provided a landscaped yard of at least ten feet (10') in width along such property line. Parking lots shall have a landscaped area of at least ten feet (10'), which shall have a minimum two foot (2') berm with other landscape screening (shrubbery, large plants and trees) where adjacent to a public street. (Ord. 2011-1, 3-29-2011; amd. Ord. 2016-2, 1-5-2016)
1. Lawn shall not be less than 8 feet wide at its narrowest point.
 2. Lawn shall not be installed on slopes greater than 25% or 4:1 grade.
 3. 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.

10-13-F: Indoor Storage Overlay Zone

10-13F-5: LANDSCAPE BUFFER REQUIREMENTS:

- A. Landscaped Yard: Where a lot in the rural commercial overlay zone abuts a lot in any residential zone, there shall be provided a landscaped yard of at least ten feet (10') in width along such property line. (Ord. 2016-6, 3-29-2016)
1. Lawn shall not be less than 8 feet wide at its narrowest point.
 2. Lawn shall not be installed on slopes greater than 25% or 4:1 grade.
 3. 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.

10-14: The Grove Zone

10-14-15: LANDSCAPE REQUIREMENTS:

- A. Landscape Plan Required: A landscape plan which is stamped and signed by a licensed landscape architect is required for all developments. See subsection 10-14-5D4 of this chapter.
- B. Landscaping Required: The front, side, and rear yards of lots, as well as all areas in a development not approved for parking, buildings, or other hard surfacing, in all subdistricts of the grove zone, shall be landscaped and properly maintained with grass, trees, shrubs, and other plant materials. Landscaping may include theme designed hardscape with landscaping features. The required area shall not be reduced in size where landscaping extends into or is located within any portion of an adjoining, dedicated or reserved public or private street or right of way.
1. Lawn shall not be less than 8 feet wide at its narrowest point.
 2. Lawn shall not be installed on slopes greater than 25% or 4:1 grade.
 3. 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.

RESOLUTION NO. 2026-036

A RESOLUTION OF THE GOVERNING BODY OF PLEASANT GROVE CITY AUTHORIZING THE MAYOR TO SIGN A SPECIAL WARRANTY DEED IN FAVOR OF VALLEY GROVE IV, LLC TO RELOCATE CERTAIN RIGHTS OF WAY FOR PROPERTY LOCATED AT 1008 S. NORTH COUNTY BLVD, PLEASANT GROVE, UTAH COUNTY, UTAH FOR 368 SQUARE FEET (0.008 ACRES) AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Pleasant Grove 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, pursuant to applicable law, the governing body of Pleasant Grove City ("Governing Body") is authorized to acquire, dispose of and encumber real and personal property, including, without limitation, rights and interest in property, leases and easements necessary to the functions or operations of Pleasant Grove City; and

WHEREAS, Valley Grove IV, LLC is a Maryland Limited Liability Company and is the owner of real property at 1008 S. North County Blvd. in Pleasant Grove City; and

WHEREAS, Valley Grove is developing said property; and

WHEREAS, UDOT is installing a signal at North County Blvd and Mountain View Lane which requires coordination between the parties to clarify property boundaries for the installation of street improvements along with the signal and the proposed development; and

WHEREAS, there is a small portion of Right of Way along the Mountain View Lane frontage that has already been dedicated as Right of Way and is owned by Pleasant Grove City; and

WHEREAS, City and Valley Grove have agreed to exchange property along the subject frontage to clean up boundaries and provide for required street improvements; and

WHEREAS, Valley Grove will also sign a Special Warranty Deed in favor of Pleasant Grove City for approximately 629 square feet (0.015 acres) as part of the property exchange; and

WHEREAS, the Special Warranty Deed in favor of Valley Grove will not be recorded until the executed Deed in favor of Pleasant Grove City is received.

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

SECTION 1.

The Mayor is authorized to sign the above-described Special Warranty Deed. Said Deed is Exhibit "A" which is attached hereto and incorporated herein.

SECTION 2.

The provisions of this Resolution shall not take effect until the Special Warranty Deed in favor of Pleasant Grove City has been executed by Valley Grove.

PASSED AND ADOPTED BY THE CITY COUNCIL OF PLEASANT GROVE, UTAH, this 21st day of July, 2026.

Eric Jensen, Mayor

ATTEST:

(SEAL)

Wendy Thorpe, CMC
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	_____	_____	_____

MAIL TAX NOTICES TO:
Valley Grove IV, LLC
c/o St. John Properties Utah, LLC
1064 S. North County Blvd., Suite 190
Pleasant Grove, UT 84062
Attn: Daniel Thomas

Parcel No. _____

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (the "Deed") is made and entered into as of the _____ day of _____, 2026, by and between PLEASANT GROVE CITY, a municipality of the State of Utah, having an address of 70 South 100 East, Pleasant Grove, Utah 84062 (herein called "Grantor"), and VALLEY GROVE IV, LLC, a Maryland limited liability company, having an address of 2560 Lord Baltimore Drive, Baltimore, Maryland 21244 (herein called "Grantee").

Grantor, in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and warrants in fee simple against all claiming by or through or under it, to Grantee, all the real property more particularly described on Exhibit A and depicted on Exhibit B, attached hereto, located in Pleasant Grove, Utah County, Utah (the "Property").

TOGETHER WITH any and improvements erected on the Property, and all the rights, alleys, ways, and any privileges, appurtenances and advantages, to the same belonging or in anywise appertaining. No water rights are included with this Deed.

SUBJECT TO current easements, restrictions, rights of way, and other matters appearing of record.

To have and to hold the described Property to Grantee and Grantee's successors and assigns forever.

[Signature and notarization on following page.]

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed effective as of the date first written above.

GRANTOR:

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

By: _____
Its: _____

Attested by: City Recorder

City Attorney
Approved as to Form

ACKNOWLEDGMENT OF CITY

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

The foregoing Special Warranty Deed was acknowledged before me this ____ day of _____, 2026, by _____, the _____ of Pleasant Grove City, Utah, a municipal corporation under the laws of the State of Utah.

NOTARY PUBLIC

Residing at: _____

My Commission Expires: _____

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

A parcel of land being a portion of Mountain View Lane, a road right of way dedicated to Pleasant Grove City on The Grove Subdivision Plat A, filed in the Utah County Recorder's office, August 24, 2017, Entry 82668:2017, Map# 15674, situate in the South Half of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the northerly right of way line of Mountain View Lane, which is located 3,347.85 feet North 89°37'36" East along the Quarter Section line and 773.17 feet South 00°00'00" East from the West Quarter Corner of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian; Running thence along the northerly right of way line of said Mountain View Lane South 49°27'52" East, 2.96 feet; thence continuing along said right of way line of Mountain View Lane South 40°32'08" West, 144.57 feet; thence North 36°43'09" East, 46.28 feet; thence North 40°30'51" East, 17.47 feet; thence North 40°39'12" East, 80.72 feet; thence North 30°41'16" East, 0.21 feet to the northerly right of way line of said Mountain View Lane and the Point of Beginning.

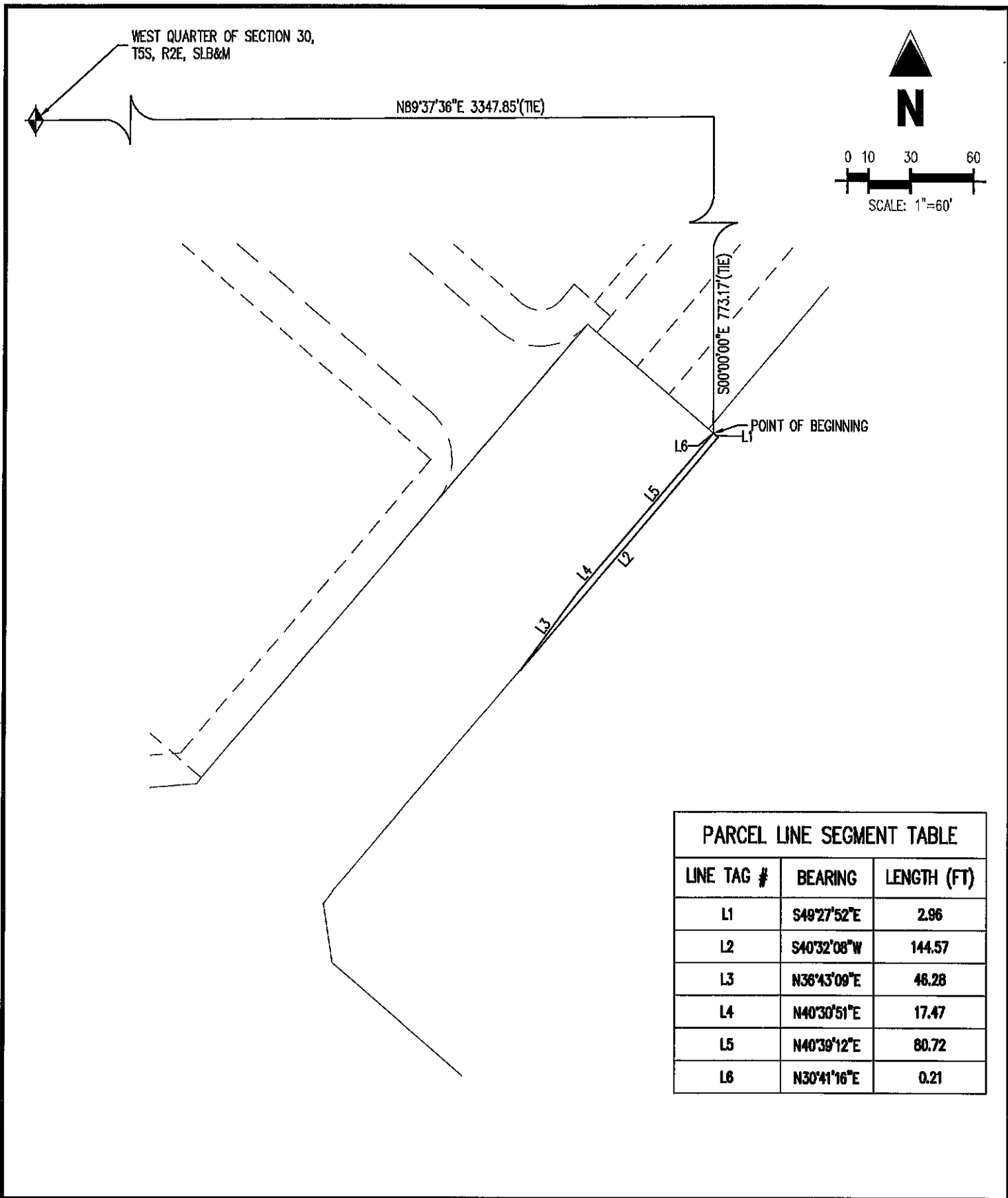
Parcel contains 368 sq. ft. or 0.008 acres, more or less.

EXHIBIT B

DEPICTION OF PROPERTY

(Attached)

H:\318 - John Properties\UT, Pleasant Grove - STJ0027.10 - V3 IV Flex DUGSV01 - CAD\Exhibit20260519 - EXHIBIT.dwg - Clinton Semrad - 5/19/2026

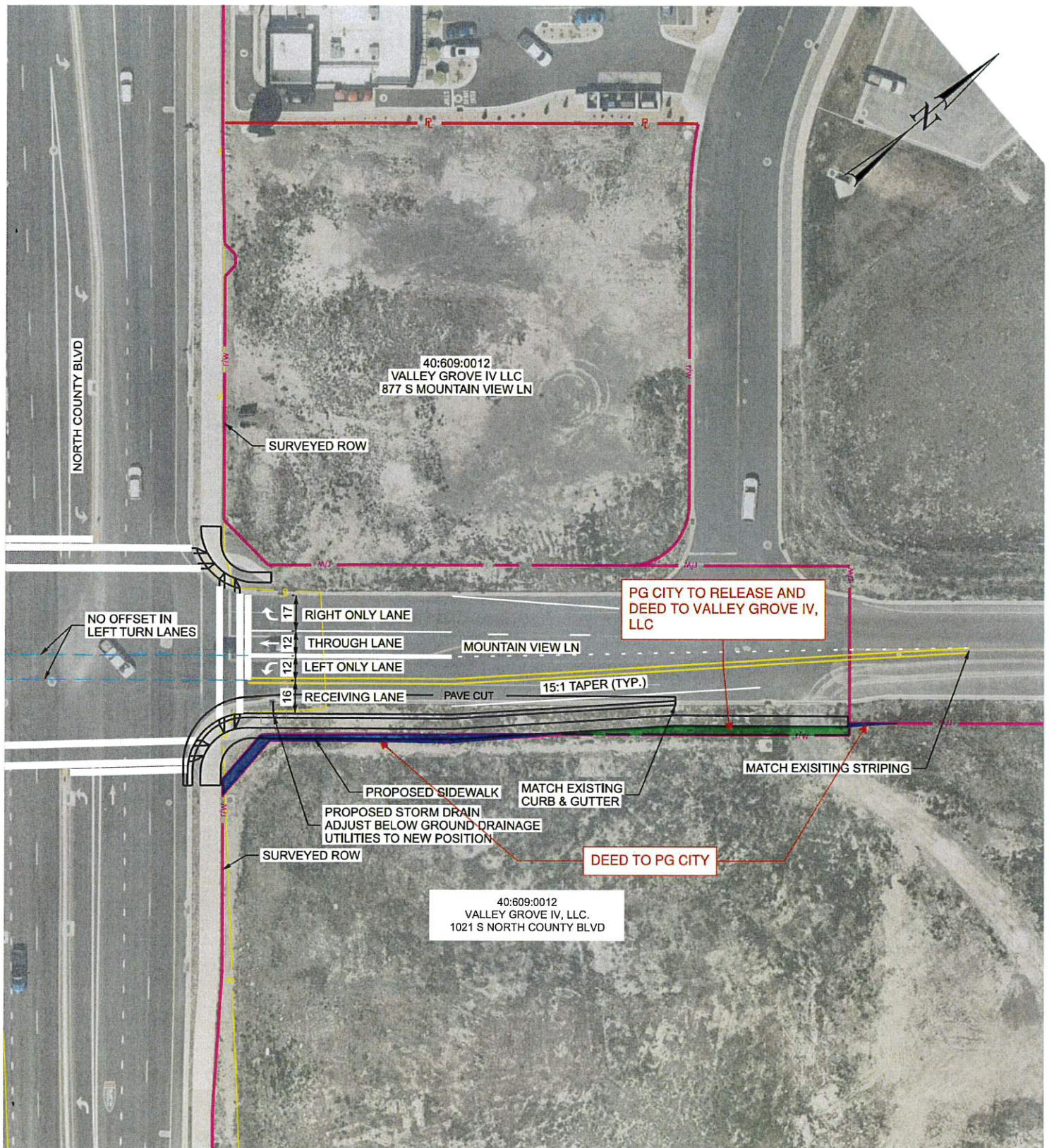


ST. JOHN PROPERTIES
EXHIBIT B
PLEASANT GROVE, UT
VALLEY GROVE IV FLEX D

Project No: STJ0027.10
Drawn By: CPS
Checked By: TWO
Date: 05/19/2026

Galloway

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



WHEN RECORDED, MAIL TO:
Pleasant Grove City
70 South 100 East
Pleasant Grove, UT 84062
Attn: Wendy Thorpe, City Recorder

Parcel No. _____

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (the "Deed") is made and entered into as of the _____ day of _____, 2026, by and between VALLEY GROVE IV, LLC, a Maryland limited liability company, having an address of 2560 Lord Baltimore Drive, Baltimore, Maryland 21244 (herein called "Grantor") and PLEASANT GROVE CITY, a municipality of the State of Utah, having an address of 70 South 100 East, Pleasant Grove, Utah 84062 (herein called "Grantee").

Grantor, in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and warrants in fee simple against all claiming by or through or under it, to Grantee, all the real property more particularly described on Exhibit A and depicted on Exhibit B, attached hereto, located in Pleasant Grove, Utah County, Utah (the "Property").

TOGETHER WITH any improvements erected on the Property, and all the rights, alleys, ways, and any privileges, appurtenances and advantages, to the same belonging or in anywise appertaining. No water rights are included with this Deed.

SUBJECT TO current easements, restrictions, rights of way, and other matters appearing of record.

To have and to hold the described Property to Grantee and Grantee's successors and assigns forever.

[Signature and notarization on following page.]

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Parcel A

A parcel of land being a portion of Lot 12, The Grove Subdivision Plat C, filed in the Utah County Recorder's office, July 26, 2023, Entry 48485:2023, Map# 18847, situate in the South Half of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the northerly line of North County Boulevard, which is located 3,172.88 feet North 89°37'36" East along the Quarter Section line and 1,026.61 feet South 00°00'00" East from the West Quarter Corner of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian; Running thence along said northerly line of North County Boulevard North 49°28'46" West, 7.72 feet; thence North 08°53'08" West, 27.90 feet to the southerly line of Mountain View Lane; thence along said southerly line of Mountain View Lane the following three (3) courses: 1) North 36°31'27" East, 7.36 feet, 2) North 49°28'45" West, 0.10 feet, 3) North 40°32'08" East, 137.14 feet; thence South 36°43'09" West, 60.02 feet; thence South 40°32'08" West, 80.93 feet; thence South 08°57'38" East, 33.58 feet to said northerly line of North County Boulevard and the Point of Beginning.

Parcel contains 602 sq. ft. or 0.014 acres, more or less.

And

Parcel B

A parcel of land being a portion of Lot 12, The Grove Subdivision Plat C, filed in the Utah County Recorder's office, July 26, 2023, Entry 48485:2023, Map# 18847, situate in the South Half of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the southerly right of way line of Mountain View Lane, which is located 3,345.53 feet North 89°37'36" East along the Quarter Section line and 771.18 feet South 00°00'00" East from the West Quarter Corner of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian; Running thence along said southerly right of way line of Mountain View Lane North 40°32'08" East, 17.53 feet; thence South 30°41'16" West, 17.79 feet; thence North 49°27'52" West, 3.04 feet to the Point of Beginning.

Parcel contains 27 sq. ft. or 0.001 acres, more or less.

EXHIBIT B

DEPICTION OF PROPERTY

(Attached)

H:\SIS\John Properties\UT, Pleasant Grove - STJ00XX- V6 IV Flex D\03\01-CAD\ExhibitB\280618 - EXHIBIT.dwg - Clinton Semrad - 5/19/2026

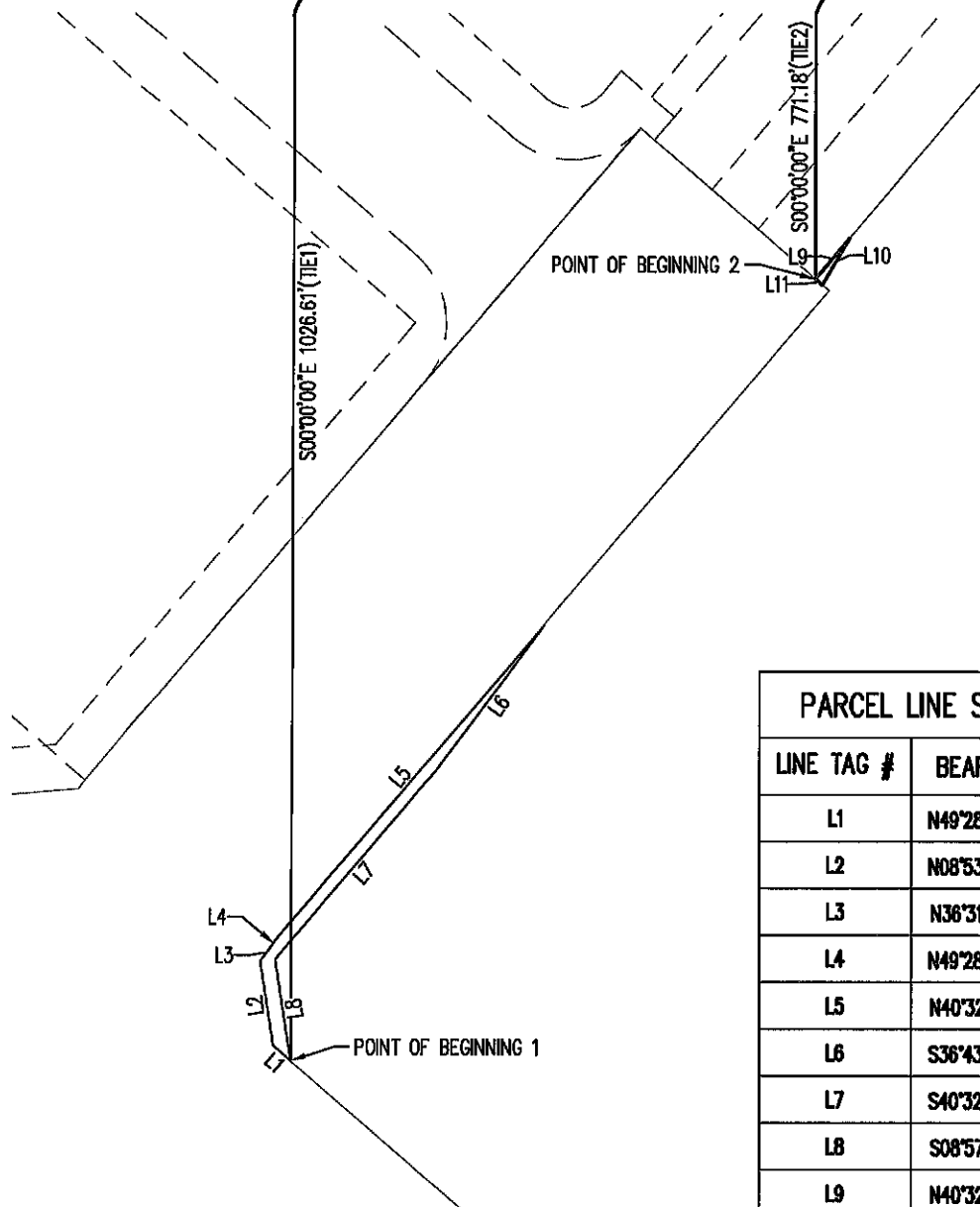
WEST QUARTER OF SECTION 30,
T3S, R2E, SLB&M

N89°37'36"E 3172.88'(TIE1)

N89°37'36"E 3345.53'(TIE2)



0 10 30 60
SCALE: 1"=60'



PARCEL LINE SEGMENT TABLE

LINE TAG #	BEARING	LENGTH (FT)
L1	N49°28'46"W	7.72
L2	N08°53'08"W	27.90
L3	N36°31'27"E	7.36
L4	N49°28'45"W	0.10
L5	N40°32'08"E	137.14
L6	S36°43'09"W	60.02
L7	S40°32'08"W	80.93
L8	S08°57'38"E	33.58
L9	N40°32'08"E	17.53
L10	S30°41'16"W	17.79
L11	N49°27'52"W	3.04

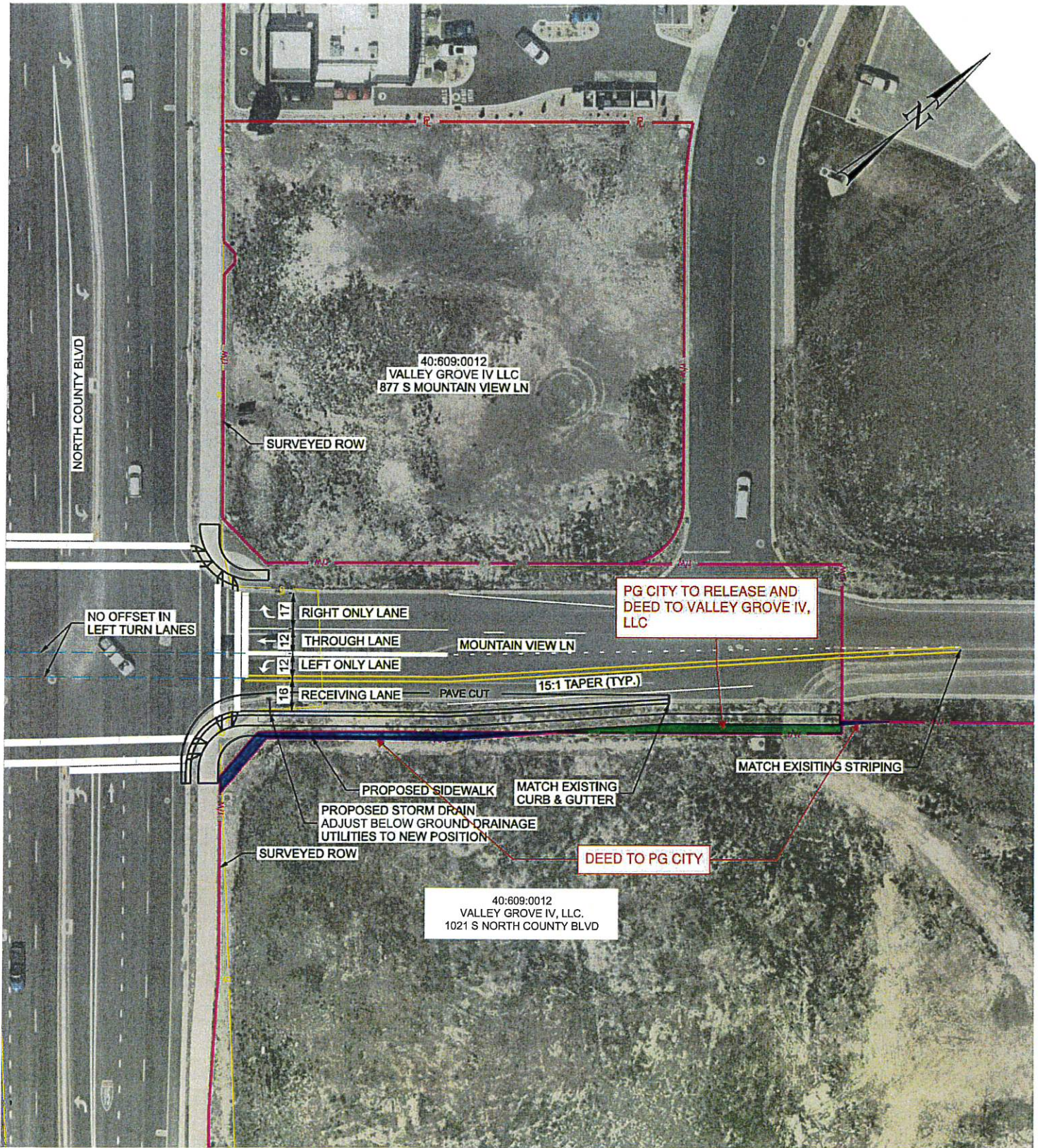
ST. JOHN PROPERTIES
EXHIBIT B
PLEASANT GROVE, UT

VALLEY GROVE IV FLEX D

Project No: STJ0027.10
Drawn By: CPS
Checked By: TWO
Date: 05/19/2026

Galloway

1221 S. Valley Grove Way, Suite 140
Pleasant Grove, UT 84062
385.248.0450
GallowayUS.com



RESOLUTION NO. 2026-037

RESOLUTION OF THE CITY COUNCIL OF PLEASANT GROVE CITY, UTAH COUNTY, UTAH, AMENDING THE PERSONNEL POLICIES AND PROCEDURES PREVIOUSLY APPROVED BY THE CITY COUNCIL. SPECIFICALLY, AMENDING SECTION XVI “LEAVES OF ABSENCE” SECTION 2 “VACATION LEAVE” INCREASING THE NUMBER OF VACATION HOURS EMPLOYEES MAY CARRY FORWARD FROM CALENDAR YEAR TO CALENDAR YEAR AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the city council has adopted a Personnel Policy and Procedure Manual in order to effectively manage the personnel matters of the city; and

WHEREAS, the City Council has determined that it is appropriate to modify the language contained in Section XVI Subsection 2 “Vacation Leave;” and

WHEREAS, Administrative staff was made aware that the vacation carryover numbers were not comparable to other Utah County municipalities and said difference was a factor in retaining and recruiting employees; and

WHEREAS, the city council held a duly noticed public meeting to consider finalizing these proposed changes on July 21, 2026; and

WHEREAS, the city finds that these changes are prudent and necessary.

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

SECTION 1. Amendments to the Personnel Policy and Procedure Manual

Section XVI “LEAVES OF ABSENCE” SECTION 2 “VACATION” is hereby amended as follows:

SECTION XVI:

LEAVES OF ABSENCE

1. ABSENT WITHOUT LEAVE.

A. Any unauthorized absence of an employee from duty shall be grounds for disciplinary action, up to and including termination, by the City Administrator, or designee.

B. Any employee who is absent for three (3) or more consecutive work days without authorized leave shall be deemed to have voluntarily resigned their position and

employment without notice. Where extenuating circumstances are found to have existed, such absence may be authorized by the City Administrator by retroactive grant of leave with or without pay as the circumstances dictate.

2. VACATION LEAVE.

A. Vacation leave will not be granted to employees during their first ninety (90) calendar days of employment, unless approved by the City Administrator.

B. Each full-time employee shall receive vacation leave at the following rate:

(1) From less than 5 years of continuous service, an employee will accrue 4 hours per pay period.

(2) From greater than five (5) years to less than ten (10) years of service, an employee will accrue 5 hours per pay period.

(3) Greater than ten (10) years of service, an employee will accrue 6 hours per pay period.

(4) Public Safety personnel engaged in firefighting or law enforcement activities regularly scheduled for more than 2080 hours annually will accrue vacation leave at a rate proportionate to additional work hours.

(5) As a recruiting incentive and upon City Administrator approval, new full-time employees engaged in firefighting or law enforcement activities may be given vacation leave credit upon hiring for previous public employment years of service. This provision is prospective only and applies to new hires after the date of approval of this policy.

C. Persons hired on an emergency, part-time, seasonal, temporary or contract basis shall not accrue or be entitled to paid vacation leave.

D. The maximum vacation leave which can be carried forward from calendar year to calendar year is ~~one hundred sixty-eight (168)~~ three hundred and twenty (320) hours. Any accrued vacation leave in excess of ~~one hundred sixty-eight (168)~~ three hundred and twenty (320) hours shall be forfeited on the employee's anniversary date. ~~beginning in January of 2020.~~

E. A holiday which falls during an employee's vacation leave shall be counted as a paid holiday and not as vacation leave.

F. An employee who is separated from employment may be compensated for all accrued annual vacation leave.

G. All annual vacation leave requests should be submitted in a reasonable time in advance of the desired time off to the City Administrator, or designee. If an excessive (being the number of requests if granted that would render the department or organization ineffective) amount of employees request annual vacation leave for the same time period, annual vacation leave shall be granted in order of application (first-come-first-served) at the discretion of the City Administrator or designee.

SECTION 2. Effective Date:

The provisions of this Resolution are effective immediately upon approval and adoption by the City Council.

These changes are **APPROVED AND ADOPTED**, this ____ day of July 2026.

Eric Jensen, Mayor

ATTEST:

Wendy Thorpe, CMC
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	_____	_____	_____

RESOLUTION NO. 2026-038

A RESOLUTION TO AUTHORIZE THE MAYOR TO SIGN THE 2026 RECREATION GRANT AGREEMENT BETWEEN UTAH COUNTY AND PLEASANT GROVE CITY FOR PLEASANT GROVE LIBRARY EVENTS PAVILION AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners, Utah County, Utah has adopted the guidelines and procedures for applications for the Utah County Municipal Recreation Fund Grants which comply with the provisions of Title 59, Chapter 12, Part 6, Utah Code Annotated; and

WHEREAS, COUNTY has reviewed the Utah County 2026 Municipal Recreation Grant Application submitted by CITY and has determined that CITY should be awarded a Utah County Municipal Recreation Grant in an amount not to exceed \$21,024.00; and

WHEREAS, Pleasant Grove City will utilize the 2026 Utah County Municipal Recreation Fund Grant for improvements to the Pleasant Grove City Library, specifically, construction of a Special Events Pavilion; and

WHEREAS, City will be eligible to receive reimbursement for documented eligible costs for the project submitted between January 1, 2027, through June 30, 2027; and

WHEREAS, the Council finds that it is in the best interest of the citizens of Pleasant Grove City to authorize the mayor to sign the 2026 Recreation Grant Agreement Between Utah County and Pleasant Grove City.

NOW THEREFORE, be it resolved by the City Council of Pleasant Grove City, Utah County, Utah, as follows:

SECTION 1.

The Mayor is hereby authorized to sign the 2026 Utah County Recreation Grant Agreement for construction of a Special Events Pavilion at the Pleasant Grove Library. Said Agreement is attached hereto as Exhibit A.

SECTION 2.

This Resolution shall take effect upon its adoption by the City Council of Pleasant Grove.

ADOPTED by the City Council of Pleasant Grove City, Utah, this 21st day of July, 2026.

Eric Jensen, Mayor

ATTEST:

(SEAL)

Wendy Thorpe, CMC
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	_____	_____	_____

**2026 RECREATION GRANT AGREEMENT BETWEEN
UTAH COUNTY AND PLEASANT GROVE CITY**

This Agreement is made and entered into by and between Utah County, a political subdivision of the State of Utah, with its office located at 100 East Center Street, Provo, Utah, 84606, hereinafter referred to as COUNTY, and PLEASANT GROVE CITY, with its office located at 70 South 100 East, Pleasant Grove, UT 84062, hereinafter referred to as CITY.

RECITALS

WHEREAS, the Board of County Commissioners, Utah County, Utah, has adopted policy guidelines and procedures for approving applications for Utah County Municipal Recreation Fund Grants which comply with the provisions of Title 59, Chapter 12, Part 6, Utah Code Annotated; and

WHEREAS, COUNTY has reviewed the Utah County 2026 Municipal Recreation Grant Application submitted by CITY and has determined that CITY should be awarded a Utah County Municipal Recreation Grant.

NOW, THEREFORE, in consideration of the mutual covenants set forth herein, it is agreed by and between COUNTY and CITY as follows:

1. COUNTY hereby agrees to make a 2026 Municipal Recreation Grant to CITY in an amount not to exceed \$21,024.00 through funds derived from the Tourism, Recreation, Cultural, and Convention Facilities Tax of the County of Utah for the following: Pleasant Grove Library Events Pavilion.
2. CITY hereby agrees that the grant received from COUNTY shall be used exclusively in funding the above-mentioned project.

3. The parties agree that all funds granted herein by COUNTY to CITY shall be given only for documented reimbursable costs incurred by CITY for the purpose stated above, and that payments by COUNTY to CITY will be made only upon presentation by CITY to COUNTY of appropriate receipts or other permitted documentation of reimbursable costs made by CITY. The reimbursement period will take place from January 1, 2027, through June 30, 2027, and will be made upon CITY presenting all appropriate receipts or other permitted documentation to COUNTY.
4. CITY also agrees that all publicity generated by CITY for the approved project shall display the language, Sponsored in part by the Utah County Community Activities Fund.
5. The parties agree that COUNTY, by virtue of this Agreement, is making a grant only to CITY and is not responsible for any actions of CITY, or any other entity, in the construction of the project and the completion of the project stated above.
6. It is agreed by the parties that COUNTY may audit the records of CITY concerning the above-mentioned approved project at any time.
7. It is agreed by the parties that this Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Utah.
8. This Agreement shall constitute the entire agreement between the parties, and any prior understanding or representation of any kind preceding the date of this Agreement shall not be binding upon either party except to the extent incorporated in this Agreement.
9. Any modification of this Agreement or additional obligation assumed by either party in connection with this Agreement shall be binding only if placed in writing and signed by each party or an authorized representative of each party.

UTAH COUNTY

DATED this ____ day of _____ 2026.

BOARD OF COUNTY COMMISSIONERS,
UTAH COUNTY, UTAH

SKYLER BELTRAN, Chair

ATTEST:
AARON R. DAVIDSON
Utah County Clerk

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

By: _____
Deputy

By: _____
Deputy County Attorney

PLEASANT GROVE CITY

DATED this ____ day of _____ 2026.

PLEASANT GROVE CITY

By: _____
Mayor

ATTEST:

By: _____

**Pleasant Grove City
City Council Meeting Minutes
Work Session
Tuesday, May 19, 2026
4:30 p.m.**

Mayor: Eric Jensen

Council Members: Dianna Andersen
Cyd LeMone
Steve Rogers
Todd Williams

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

Excused: Dustin Phillips, City Council Member

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. He made note of the Council Members present. It was noted that Council Member Rogers arrived at 4:31 p.m. Council Member Phillips is out of town, but plans to join the Regular Session by phone.

a. All-Terrain Wheelchair Presentation – Director Zollinger.

Recreation Director, Megan Zollinger, reported that there are now three all-terrain wheelchairs available at the Recreation Center for checkout. She demonstrated how the wheelchairs work and explained that there is a five-point harness system. The wheelchairs have been available for the last couple of weeks, and there have already been three rentals. That means three residents have

been able to visit places in nature that were previously inaccessible. The wheelchair is lightweight and has a self-braking mechanism. She highlighted additional features of the wheelchair.

There is a lot of excitement about sharing the all-terrain wheelchairs with the community, especially because they will allow residents to visit areas that they have not visited before. Director Zollinger reported that there has been a lot of marketing done on social media to let residents know that this resource is available. There will also be a display at the Berserker Blitz event. She explained that there is a desire to inform as many residents as possible so these chairs can continue to be used. Director Zollinger noted that those interested can speak to someone at the front desk or reserve a chair online. She asked Council Members to spread the word whenever possible.

Director Zollinger reiterated that the all-terrain wheelchairs improve accessibility for users. There are bouncy wheels that make for a smooth ride. She expressed appreciation for the grant funding that has made all of this possible. The chairs are currently free to check out with a \$50 deposit. If there are small repairs needed, there is a company in Payson that is able to handle them. Director Zollinger added that the wheelchair is user-friendly and can easily fit into the trunk of a vehicle.

b. Budget Discussion.

City Administrator, Scott Darrington, distributed a handout to the City Council. He explained that Council Members previously requested additional information about the impact of a property tax increase on an average home in Pleasant Grove. The request was to see the impact of a 12% increase, 10% increase, 8% increase, 5% increase, and 3% increase. He referenced the chart on the handout and explained that what is currently proposed by Staff is \$4.16 per month, which is a 16.55% increase. That increase would result in revenue generation of \$683,088. For comparison, a 12% increase would reduce the amount to \$3.02 per month, a 10% increase would be \$2.52 per month, an 8% increase would be \$2.01, a 5% increase would be \$1.26 per month, and a 3% increase would be \$0.75 per month. He explained that the New Revenue column on the chart shows the amount of revenue that would be generated based on the tax increase percentage.

During the last City Council discussion, it was determined that there would be a resident survey. Administrator Darrington recommended that residents be surveyed on the \$4.16 per month amount, which is based on the average home. He has spoken to Ron Gailey from OnPointe Insights, which is a surveying company that exclusively works with governments. Mr. Gailey attends the Utah League of Cities and Towns ("ULCT") as a vendor and comes to the Utah City Manager's Association ("UCMA") as a vendor. There was a discussion with Mr. Gailey about the logistics of a one-question survey. The idea is to have the largest reach possible, so there is something statistically significant the City Council can look at when considering the options.

Administrator Darrington would like to see the City pursue a one-question survey. Based on the discussion with Mr. Gailey, the question could be something similar to "Would you support a property tax increase on an average home (\$570,000) of \$4.16 per month, a 16.55% increase, to fund three firefighters, two police officers, and enhance the retention program?" On June 1, 2026, the County will send the new evaluation for the year. His assumption is that the average home will increase from \$570,000. If that number increases, then the \$4.16 per month will decrease

slightly. It is possible to wait until that number is received before the survey is distributed, or the City can start the survey process early next week. He asked for Council Member feedback.

Council Member Todd Williams reported that he was the Executive Vice President of a survey company for six years, where there was surveying conducted for major restaurants and hotels. Questions must be carefully written to rate the highest number of responses and generate the most accurate responses. He understands the desire to educate, but noted that there could be information provided, followed by the survey question. Administrator Darrington explained that, according to Mr. Gailey, there are several possible approaches the City can take.

Administrator Darrington asked for Council Member feedback about the survey timeline. He reported that on June 2, 2026, there will be a public hearing on the budget. On June 16, 2026, a decision needs to be made about what will be proposed for the potential tax increase. Mayor Jensen asked if there has been outreach conducted with the County to determine whether the additional information will be provided on June 1, 2026. Finance Director, Denise Roy, confirmed that there have been discussions with the County, but there is some uncertainty about the date.

Mayor Jensen pointed out that the number could change slightly. It might not make sense to send out a survey with numbers from the previous year. Administrator Darrington reiterated that on June 16, 2026, the City needs to adopt the proposed tax rate. Mayor Jensen suggested sending the survey out on June 2, 2026. Administrator Darrington clarified that this will not be a paper survey. He offered to find out additional information about how resident contact information is obtained.

There was not originally a City Council Meeting planned for June 16, 2026, but the law states that the tax rate must be adopted before June 22, 2026. There is a meeting scheduled on June 22, 2026, so in order to adopt something before that date, another meeting needs to be scheduled. It was noted that June 15, 2026, is a State holiday, so it is not recommended to meet on that date. The proposed meeting on June 16, 2026, can be scheduled at 5:00 p.m. and will have only one agenda item.

Administrator Darrington explained that the intention is to have the survey results before June 16, 2026, so the City Council has enough information to make a decision. On June 22, 2026, the interim budget will be adopted. There will not be a public hearing held on that date, as the public hearing for the budget will take place on June 2, 2026. When the interim budget is adopted, there is a carve-out that is specific to the property tax. There will be a public hearing held on August 11, 2026, related to the property tax. That will be a standalone meeting, because by law, it is not possible to have anything else on that meeting agenda. Once the tax rate is adopted, information will be provided to the public. He shared information about the educational component.

Administrator Darrington asked the City Council for feedback about the survey release date. Council Member Steve Rogers thought it made sense to release the survey as soon as possible. Council Member Dianna Andersen and Council Member Williams agreed. Council Member LeMone asked about safeguards that will ensure the same resident cannot submit a survey response more than once. Administrator Darrington reported that the survey experts have certain safeguards in place. He noted that the more feedback received, the more statistically significant the survey will be. Council Member LeMone asked that an email be sent out that includes all of the details.

c. Read the Property Tax Impact Statement – Director Roy.

Director Roy read the Property Tax Impact Statement. It was noted that the same statement will be read during the Regular Session. It will be read at all meetings with the budget on the agenda.

d. Open and Public Meetings Act Training – Attorney Petersen.

City Attorney, Christine Petersen, provided Open and Public Meetings Act training, which is required on an annual basis. The Open and Public Meetings Act is found in Utah Code § 52-4-101. The policy behind the Open and Public Meetings Act is essentially that the public's business should be conducted in public. The actions of elected officials should be taken openly, and deliberations should be conducted openly. The Act requires elected officials to be trained on compliance annually. The basic premise is that all meetings are open to the public, but there are narrowly defined exceptions. She read a quote from David Church, who was the ULCT General Counsel.

It was noted that the Act defines what a meeting is, which is the convening of a public body when a quorum is present. Attorney Petersen explained that in Pleasant Grove, a quorum is three members of the City Council. The Mayor and two City Council Members do not make a quorum, because the Mayor does not vote except in the event of a tie. Attorney Petersen noted that there should not be a group text or group email created to discuss an item of public business or something that is on the agenda of a City Council Meeting. She reported that a meeting must be for the purposes of discussing, receiving public comment about, or acting on a matter over which the public body has jurisdiction or advisory power. Convening is identified to mean the calling of a meeting of a public body by a person authorized to do so for the purpose of either discussing or acting on a matter over which the public body either has jurisdiction or advisory power. These broad definitions are intended to include almost all gatherings of the City Council. Exceptions to the definition are specific and narrow in nature, such as a chance meeting or social meeting.

Information about noticing requirements was provided. Attorney Petersen reported that the Open and Public Meetings Act requires compliance with certain noticing requirements, such as when, where, and what a meeting is about. This ensures the public has notice of what the governing body will discuss at the meeting. If a public body holds regular meetings, there needs to be annual noticing. In Pleasant Grove, that is normally done at the beginning of the year. However, the schedule can change throughout the year if necessary. Attorney Petersen reminded Council Members that the City Council Meetings in Pleasant Grove are scheduled to take place on the first and third Tuesday of the month at 6:00 p.m. Each meeting requires its own notice at least 24 hours prior to the meeting and must include the agenda, date, time, and location of the meeting.

There are certain posting requirements. Notices must be posted at the principal place of business for the body or at the building where the meeting will take place. In Pleasant Grove, there is notice posted at City Hall. Additionally, the agenda is shared on the Utah Public Notice website and City website. The statute encourages public bodies to develop additional methods of notifying the public. In an emergency, the noticing requirements may be suspended. The best notice possible

must be provided. An emergency meeting cannot be held unless an attempt has been made to notify all members of the public body and a majority of the public body approves the meeting.

Attorney Petersen reported that there must be an agenda posted that provides enough detail to notify the public about the topics that will be discussed and the decisions that may be made during the meeting. If an item is not on an agenda, no final action can be taken on that item. An item brought up by the public can be discussed, but would have to be scheduled as an agenda item at a later date before any final action can be taken. As for Closed Meetings, which are often called Executive Sessions, there are some instances when a meeting may be closed to the public. These exceptions are narrow and are spelled out in the Open and Public Meetings Act. Every meeting, even if it is anticipated to be closed, must be convened as a public meeting first before the motion is made to close the meeting to the public. The reasons for holding a Closed Meeting are limited. Attorney Petersen shared several example scenarios for a Closed Meeting with the City Council.

If a Closed Meeting is to be held on the same day as a regularly scheduled meeting, the Act requires that both be held in the same location as the regularly scheduled meeting, with limited exceptions. The purpose is to discourage public officials from having secret pre-meetings outside the view of the public prior to the regular meeting. Attorney Petersen reviewed the rules for Closed Meetings.

Meeting Minutes must be kept of all open and closed meetings, with the exception of personnel and security discussions. The Meeting Minutes must include the date, time, and place of the meeting, who was there, who was not there, and the substance of what was discussed or decided on. This includes a summary of the comments made by the members of the body and the public.

There must also be a record by individual vote of the actions taken, the names of anyone who made a public comment at the meeting, and any other materials a member of the public body requests to be entered into the record. Attorney Petersen noted that Meeting Minutes must state the reasons for a Closed Meeting, where the Closed Meeting was held, and include a vote to close the meeting. Closed Meeting Minutes or recordings must include the date, time, and place of the meeting, the names of the members present and absent, and the names of other persons present, except where disclosure would infringe on the confidence necessary to fulfill the purpose of the Closed Meeting.

The Meeting Minutes for public meetings are public records and will be accessible to the public after a reasonable period of time. Cities are required to have a policy in place that outlines what a reasonable timeframe is to make draft and final versions of the Meeting Minutes available to the public. All open meetings must be recorded and there must also be written Meeting Minutes. It is not possible to edit the recording. The public may record any open meeting, but it must be done in a way that does not disrupt the meeting. Attorney Petersen informed the Council that it is a criminal offense to knowingly and intentionally violate the Open and Public Meetings Act.

e. Staff Business.

Library Director, Sheri Britsch, reported that there is the Utah Library Association (“ULA”) conference tomorrow. Five members of staff will be presenting together in a session focused on programs for frequently underserved groups. She is proud of staff for sharing that information.

Director Zollinger reported that the pool will open on Thursday. Parks Director, Deon Giles, reported the cemetery will be staffed all weekend with crews from 8:00 a.m. to 8:00 p.m. An inspection is planned for the splash pad on Thursday. If all goes well, the splash pad will open on Memorial Day. There is a lot happening between Memorial Day and the high school graduation.

Fire Chief, Drew Engemann, reported that the station is busy. There have been three resignations submitted in the last several days, which has been difficult. It is possible that two more will submit resignations next week. Chief Engemann reported that there is currently work being done to prepare for the pancake breakfast, Strawberry Days, and everything else that is planned.

Community Development Director, Daniel Cardenas, reported that two members of the Planning Team have been lost recently, as those employees moved to different cities. There were two openings, but a new front counter person has already been hired. There will soon be a full staff.

Public Works Director, Neal Winterton, reported that this is Public Works Week 2026. He took a moment to thank those working in the Public Works Department for their commitment. The department handles a lot of different tasks in order to take care of the various citizen needs.

Director Winterton shared information about the work that is being done in Pleasant Grove. There are a number of traffic calming measures and crosswalk enhancements being added near Pleasant Grove Junior High School. Example door hangers were provided to Council Members. These are reminders and education tools that can be used to inform residents about the current conditions.

Director Winterton hopes that residents are turning off their sprinkler systems and are using manual mode right now to save water. The water that comes down is there, but soon, the reserves will be used. He stressed the importance of continued messaging. Director Winterton reported that the City received a completion letter for the stormwater audit. All of the capital projects and road enhancement projects are currently on schedule, including the Battle Creek trailhead, which is scheduled to open on the weekend. Some roads have received chip sealing and there will be micro surfacing done shortly. Council Member Rogers mentioned the notices that ask people not to park on the streets. He wanted to know what can be done if someone chooses to park on the street anyway. Director Winterton explained that towing might occur if it disrupts the planned micro surfacing. However, in the last four years, there have been only one or two vehicles that needed to be towed, so it is not a common issue that the City has had to deal with.

Council Member LeMone asked if the City or the Public Works Department has shared information on social media about Public Works Week. This was denied. Council Member LeMone encouraged the City to create a post about this so the Public Works employees are recognized. There is a luncheon scheduled on Thursday at 11:30 a.m., and Council Members are invited.

ADJOURNMENT

MOTION: At 5:31 p.m., Council Member Andersen moved to ADJOURN the Work Session. Council Member Williams seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Rogers, and Williams voting “Yes.”

The City Council Work Session Minutes of May 19, 2026, were approved by the City Council on June 22, 2026.

Wendy Thorpe, CMC

City Recorder

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

**Pleasant Grove City
City Council Meeting Minutes
Regular Session
Tuesday, May 19, 2026
6:00 p.m.**

Mayor: Eric Jensen

Council Members: Dianna Andersen
Cyd LeMone
Dustin Phillips (via telephone)
Steve Rogers
Todd Williams

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

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. He noted that Council Member Phillips was attending via telephone.

2) PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by City Administrator, Scott Darrington.

3) OPENING REMARKS

The Opening remarks were offered by Council Member Andersen.

4) **APPROVAL OF MEETING AGENDA**

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

5) **PRESENTATIONS**

There were no presentations.

6) **OPEN SESSION**

Mayor Jensen opened the Open Session.

Bob Scott commended Council Member Williams for voting against the property tax increase at the last meeting. He also commended Council Member LeMone for questioning the amount. Mr. Scott believes a property tax increase should be a last resort. He suggested that the City Council ask Staff Members to return with a budget that prioritizes the police and fire needs. He pointed out that in 2023 there was a property tax increase considered, but it failed in a vote. As for a possible survey question, he believed the right question needs to be posed to residents.

Jerry Bushman reported that he attended a City Council Meeting in March to share comments about a City Ordinance and the number of vehicles that can be on a property. He was referred to a member of Staff, but never heard back. Mr. Bushman has returned to the City Council to highlight the same issue. He lives on a cul-de-sac, and there are trailers and junk cars parked along the road. The City Council has written certain policies and ordinances. He feels there should be an obligation to enforce them. Mr. Bushman sat on the Planning Commission for approximately 10 years in another city and is aware that there are ordinances that exist to address these issues. He reiterated the need for enforcement. A home is a significant investment and something needs to be done. He asked the City Council to look into this matter and provide feedback about next steps. Mayor Jensen asked that Mr. Bushman speak to Community Development Director, Daniel Cardenas. Administrator Darrington offered to walk out with him and discuss this matter.

Council Member Steve Rogers noted that there have been previous discussions about a Code Enforcement Officer that is parking specific. The neighborhood that Mr. Bushman lives in is not an isolated issue, as there are similar issues seen in other areas of Pleasant Grove. He stressed the importance of enforcement. It was reiterated that there will be a discussion with Mr. Bushman.

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

7) **CONSENT ITEMS**

- A. **City Council Minutes for the March 24, 2026, and April 14, 2026, Meetings.**
- B. **To Consider for Approval Payment No. 7 (PR 1 for 2026 CY) to Geneva Rock Products, Inc. for the Pavement Preservation Project.**

- C. **To Consider for Approval Payment No. 2 to Black Forest Paving for the 1100 East Area Waterline and Roadway Reconstruction Project.**
- D. **To Consider for Approval Payment No. 3 to Geneva Rock Products, Inc. for the Battle Creek Trailhead Parking Improvements Project.**
- E. **Payment Approval Reports for May 14, 2026.**

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

8) BOARD, COMMISSION, AND COMMITTEE APPOINTMENTS:

- A. **None.**

9) PUBLIC HEARING ITEMS

- A. **Public Hearing to Consider a Resolution (2026-25) Adjusting and Amending the Actual and Anticipated Budget Expenditures for Fiscal Year 2025-2026; and Providing for an Effective Date. *Presenter: Director Roy***

Finance Director, Denise Roy, reported that there are several proposed budget amendments. In the Class C Road Funds, there are two major projects that were awarded on February 17, 2026. The projects are for scrub and micro and 800 North and 680 North, which results in \$5.5 million that needs to be allocated in the Class C Road Funds. Fund Balance will be used for those projects.

In the Transportation Fund, there is an appropriation of \$550,000 for the 1100 East project. That bid was awarded on January 6, 2026. The budget also needs to be amended in Water for \$300,000 for the 1100 East project, which was awarded on January 6, 2026. There also needs to be an amendment for \$1.1 million for the 800 North and 680 North project, which was awarded on February 17, 2026. Some Water Impact Fees will be used on the 1100 East project and 800 North and 680 North project. Those were awarded in January and February for \$475,000 and \$825,000.

In the General Fund, there are some additional fuel expenses for parks and fire, so there is a \$25,000 gas increase proposed. Director Roy reviewed some Pool related items. There is a request to use some Fund Balance, because some personnel and chemical prices are still being worked through. There are also some personnel expenses listed in the Recreation Fund. The Cultural Arts shows some additional operational expenses. She explained that there is storage needed for PG Players and she wants to make sure there is the budget authority to cover those kinds of costs.

Council Member Rogers asked about the personnel line items. He questioned whether the budget for next year has already been increased to address the shortfalls that are being seen. Director Roy confirmed this, especially when it comes to the pool related items. There have been several meetings about the pool and she has looked at both the revenues and personnel expenses. One of the difficulties with the pool is that the seasons are in two different fiscal years. There was a bit of a disconnect with the pool opening last year, so there have been discussions about the schedule.

Director Roy reported that the next budget anticipates certain costs, such as the chemicals. Administrator Darrington noted that the pool has its own Fund Balance as a special revenue fund. Additional discussions were had about the swimming pool and the associated costs. Administrator Darrington explained that some personnel has been cut back as have some of the operating hours.

Mayor Jensen opened the public hearing.

Bob Scott did not believe the supporting documents were available to the public ahead of the City Council Meeting. It was clarified that residents can access the Meeting Materials Packet online.

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

MOTION: Council Member Andersen moved to APPROVE Resolution 2026-25 – Adjusting and Amending the Actual and Anticipated Budget Expenditures for Fiscal Year 2025-2026; and providing for an effective date. Council Member LeMone seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting “Yes.”

- B. Public Hearing to Consider Ordinance (2026-016) for a Zone Change to Remove the Valley Grove Mixed Use (VGMU) Overlay from Approximately 4.5 Acres of Land and to Apply the Grove Business Park (GBP) Overlay to Approximately 2.9 Acres of Land, Located at 877 South Mountain View Lane. Applicant: St. John Properties. Presenter: Director Cárdenas.**
****THIS ITEM WAS CONTINUED FROM 04/14/2026 and 04/28/2026****

Ahead of the discussion on Item 9B, Director Cardenas addressed the comments made during the Open Session. He reported that based on the Code Enforcement files, there was some action taken and the neighbors put in a fence, but there is additional enforcement that needs to be done.

Director Cardenas presented the Staff Report and explained that Item 9B, Item 9C, and Item 10A will be presented at the same time. The reason there are two rezones on the agenda is because the proposed rezone applies to two different parcels. There is also an item on the agenda that relates to a Development Agreement. Director Cardenas shared a map of the area and explained that in the past, the City made an agreement with St. John Properties for a certain amount of retail in exchange for a promenade and residential. The previous Development Agreement applied the Valley Grove Mixed Use Overlay to specific areas and allowed the developer to build a certain amount of residential. The applicant is proposing to remove the Valley Grove Mixed Use Overlay Zone, which allows for residential and retail uses. The request is to apply the Grove Business Park Overlay to portions of 877 South Mountain View Lane and 1018 South 1300 West, which allows flex space and light manufacturing. The applicant would like to construct a flex space building.

Director Cardenas shared additional information about what is proposed. The applicant would like to have a flex space building with the front of the building facing the west and the back of the building facing 1300 West. The applicant is proposing to leave the three lots facing North County Boulevard for retail and commercial uses. The applicant proposes the creation of a Development Agreement. He explained that the existing Development Agreement would be impacted by this.

The applicant proposes a Development Agreement, which will state that the area will be rezoned by applying the Grove Business Park Overlay to allow for flex space. Director Cardenas explained that the Development Agreement is a proposal from the applicant. While Staff read the proposal and provided suggestions, the Development Agreement did not come from Staff. The applications related to Zone Changes and the Development Agreement were brought to the City by the applicant. Several items from the proposed Development Agreement were reviewed:

- The promenade shall be completed prior to the issuance of a Certificate of Occupancy for the second, and probably final, residential building;
- Proposes that the new retail use (15,000 square feet) shall be counted toward the phasing requirements to build the second residential building;
- Provides for enhanced landscaping;
- Proposes enhanced building design requirements;
- Provides for a minimum of 15,000 square feet of retail uses on Lots 2, 3, and 4 (Lots 2 and 3 being completely dedicated to retail uses);
- As the applicant is proposing to eliminate the Valley Grove Mixed Use Overlay Zone, the total amount of residential use goes from 1,155 units to 1,040 units for the entire project.

In the original Development Agreement, there were three residential buildings, which were pointed out on a map of the area. There was phasing proposed, and in the final phase, the developer had to finish a promenade that would create a walkable area and allow residents to access the commercial and retail uses. In the amendment to the Development Agreement, the applicant is proposing that the promenade be completed prior to the issuance of a Certificate of Occupancy for the second building. In the previous agreement, the promenade was the final step for the third building. Since there might not be a third building, the applicant is proposing a shift in the phasing.

Council Member Williams asked what would happen if the applicant sold the second building and the new owner wanted to make certain changes. Director Cardenas explained that in a situation like that, there would need to be a discussion with Staff. The applicant would have the right to propose a new Development Agreement and that could be brought to the City Council.

Council Member Williams wanted to know if the required amount of retail space has been calculated. Director Cardenas reported that by the time of the second building and the promenade, there will be approximately 140,000 square feet of retail uses. The last time he checked, there was between 80,000 to 85,000 square feet of retail, so there is still more that needs to be built.

Director Cardenas explained that the Development Agreement proposes that the new retail use be counted toward the phasing requirements to build the second residential building. Administrator Darrington asked if that was added into the agreement, because he believed there was some pushback from Staff on that. It was clarified that Staff did not recommend this be included.

The Development Agreement provides for enhanced landscaping. Director Cardenas shared an image with the City Council for clarification and reported that the applicant proposes additional landscaping beyond what is required in order to make the site look more aesthetically pleasing. The applicant is proposing to build a berm that would be 2 to 3 feet tall along 1300 West. In

addition, there is a proposal for enhanced building design requirements. The enhancements would include four-foot bump outs at each entrance, color and texture variations on the front façade, glass windows to the ground, wrapped glass on both the north and south front corners of the building, vertical elevation changes on the roof line, windows in roll up doors along the back, and no truck loading docks. The applicant is willing to include these items in order to receive approval.

The applicant is proposing to eliminate the Valley Grove Mixed Use Overlay Zone, which means the total amount of residential will shift from 1,155 units to 1,040 units for the entire project. Director Cardenas explained that the Development Agreement proposes removing the zone that allows for retail and residential for a zone that will allow for flex space and light manufacturing.

Staff recommends the City Council consider denial of what has been proposed by the applicant. Director Cardenas explained that this is a gateway to the City and Staff does not believe the Development Agreement provides enough protection. Council Members discussed the applicant proposal. City Attorney, Christine Petersen, explained that if the City Council does not believe flex space is appropriate, both Zone Change applications would need to be denied. She reminded Council Members that the terms of the original Development Agreement are still in place. What is before the City Council is a package deal from the applicant, which includes the three requests.

Director Cardenas explained that the reason there are two Zone Change items on the agenda has to do with the fact that there are two parcels. He shared an interactive map with Council Members to demonstrate what has been requested by the applicant. Council Members asked clarifying questions about some of the areas shown on the map, including in the buildings in Lindon.

The applicant representative, Marty Beaumont, explained that he is with St. John Properties. This is the third time discussing this item, but the intention this time is to address a number of items that were not completely fleshed out previously. Removal of the Valley Grove Mixed Use Overlay and the application of the Grove Business Park Overlay will make it possible to enhance the area. The building enhancements proposed are not typical of what is normally seen on a flex building. As far as the back of the building is concerned, this area will be addressed through the proposed landscaping.

Mr. Beaumont noted that during the previous Development Agreement discussions, there was some uncertainty about what would happen with the promenade. The proposed Development Agreement addresses that uncertainty and commits to the full promenade with the Certificate of Occupancy for the second residential building. Right now, the Development Agreement states that the promenade will happen with the Certificate of Occupancy for the third residential building. As for the construction of the retail commercial area around the promenade, there are certain limits that need to be met. He reviewed the Concept Plan and reiterated that the intention is to complete the promenade prior to the issuance of a Certificate of Occupancy for the second retail building.

Item 2.1 of the Development Agreement was discussed. Mr. Beaumont reported that this indicates that only retail space uses shall be allowed on Lots 2 and 3 of the developer property. 2.2 indicates that on Lots 2, 3, and 4, there has to be a minimum of 15,000 square feet. There is a desire to have flexibility to bring those in based on the market conditions. The proposal is to strike 2.1 from the approved Development Agreement. Other than that, there is agreement with everything else that

has been proposed. There were two renderings shared with the City Council. Mr. Beaumont pointed out the inclusion of the Valley Grove sign, which is envisioned to enhance the corner.

Council Member Phillips asked if it would make sense to include a condition in the Development Agreement that would ensure the 15,000 square feet was added. This condition would make the City feel comfortable that the square footage would not need to be monitored on a regular basis. Administrator Darrington explained that even if there was something included that would be a pain point for St. John Properties, the City would still need to make a determination about what is retail and whether the 15,000 square feet is being met. It is for the ease of the City that certain lots are asked to be made retail, so it will be easier to manage the uses. Council Member Phillips pointed out that the long-term management will likely be more difficult than the short-term management. There is turnover that makes the long-term management somewhat challenging to deal with.

Council Member Williams explained that, based on previous experience, the lots could be sold and then developed by someone else. He wanted to understand the worst-case scenario if the lots were sold. Director Cardenas clarified that the renderings shown by the applicant are not part of the Development Agreement. They do not guarantee that what was shown will actually be built to look like that. The worst-case scenario would be that the property was sold and then whoever purchased the property would fight Staff on every requirement in the agreement.

Mr. Beaumont reported that Lot 4 is the largest lot and has the potential for the most change. Management will still need to occur, but what is proposed provides additional flexibility to move people in and out. The other two lots will not create the heavy burden of management. He reiterated that there will need to be management regardless, but there is flexibility requested.

Director Cardenas explained that if the request is denied, then the yellow area shown on the map could be retail or residential. However, there is an area that has to be either retail or office. Right now, the residential does not extend all the way to 1300. Council Member Rogers asked to review some of the zoning that is highlighted on the map. He wanted to know what would happen if the request was approved and flex space was allowed in an area that was not zoned for that use. Other property owners might approach the City Council with a similar request. He expressed concerns about the precedent that could be set in this area if the proposals are approved by the City Council.

Attorney Petersen clarified that the Business and Manufacturing Park Zone on the east side of 1300 West was always planned to be a buffer zone between more intense uses and the commercial uses. 1300 West was designed to be the boundary of that buffer zone. When the Business and Manufacturing Park Zone was put in that location, there was not an awareness that 1300 West would eventually become a major thoroughfare. To allow that buffer zone to cross over onto the west side of 1300 West was not what the City had originally planned. Council Member Andersen asked about commercial sales and what the doTERRA building would be considered. Director Cardenas shared a map with the City Council that provided some additional clarification.

Council Member Williams mentioned the original Development Agreement and pointed out that a certain number of units were allowed. He asked about the number of units proposed by the freeway. Director Cardenas reported that the building that was approved has 472 units. Council Member Williams asked how much residential could theoretically be put on 4.5 acres. Director

Cardenas explained that the main factor that will determine the number of units on 4.5 acres is the parking that can be accommodated. He noted that it is difficult to have underground parking because of the water table. Council Member Williams believed that in order to fulfill the original Development Agreement, there would need to be a couple of hundred units on the property. Attorney Petersen clarified that the developer does not have to have that many, but the developer is entitled to put a certain number of units on a combination of the three parcels. 472 have already been used, and there could theoretically be 472 more in the second building. There is also entitlement to use the third parcel for whatever remains. It was reiterated that parking can limit the number of units.

Mr. Beaumont reminded the City Council that the proposal provides certain benefits to the City, such as building enhancements, landscape enhancements, and another acre of promenade built sooner than originally anticipated. There is a lot being offered through the Development Agreement. He feels there is an opportunity to build sooner and address some previous issues.

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

Council Member Andersen reported that she works across the street and sees this area on a regular basis. She has seen flex space done well. There is opposition to the residential development because traffic is a challenge at specific times of the day in the area. If there were 300 units, that would be 300 to 400 people coming and going at around the same time. She does not think that what is proposed would be unattractive when coming into town, because there would still be the necessary upkeep.

Council Member Phillips feels there are certain elements that could slow down the development of this project. Those elements are economically driven, such as an economic downturn. The developers appear motivated to move this work forward. As for the earlier comment made about setting a precedent, there is no exception being made for one developer, but there is a negotiation taking place, and there are certain concessions that have been proposed. The question is whether the City Council feels those concessions provide enough value to the City to approve what has been proposed by the developer. He personally feels that the concessions are enough.

Council Member LeMone noted that if there are concerns about traffic, then the 1,000-plus units should not have been approved. She does not feel comments about traffic are relevant at this time. What has been proposed will benefit St. John Properties. There is a limited amount of land left, and she does not want unattractive brick buildings for flex space. She is worried that there will be sales tax revenue lost with what has been proposed by the applicant. Council Member LeMone is concerned that people coming to a major gateway of the City will see an unattractive development.

MOTION: Council Member Andersen moved to APPROVE Ordinance 2026-016 – Zone Change to Remove the Valley Grove Mixed Use Overlay from Approximately 4.5 Acres of Land and Apply the Grove Business Park Overlay to Approximately 2.9 Acres of Land, Located at 877 South Mountain View Lane. Council Member Phillips seconded the motion. Council Members LeMone, Rogers, and Williams voted “No.” Council Members Andersen and Phillips voted “Yes.” The motion failed with a vote of 3-to-2.

MOTION: Council Member LeMone moved to DENY Ordinance 2026-016 – Zone Change to Remove the Valley Grove Mixed Use Overlay from Approximately 4.5 Acres of Land and Apply the Grove Business Park Overlay to Approximately 2.9 Acres of Land, Located at 877 South Mountain View Lane. Council Member Rogers seconded the motion. Council Members LeMone, Rogers, and Williams voted “Yes.” Council Members Andersen and Phillips voted “No.” The motion passed with a vote of 3-to-2.

- 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 and 04/28/2026.****

This item was discussed at the same time as Item 9B and Item 10A.

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

MOTION: Council Member LeMone moved to DENY Ordinance 2026-017 – Zone Change on Approximately 0.74 Acres of Land to Apply the Grove Business Park Overlay, Located at 1018 South 1300 West. Council Member Rogers seconded the motion. Council Members LeMone, Rogers, and Williams voted “Yes.” Council Members Andersen and Phillips voted “No.” The motion passed with a vote of 3-to-2.

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 and 04/28/2026.****

This item was discussed at the same time as Item 9B and Item 9C.

MOTION: Council Member Rogers moved to DENY 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. Council Member LeMone seconded the motion. Council Members LeMone, Rogers, and Williams voted “Yes.” Council Members Andersen and Phillips voted “No.” The motion passed with a vote of 3-to-2.

- B. To Consider Resolution (2026-26) Authorizing the Mayor to Sign an Underground Right-of-Way Easement Granting Rocky Mountain Power an Easement for the Relocation of Power Lines at Discovery Park to Accommodate a New Cell Tower for AT&T Located at Approximately 100 East and 1555 North, Pleasant Grove, Utah, and Providing for an Effective Date. *Presenter: Attorney Petersen.***

Attorney Petersen reported that the easement for Rocky Mountain Power is another step in the construction of a new cell tower at Discovery Park. The City Council has previously approved the Lease Agreement for AT&T to build the tower, but some power lines need to be moved. The existing power lines are not exactly in the easement already granted. There is a modification requested so Rocky Mountain Power can install transmission lines to service the cell tower.

MOTION: Council Member Andersen moved to APPROVE Resolution 2026-26 – Authorizing the Mayor to Sign an Underground Right-of-Way Easement Granting Rocky Mountain Power an Easement for the Relocation of Power Lines at Discovery Park to Accommodate a New Cell Tower for AT&T Located at Approximately 100 East and 1555 North, Pleasant Grove, Utah, and Providing for an Effective Date. Council Member LeMone seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting “Yes.”

11) ITEMS FOR DISCUSSION.

- A. Property Tax Impact Statement for the Fiscal Year Beginning July 1, 2026, and Ending June 30, 2027, and Providing for an Effective Date. *Presenter: Director Roy.***

Administrator Darrington explained that in order to meet State law, the Property Tax Impact Statement for the Fiscal Year beginning July 1, 2026, and ending June 30, 2027, needs to be read into the record. This was also read during the Work Session. Director Roy read the statement.

- B. Continued Items from the Work Session, if Needed.**

Police Chief, Keldon Brown, reported that there have been responses to several different locations where 60 to 100 juveniles have been congregating for a fight night. Some of the locations have included Grove Creek trailhead, Manila Creek Pond, and the high school football field. In addition, he noted that e-bikes are out and there have already been speeding issues. He explained that so education and enforcement measures are continuing to be prioritized in the community.

Chief Brown noted that there are background checks taking place for possible new hires. Discussions were had about some of the incidents that have taken place more recently in the community. Council Member Rogers thanked the Police Department for serving younger citizens.

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

The future City Council Meetings were not discussed.

13) MAYOR AND COUNCIL BUSINESS

Council Member LeMone was at the pickleball courts earlier in the day. There were some junior high school students on the next court over, and there was a friendly game against them. The students told her that they were there to practice for the Strawberry Days tournament. She likes that Pleasant Grove takes recreation programs seriously, because it provides a lot of opportunities.

Council Member Williams mentioned the new parking lot at Battle Creek and noted that it has been receiving overnight vehicles. He asked City Staff to look into this issue further.

Council Member Rogers stated that he would like to have a more robust conversation about the budget during a City Council Meeting. He would like to do this before Council Members are asked to approve a final budget. Staff is recommending a property tax increase for the police and fire needs. In order to accomplish that without a property tax increase, there would need to be money taken from other parts of the budget. There are other departments that offer a lot of services to residents, such as parks and library services. Pleasant Grove offers things to every sector of the community in a coordinated manner. He does not want residents to think that the City Council is taking an easy way out by considering a property tax increase. Council Members are looking carefully at all of the services provided by the City and are considering how to ensure there is a focus on different sectors of the community. Administrator Darrington asked that specific items be emailed to Staff so then those can be addressed more specifically during the meeting on June 2, 2026. There can be a scheduled discussion with Council Members Rogers and Williams.

Council Member LeMone agreed with the comment made that residents have different needs. When there is a child that cannot read, the library becomes the most important service, and when there is a sewer line that breaks, the Public Works Department becomes the most important service. The intention is to meet the needs of all residents with the various services that are provided. Council Member Rogers stated that people in the City are diverse, as are their needs and interests.

Council Member Rogers expressed appreciation for the comments shared during the Open Session by Mr. Bushman. Residents need to know that there is a “report and address” style of enforcement. When someone brings something to the attention of the City, it becomes possible to address the issue. He asked for information about parking enforcement. Administrator Darrington reported that the Police Department has been writing tickets and giving out warnings for those parking illegally. This is mostly happening at night in locations where people are ignoring the red curb. There is a difference between a situation like that and an unlicensed trailer on the side of the road. The latter has more to do with code enforcement as opposed to law enforcement. Council Member Rogers added that there are concerns about areas where there are narrow roads, such as 900 North, 350 East, and some cul-de-sacs. He wants to make sure other areas are also being monitored.

Mayor Jensen suggested that Council Members who receive complaints about these issues send an email to Administrator Darrington. Council Member Andersen mentioned another area of concern, which on 220 South after the signal. It is difficult to see when vehicles are coming because of the parking that is taking place there. Administrator Darrington offered to look into this. Council Member Williams stressed the importance there being strict parking enforcement.

The Council further discussed parking enforcement. Administrator Darrington used Provo as an example and explained that there is parking enforcement in place there. It was noted that parking enforcement is separate from code enforcement. Chief Brown reported that there have been discussions about a parking officer, but it is difficult to find someone to fill a position that would only be a few hours a week. It is not possible to address on-street parking in areas where the curb is not red, but it is likely that there will continue to be parking issues unless something is done.

Chief Brown reported that the tow companies are towing approximately eight vehicles a week out of 220 South. Council Member LeMone does not want the police officers to be overly focused on parking enforcement because there are other issues that need to be handled by those officers.

Council Member Williams pointed out that whenever there is a development approved that has 1.3 parking spaces per unit, there tends to be a parking problem. There are then discussions about enforcement. Council Member LeMone noted that these issues are not only associated with high-density areas, as there are also issues near schools when there are no sidewalks on the streets. Council Member Williams suggested that there be additional red curbs. Council Member LeMone would like to hire a part-time parking enforcement officer who can focus on these issues.

Chief Brown explained that between 8:00 a.m. and 5:00 p.m., there is not usually a problem with parking. This tends to be more of an issue at night and on the weekends. Council Member LeMone suggested that an attempt be made to hire someone part-time in order to address parking enforcement. Attorney Petersen explained that if there is a dedicated parking enforcement person, there needs to be an administrative process determined to handle appeals and collections. These would not be criminal matters, so issues would not necessarily be handled by the Justice Court. She noted that Provo has a robust parking enforcement department with a collections system.

Administrator Darrington offered to come back to the City Council with a proposal related to parking enforcement. When this was initially discussed, the focus was on red curbs rather than narrow streets. He noted that narrow streets will involve a separate discussion about enforcement. If there is a determination made that parking should be limited on narrow streets and in certain areas, then information will need to be brought back to the City Council for consideration.

Council Member Rogers believed there should be an administrative process to deal with code enforcement infractions. Attorney Petersen clarified that there is one, but there is not a strong appeal or collection process established. Council Member Rogers felt there should be a process in place as well as someone dedicated to part-time parking enforcement in the community. Administrator Darrington reported that Staff will develop a plan and bring information back.

Mayor Jensen thanked Staff and St. John Properties for all of the hard work that has been done. He appreciates the businesses that have been brought into The Grove, as there are some new

businesses that will have ribbon cuttings in the next two weeks. These businesses have chosen Pleasant Grove for their business and that is because of efforts made by others. Mayor Jensen informed Council Members that there is a golf tournament scheduled to take place on Friday.

14) SIGNING OF PLATS

No plats were signed.

15) REVIEW CALENDAR.

Administrator Darrington reviewed the calendar items. The Public Works luncheon will take place on Thursday at 11:30 a.m. The Memorial Day program will be on May 25, 2026, at 9:00 a.m.

16) ADJOURN

MOTION: At 8:19 p.m. Council Member Williams moved to ADJOURN the City Council Meeting. Council Member Rogers seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting “Yes.”

The City Council Minutes of May 19, 2026, were approved by the City Council on June 22, 2026.

Wendy Thorpe, CMC

City Recorder

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

**Pleasant Grove City
City Council Meeting Minutes
Work Session
Tuesday, June 2, 2026
4:30 p.m.**

Mayor: Eric Jensen

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

Staff Present: Scott Darrington, City Administrator
Sierra Pierson, Assistant to the City Administrator
Christine Petersen, City Attorney
Neal Winterton, Public Works Director
Wendy Thorpe, City Recorder
Denise Roy, Finance Director
David Packard, Human Resources Manager
Drew Engemann, Fire Chief
Keldon Brown, Police Chief
Carl Nielson, Police Department Lieutenant
Daniel Cardenas, Community Development Director
Soad Sing, Management Intern
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. It was noted that Council Member Steve Rogers arrived at the Work Session at 4:31 p.m.

a. Introduction of New Employees.

Public Works Director, Neal Winterton, introduced New Public Works Operator, Mekhi Liotta. Mr. Liotta explained that he is from Washington State and moved to the area approximately six months ago. He was working with Black Forest Paving and heard about the open position in Pleasant Grove. He applied for Public Works Operator while a main break was being fixed.

Community Development Director, Daniel Cardenas, introduced the new Planning Assistant, Maria Arteaga. Ms. Arteaga is from Provo and recently worked as a Code Enforcement Officer in Vineyard. Mayor Jensen thanked her for always being so welcoming at the front counter.

b. Introduction of the Youth Council.

The above agenda item related to the Youth Council had been moved to a future meeting.

c. Read the Property Tax Impact Statement – Director Roy.

Finance Director, Denise Roy, read the Property Tax Impact Statement for the Fiscal Year beginning July 1, 2026, and ending June 30, 2027. It will also be read during the Regular Meeting.

d. Risk Assessment.

Director Roy shared information about the Fraud Risk Assessment and explained that the assessment is one of the State compliance requirements. Points are assessed based on the different policies that are in place. There were 355 points earned out of a possible 395. There would have been more points received if she were a Certified Public Accountant (“CPA”) and if employees and elected officials annually committed in writing to abide by a statement of ethical behavior. The second item is something that can be pursued in the future to receive more points.

The Fraud Risk Assessment needs to be presented to the City Council in a public meeting. It also needs to be signed by the City Administrator and Finance Director before it is submitted to the State Auditor’s Office. Director Roy explained that the Fraud Risk Assessment is done on an annual basis. Discussions were had about the statement of ethical behavior. City Administrator, Scott Darrington, reported that in the past, Council Members have signed conflict of interest forms, and ethics paperwork was signed at the same time. However, he does not believe that was brought to the City Council this year. Those forms can be provided to Council Members in the future.

Director Roy shared information about a fraud case in Dixon, Illinois, that involved the City Treasurer. When Director Roy attended the Government Finance Officers Association (“GFOA”) Conference in Los Angeles a few years back, one of the presenters was the FBI agent on that case. There was a discussion about the case and how complicated it was. She explained that there is a documentary about that fraud case called “All the Queen's Horses,” for those who are interested.

e. Staff Business.

Library Director, Sheri Britsch, reported that Summer Reading will start tomorrow. Police Chief, Keldon Brown, explained that officers are being proactive and there have been a few pursuits recently related to drug situations. He noted that there have been steady calls related to domestic violence issues. Chief Brown reported that there is work being done to prepare for Strawberry Days. All of the assignments are in place for the activities, with a split between the park and rodeo.

Council Member Rogers and Council Member Andersen spent time with Chief Brown and Detective Justin Penrose at the Chamber event. Council Member Rogers observed that Detective Penrose is never off the clock, as he was making sure everything was processed correctly. He expressed

appreciation for the work the Police Department does regularly. It is meaningful that the Police Department works so hard to keep residents safe. Chief Brown appreciated those comments. He also noted that Council Member Dustin Phillips was at the Citizens Academy.

Recently, there have been calls to assist neighboring agencies with drone pilots. There were burglars in Lehi who were caught using the drone, as it has a heat signature. This is a wonderful tool to have on hand. Chief Brown added that summer has arrived, which is an active season.

Fire Chief, Drew Engemann, reported that it is a busy time for the Fire Department. Strawberry Days will take place soon, and the Fireman's Pancake Breakfast will be held on June 13, 2026. Council Member assistance at the breakfast would be greatly appreciated. Last week, the Citizens Academy took place. Council Member Phillips and Human Resources Manager, David Packard, went on a call and saw what happens when a live wire hits another power line.

Director Cardenas reported that there was an inspection at Zeppe's Italian Ice and Frozen Custard. He explained that a Business License involves a collection of signatures from the Fire Department, Building Department, and other relevant departments to ensure that all requirements are met. Once all of the signatures have been obtained, it takes two to three days to issue the Business License.

Manager Packard reported that he participated in the Citizens Academy recently. He thanked Lieutenant Carl Nielson as well as the rest of the Police Department and Fire Department. It was possible to see the drones in action as well as the K9, tasers, and jaws of life. He appreciates everything that public safety does for the residents in Pleasant Grove. He recommended that Council Members, Staff Members, and residents look into the Citizens Academy classes.

Management Intern, Soad Sing, reported that the steps challenge started on June 1, 2026. The goal is 10,000 steps per day, and the challenge runs through August. There is a Blood Drive scheduled at the Recreation Center on June 8, 2026. It will run from 10:00 a.m. to 4:00 p.m. Administrator Darrington reported that there is a competition between departments for the steps challenge. The Mayor and City Council fall under the Administrative Department. An average is taken of the steps in the department, so he encouraged Council Members to sign up and join the challenge.

Administrator Darrington reported that an ordinance was created last year for Strawberry Days, which states that people cannot place items in the City right-of-way until 3:00 p.m. the day before the parade. This information will be shared on social media, and yard signs will be placed in the right-of-way along the parade route. He explained that most of 200 South has a narrow public right-of-way, and it is from the sidewalk to the street. On Center Street, there are wide right-of-way areas. Signs will be put out this week so residents are aware of the restrictions. If there is something placed in the right-of-way ahead of time, then that item will be brought to City Hall.

Council Member Andersen expressed concerns that there might be fights when people try to claim a spot after 3:00 p.m. the day before the parade. There will now be a short window where a lot of people will be trying to claim real estate. Administrator Darrington explained that in the past, it had always been first-come, first-served, and that is what will happen this time around as well. The only difference is that it is not possible to place items in the City right-of-way until a specific time.

Mayor Jensen noted that it tends to be fairly organized on Main Street. Administrator Darrington stated that there is a sidewalk, but there is no grass strip right-of-way in that location. He reminded Council Members that signs have been printed to indicate the time that placement of items is allowed. The City can see what happens this year and then make adjustments if needed.

Council Member Andersen pointed out that previously, the items were placed at random times, but now there is a specific time when placement is allowed. There could be a rush to claim a spot. She expressed concerns that there might be fights that break out. Council Member Cyd LeMone explained that there have been safety issues created when people place chairs in the sidewalk. Without the time restriction in place, there could be safety issues that last well over a week due to items like folding chairs, patio chairs, and blankets in the right-of-way. Administrator Darrington clarified that the sidewalk needs to remain clear. It is the right-of-way requirement that is new.

Council Member Rogers asked if there is something being done for the homeowners who live along the parade route. He wants to make sure they are aware of the new restriction that is in place. Administrator Darrington clarified that nothing has been done to specifically increase homeowner awareness. Mayor Jensen suggested that some information be provided to property owners.

Council Member LeMone reminded the Council that last year, there were signs placed asking residents to respect the lawns of the homeowners on the parade route. It seems this was appreciated by the homeowners as well as residents. There have been issues in the past where people have placed items on private property, which is the reason Strawberry Days created the signs.

Administrator Darrington reported that the yard signs will be placed two weeks in advance, so there will be a lot of warning provided to residents. He does not know at this point what the unintended consequences will be, as there are thousands of people who attend the parade each year. Council Member LeMone stressed the importance of enforcement, as there are still safety concerns. Discussions were had about Council Members handing out candy during the parade.

Council Member Andersen asked about the rodeo tickets. Council Member Williams shared information about what was posted. Administrator Darrington explained that the City only knows what has been shared online. He reported that the City receives some tickets as part of the agreement with Strawberry Days, and those should be received at some point later in the week.

Administrator Darrington reported that on June 9, 2026, there will be a ribbon-cutting for Chicken Salad Chick. A calendar invitation was sent out to Council Members for 9:30 a.m. On June 12, 2026, at 10:00 a.m., there will be a ribbon-cutting for a business on Main Street, Cam's Cookies.

The process for the budget was reviewed. Administrator Darrington reported that there will be a public hearing during the Regular Session. There will be an opportunity for the public to speak about the budget, but no action will be taken by the City Council during the City Council Meeting. The Property Tax Impact Statement will be read again at the end of the Regular Session.

On June 16, 2026, at 5:00 p.m. there will be a Special City Council Meeting to adopt the tax rate. This does not mean the property tax has been executed, but that it has officially been proposed. When the residents receive their tax notice in July, it will include information about the proposed amount as well as public hearing information. On June 22, 2026, if the City Council chooses to move forward

with a property tax increase, there will be adoption of the Interim Budget. The Interim Budget will have a line that is specific to property tax. If the budget is adopted on that date, the tax increase will not be adopted, as it stands alone from the rest of the budget. He explained that there will be a vote on August 11, 2026, as part of the Truth In Taxation hearing.

Administrator Darrington recently received an email from Council member Williams with some questions about the budget process. Director Roy and Administrator Darrington will respond to that email and share the answers with Council Members. Mayor Jensen mentioned the Redevelopment Agency (“RDA”) and Local Building Authority (“LBA”) items on the meeting agenda. Administrator Darrington explained that for the RDA and LBA, there will be a public hearing and adoption on June 22, 2026. There is an opportunity for members of the public to share comments about the budget.

Administrator Darrington reported that Miss Pleasant Grove royalty and Miss Pleasant Grove Teen royalty are planning to attend the City Council Meeting, but this item was not officially added to the agenda. Before the Open Session occurs, the Mayor will invite them to provide comments.

The remaining Regular Session agenda items were reviewed. Administrator Darrington next shared information about the County numbers. Those are still being finalized and should be received next week. Normally, the County sends out numbers on June 15, but were told that the numbers needed to be ready by June 1. Unfortunately, the numbers were not ready by that date.

Council Member LeMone asked about the property tax increase survey. Administrator Darrington reported that the surveying company used an email list to distribute the survey question. There have been emails and text messages sent out to several thousand residents. Not every resident will receive the survey. He explained that it is possible to send the results page to Council Members.

According to the survey company, there is normally a 5% response to the emails. The email text states: “Pleasant Grove City would like you to fill out a one-question survey,” and a link is provided to the survey. Everbridge will be used later in the week. The numbers will be cross-checked to ensure that a resident does not receive the survey more than once. Council Member Rogers received the survey on May 30, 2026, but the email about the survey went into his spam folder.

ADJOURNMENT

MOTION: At 5:24 p.m., Council Member LeMone moved to ADJOURN the Work Session. Council Member Phillips seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting “Yes.”

The City Council Work Session Minutes of June 2, 2026, were approved by the City Council on July 7, 2026.

Wendy Thorpe, CMC

City Recorder

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

**Pleasant Grove City
City Council Meeting Minutes
Regular Session
Tuesday, June 2, 2026
6:00 p.m.**

Mayor: Eric Jensen

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

Staff Present: Scott Darrington, City Administrator
Sierra Pierson, Assistant to the City Administrator
Christine Petersen, City Attorney
Neal Winterton, Public Works Director
Wendy Thorpe, City Recorder
Denise Roy, Finance Director
David Packard, Human Resources Manager
Drew Engemann, Fire Chief
Keldon Brown, Police Chief
Carl Nielson, Police Department Lieutenant
Daniel Cardenas, Community Development Director
Soad Sing, Management Intern
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.

6:00 P.M. REGULAR CITY COUNCIL MEETING

1) CALL TO ORDER

Mayor Eric Jensen called the Regular Session to order at 6:00 p.m. and welcomed those present.

2) PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Assistant to the City Administrator, Sierra Pierson.

3) OPENING REMARKS

The Opening remarks were offered by Council Member Dustin Phillips.

4) **APPROVAL OF MEETING AGENDA**

Mayor Jensen noted that there are some changes proposed to the meeting agenda. After approval of the agenda, there will be an introduction of the Strawberry Days royalty. City Administrator, Scott Darrington, reported that Item 8A will be heard later on in the meeting and will become 10D.

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

The Strawberry Days royalty was invited to address the City Council. Kym Wilson introduced the Little Miss Strawberry Days royalty, and a photograph was taken with the City Council. Miss Pleasant Grove Teen, Josie Heriford, introduced herself to the City Council. Her service initiative is the Self Love Project, which encourages self-acceptance, body positivity, and confidence. The attendants were introduced, and a photograph was taken. Miss Pleasant Grove, Ellia Hays, introduced herself to the City Council and explained that her community service initiative is called One Brave Thing. It is about how bravery happens in the simple and small moments. She is grateful for the opportunity to serve the community and meet many different people. She read a statement about leadership and volunteering. Ms. Hays thanked the Council for their efforts and introduced the Miss Pleasant Grove attendants. Community service initiative information was shared for each attendant, and the Council took a photograph with the Miss Pleasant Grove royalty.

5) **OPEN SESSION**

Mayor Jensen opened the Open Session.

Isaac Paxman reported that he is running for Utah County Commissioner. He is present at the meeting to introduce himself to the City Council. Mr. Paxman is a seventh-generation Utah County resident and has a background as an attorney. He was at the U.S. Department of Justice and had a strong legal career before there was an opportunity to serve as the Deputy Mayor of Provo. He mentioned the airport terminal that was built and noted that there were situations where he had to deal with budget cuts. His background has prepared him to step into the role of Utah County Commissioner. He has experience obtaining funding for regionally significant projects. He wants to make sure this is the best place to live and stressed the importance of obtaining outside funding.

Michael Murdock and Cassera Reeves explained that they are members of the Board of Directors for the Villas at Maplewood Grove Homeowners Association (“HOA”). There are a few issues around the community that require City involvement. Two of them have to do with the road in front of the community, which is 200 South, between Pleasant Grove Boulevard and State Street. The other has to do with the marsh area that is between this community and the apartments behind.

Mr. Murdock reported that there is not sufficient parking in the community, so there is a lot of on-street parking. This causes issues because some people park in areas that are specifically designated “No Parking.” There is no enforcement, and safety issues are created, such as blind corners. He requested that there be enforcement in this area to address the issue. There could also be some re-grading since there is a lot of water on the west end of the road, and mirrors could be installed to increase visibility. Mr. Murdock added that the road is dark and there are no streetlights. He asked

if the City would consider installing streetlights along the road to increase visibility. As for the marsh area, it is a fire hazard and there is a lot of undergrowth. Mayor Jensen reported that the City Administrator will speak to them about the issues that have been highlighted.

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

6) **CONSENT ITEMS**

- A. **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 North Area Waterline, Drainage and Roadway Reconstruction Project.**
- C. **To Consider for Approval Change Order No. 3 for Condie Construction Co, LLC, for the 800 North Area Waterline, Drainage and Roadway Reconstruction Project.**
- D. **Payment Approval Reports for May 28, 2026.**

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

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

- A. **None.**

8) **PRESENTATIONS**

- A. **Property Tax Impact Statement for Fiscal Year Beginning July 1, 2026, and Ending June 30, 2027, and Providing for an Effective Date. *Presenter: Director Roy.***

This item was moved to Item 10D on the Regular Session agenda.

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 Overlay” (SDO) Zone. Applicant: Julie Smith. *Presenter: Director Cárdenas.***

Community Development Director, Daniel Cardenas, presented the Staff Report and explained that this is a Code Text Amendment for the creation of a new overlay zone called the Springs District Overlay (“SDO”) Zone, which is proposed to eventually be established on a property in Pleasant Grove. The Renaissance at Indian Springs development is located on the southwest corner of 2600 North and 1300 West. He highlighted the property on a map of the area.

Director Cardenas reported that the development is approximately 20.63 acres. He shared background information and explained that the development was created in 1998 as a Planned Unit Development (“PUD”). There are some geographical features that make development challenging. For instance, there is a steep slope and hydrological features such as springs and wetlands. In 1998, the developer presented a plan that would maximize the number of units that could be in the development. Based on the acreage on the property, the maximum number would be 41 units. In total, there are actually 42 units, which is one unit per half acre. When a development is difficult based on geographical constraints, there is a tool that can be used, called cluster development, which is what the developer used. No density was lost, but the homes were clustered together.

The development from 1998 is compatible with the surrounding areas. Director Cardenas shared a Zoning Map with the City Council and pointed out the location of the development. In the area, there is mostly the Rural Residential (RR) Zone and the R1-20 (Single-Family Residential) Zone.

Director Cardenas explained that PUDs are complicated because issues tend to arise over time. As a result, there are no PUDs created in Pleasant Grove anymore. The applicant, Julie Smith, who has been working with Don Eaton, approached Staff and explained the overall objective. The applicant is proposing to subdivide 4 acres of land for future residential development. Director Cardenas reported that this proposal has come to the City Council in the past and was denied.

The applicant informed Staff that there is a desire to section off a portion of land there that is already in the plat. Director Cardenas shared the existing plat that was recorded with the County, which states that Parcel A is perpetual open space. Parcel B and Parcel C are also listed as perpetual open space on the plat. Since PUDs do not exist in the City anymore, they are considered non-conforming. It is not possible to increase the non-conformity of a project. Taking the area out would increase the non-conformity, because the density would become higher than originally planned. Staff created a path for the applicant to present something to the City Council, which is the creation of a new code. If the four acres are sectioned out, there would be 42 units in a smaller area, and there is no zone that would meet the existing conditions. The applicant is proposing the creation of a zone that could be applied to that area to meet the requirements of the code.

Director Cardenas reviewed additional materials and pointed out the location of the detention pond and wetlands. He explained that a Hydrology Report is required at the time of subdivision, but a subdivision is not being presented at this time. The current application was presented to the Planning Commission, and the same presentation materials were reviewed by Commissioners. The Planning Commission forwarded a unanimous recommendation of denial. Staff believes the area should remain as perpetual open space, as originally approved. Director Cardenas pointed out that approval of this application would set a precedent. The reason the applicant wants to section off the 4 acres is to sell the land to obtain money for the existing HOA needs.

The applicant representative, Don Eaton, explained that he is representing 75 residents in the Renaissance at Indian Springs HOA. As a group, there is unanimous support for the proposal. The proposal has to do with the 16 acres, because the City does not have a zoning classification for what currently exists. If this can be determined, it will allow the HOA to sell off the 4 acres.

Mr. Eaton reported that the HOA Board explored all options to make the HOA healthy, because it is not currently financially healthy. It does not have sufficient reserves to handle paving, underground

utilities, and streetlights. The HOA Board wants to prepare for future situations and become financially stable. It is possible to raise those funds by selling the 4 acres. Some elderly people live in this neighborhood who cannot afford large increases in HOA dues. Since he has been involved in the HOA, the dues have been raised every year, which is difficult because many do not have the resources to cover the additional costs. Mr. Eaton explained that many alternatives have been explored, including a park that is donated to the City or selling the property to a church. The only practical option for the HOA appears to be selling the 4 acres.

Mr. Eaton pointed out the location of the 4 acres on a map of the area and explained that it is currently pastureland. The HOA has been forced into this situation in order to deal with the current conditions. There is no desire for the neighborhood to become blighted or for the HOA to be disbanded. The intention is to be proactive and find a win-win situation for all involved. Mr. Eaton reported that repaving the road will cost more than \$150,000, and there is barely enough money to cover that in the account. This would make it impossible to address streetlights and fencing needs in the community. The proposal is to take a substantial amount of the proceeds and create a reserve that would only be used as needed. It would earn interest and be carefully guarded.

The HOA wants to do the right thing and benefit the residents. Mr. Eaton explained that if the SDO Zone was created, there would be one unit for every 16,833 square feet. The current City zoning has one unit for every 20,000 square feet. He pointed out that in the R1-20 Zone, there is R1-15 development allowed. This proposal is something that will make the neighborhood better. Mr. Eaton expressed concerns about portions of the Staff Report because some of the information is only partially true or ignores certain facts. He added that views are not protected in Utah.

The applicant, Julie Smith, expressed appreciation for the time that has been spent considering this request. During the last meeting, there was a discussion about the non-conforming use. She explained that the non-conforming use includes the total project. It is a non-conforming use because of the City's decision not to continue with PUDs. It is not non-conforming because of density. The State law states that: "the legislative body may provide for (a) the establishment, restoration, reconstruction, extension, alteration, expansion, or substitution of nonconforming uses." Ms. Smith feels that the proposal will reduce the area of the non-conforming use. She explained that there would be 4 acres that conform, and a new overlay would be created.

Mayor Jensen asked for clarification about previous comments that indicate the City might have to take over the infrastructure needs in the neighborhood. City Attorney, Christine Petersen, clarified that this is not accurate. Whether or not the HOA continues to exist, the City is under no obligation to take on the infrastructure needs in that neighborhood. Part of the reason some of the existing PUDs decided to have private roads and infrastructure items was to avoid building to City standards. She reiterated that the City would not be obligated to take on the infrastructure needs.

Mayor Jensen opened the public hearing.

Stan Lockhart gave his address as 2473 North 1180 West, which is across the street from the development. He received a notice in the mail about this issue. After listening to the Staff presentation, it sounds like this property was negotiated with the City almost 30 years ago. It is not possible to undo the development that exists, but in exchange for the clustering, there was perpetual open space created. He does not believe the perpetual open space should be changed simply because

there are financial difficulties now. While he is sympathetic, it does not seem appropriate to break the agreement that was created to establish the perpetual open space.

Kathryn Hymas explained that she lives in the neighborhood and it is a wonderful community. She has been in Pleasant Grove for approximately five years. She moved to the area to be closer to her grandchildren and find a community that would take care of the yards and shoveling. Ms. Hymas believed the City should support the neighborhood, because the Renaissance at Indian Springs is an asset to Pleasant Grove. Adding development down the hill where the horse pasture is located would be a good use of the existing land. She asked that the request be approved.

James Martineau reported that he serves on the Planning Commission. As part of his due diligence, he has walked the neighborhood. He did not see a problem with the roads and fences in the area. Mr. Martineau had a difficult time understanding why this is such a dire situation. There might be future problems with the road and fences, but the City did not create the problem. The Planning Commission heard the request and forwarded a recommendation on denial to the City Council.

Rob Weber gave his address as 2448 North 1300 West. He expressed concerns about the notice that was sent out, because it appears that few actually received the mailing. There would likely be greater representation at the meeting if there had been a better dissemination of information ahead of time. Mr. Weber reminded Council Members that the area being discussed is supposed to be perpetual open space. He does not feel that additional homes need to be added to the area.

Heather Doman gave her address as 2408 North 1420 West and explained that the property directly abuts the Renaissance at Indian Springs open space. She has lived there for more than 20 years. While she understands the financial pressures the HOA is facing, she asks that Ordinance 2026-018 be denied or continued until the questions raised by the Council have been answered.

Ms. Doman noted that when her home was purchased, the parcel being discussed was recorded as perpetual open space as a condition of the PUD approval in 1998. The only reason that subdivision was allowed to cluster the homes and reach full density was because of the promise that certain portions of the land would remain open space. There was reliance on that recorded commitment when her home was purchased. Removing 4 acres does not reduce the non-conformity, as suggested by the applicant, but it increases the density on the land. The applicant's request is to create a new zone that is tailored to one parcel for a financial purpose. Council Member Rogers previously mentioned concerns about precedent and litigation. She shares similar concerns. There are also questions about the land itself, as there are active springs and wetlands on the 4 acres. She mentioned an alternative shared by Council Member Phillips, which could ease the burden of the neighbors without permanently undoing a commitment that the rest of the Spring Meadows neighborhood relied on. There would be support for an outcome like that.

Kathy Merrill explained that when she purchased her home in the Renaissance at Indian Springs development, she bought it near the open space. She has fought for years not to have that be developed. However, she acknowledged that situations change, and what is proposed will not be a detriment to the City. The City allows homes to be built close together in other areas, so she does not understand why the residents in this neighborhood are being punished. She asked that the City allow the HOA to maintain the existing properties and community.

Dan Moss stated that his property backs up to the area in question. He acknowledged that this is an awkward situation, because there are friends and neighbors sharing comments about the same land. Those who border the property are unanimous in opposition to what has been proposed. Mr. Moss pointed out that Staff and the Planning Commission have recommended denial. In addition, he noted that similar attempts have come before the City in the past, including in 2013. The current proposal would make it possible for the existing homes to be rezoned under a new overlay, but he believes the Council should be cautious about creating this overlay. Approval of development on the four acres would open the door to the development of land defined as perpetual open space.

Mr. Moss believed the natural features on the property in question matter. The City presentation referenced springs and wetlands. The clustered development was allowed to avoid these natural features and other difficult-to-develop areas. Those same conditions still exist. The fact that the land is difficult to develop is one of the main reasons it was preserved in the first place. He noted that it is important for the wildlife and habitat in the area to be considered. These are not unused lands, but a functioning natural area that provides habitat and contributes to the environmental health of the surrounding neighborhood. Mr. Moss recognizes that the HOA is attempting to solve issues related to maintenance costs. However, selling land that was designated as perpetual open space is not the correct solution. Approval of this proposal would set a dangerous precedent. He asked the City Council to consider denial of this application.

Pam Alston gave her address as 2418 North 1420 West and explained that her property will be impacted by the decision made. Ms. Alston is a retired fourth-grade teacher and understands the importance of wetlands and the stream. There are several applicable City Codes, including Section 11-2-4 and Section 8-6-8. Those codes are in place because land like this is important. She shared information about the deer and pheasants that are in the area. Development of the land would impact the habitat that currently lives there. This is a beautiful place; she does not want it changed.

Dan Cottle explained that he backs up to the area and has spent the last 30 years working in real estate. He worked with the developer on the Spring Meadow Subdivision and sold homes on the east side. The current matter before the City Council is not about the views or the removal of open space. If this overlay is allowed to move forward, there could be other PUDs that come forward with similar requests. This has been denied twice before, and it should be denied again.

Tom Doman shared comments about the City Council that approved the cluster development. The decisions made at the time were logical because the property appeared difficult to develop. What the residents of the Renaissance at Indian Springs neighborhood are suffering from is 28 years of not being able to collect enough dues to maintain the property. Mr. Doman feels for the residents there, but believes the public policy should stand. He asked that this request be denied.

Joel Riggs stated that he lives in Renaissance at Indian Springs. He explained that what is proposed needs to be done to protect a number of citizens in the community. There is a desire to keep the community viable and representative of Pleasant Grove. He feels it is important to have empathy in this situation because there is a need for the neighborhood to become financially stable. This is the route that makes the most sense, and he asked the City Council to approve what has been proposed. Mr. Riggs understands that there has been a lot of opposition heard during the public hearing, but he asked the City Council to consider the citizens who are trying their best to find a viable solution. He recommends that the new overlay zone be approved by the City Council.

Michael Kohn explained that he lives near the property and moved here 17 years ago from out of State. Though he originally looked at a home in the Renaissance at the Indian Springs neighborhood, he chose not to purchase there because of the terms of the HOA. Mr. Kohn chose to purchase elsewhere because the HOA was more reasonable, and there was perpetual open space nearby. If the open space is removed and development occurs, there will be impacts on other residents in the area outside of the HOA. He asked the City Council to consider the denial of this proposal.

Aldi Doxey moved into the Renaissance at Indian Springs development approximately two years ago. She loves the community and the neighbors. Something that was mentioned in one of the HOA meetings was the possibility of someone building one home on the 4 acres with a pasture.

Glenna Eaton stated that she has lived in the area for the last three years and loves the neighborhood. She pointed out that the City Council is looking at a map that does not provide a lot of information about the area. She wanted to know if any of the Council Members had visited the area in person, which was confirmed. Ms. Eaton explained that the top row of houses sits up and then there is a rolling hill down. There is also a walkway, trees, and a large area where the deer live. In the next area over, there is land where four horses live. Ms. Eaton feels it is time to make changes in order to save the HOA and asked the City Council to consider approval.

Ben Huntsman explained that he lives across the street. The perpetual open space should mean that the space remains that way forever. He is opposed to the proposal from the HOA.

Bo Homestead strongly recommended that the City Council deny Ordinance 2026-018 as there are zoning issues, hydrological issues, and environmental issues. He also stated that the Spring Meadow HOA has doubled in dues since he moved in eight years ago. While he does not like that, he understands that when he buys into an HOA, he is responsible for the mortgage and HOA costs.

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

Council Member Cyd LeMone understands that open space can be changed. For instance, when there is open space behind a home and someone eventually builds there. However, this is a very different situation, as this is perpetual open space. There are specific issues with this piece of property. As a result, she does not feel it is possible to approve the request. Council Member Dianna Andersen acknowledged that it is difficult when there are neighborhood issues. All across the State, cities are grappling with HOA affordability issues, so Pleasant Grove is not the only City having conversations like this. There has been a lot of resident feedback received about this proposal, and she thanked those who submitted emails and provided comments in person. While she understands the situation for the HOA, the land is intended to be perpetual open space.

Mayor Jensen thanked everyone for sharing comments and being civil throughout this process. Council Member Phillips reported that he toured the U.S. Supreme Court approximately 12 years ago and was able to watch a few minutes of deliberation. Part of that experience included a video where Associate Justice Antonin Scalia stated that he never went into a meeting or presentation with a firm decision made, as the feedback and comments could sway that position. That view is applicable in this case. When this was first presented to the City Council, he was interested in finding a solution that would be amenable to the residents of Renaissance at Indian Springs. However, based on the

concerns that have been expressed about the environmental conditions as well as the comments that were shared during the public comment period, he now feels differently. Council Member Phillips understands the difficulty of the situation and hopes there is a solution.

Council Member Rogers appreciates that the opposing sides were able to express competing interests with respect. Some of the hardest decisions to make for the City Council are when there are neighbors with competing interests. He has been consistent in his stance while on the City Council, which is that the status quo will continue unless there is a compelling interest and overwhelmingly unified support for a change. Renaissance at Indian Springs has made the argument that the HOA would benefit financially from this proposal. Unfortunately, he feels that making a land use policy decision based on an individual economic reason would be poor policy. He hopes it will be possible to find a solution, but what is proposed does not seem appropriate.

Council Member Todd Williams stated that this is a difficult decision. He knows all of these residents and has tried to listen with empathy to all sides. A lot of thought has been given to this application. Several comments during the public hearing mentioned the precedent that would be set. He is uncomfortable setting that kind of precedent with the approval of this application. Residents purchased homes and made investments based on the understanding that there was perpetual open space. He realizes that things change, but not when an agreement was made in perpetuity.

MOTION: Council Member Andersen moved to DENY Ordinance (2026-018) to Amend Section 10-13: Overlay Zones. Council Member LeMone seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting “Yes.”

Following the vote on Ordinance 2026-018, it was suggested that there be a short recess.

MOTION: At 7:42 p.m., Council Member Rogers moved to RECESS the City Council Meeting. Council Member Phillips seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting “Yes.”

MOTION: At 7:52 p.m., Council Member Williams moved to RECONVENE the City Council Meeting. Council Member Andersen seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting “Yes.”

B. Public Hearing to Consider the Interim Budget for the Fiscal Year Beginning July 1, 2026, and Ending June 30, 2027; and Providing for an Effective Date.
Presenter: Director Roy.

Finance Director, Denise Roy, reviewed the Interim Budget document for Fiscal Year 2026-2027. She explained that this document has been reviewed several times. Due to changes at the Legislature, the proposed property tax increase needs to be separated out from the other property tax amount. This can be seen on Page 6 of the document, which looks at General Fund Revenues. Administrator Darrington explained that the public hearing will allow members of the public to share comments about the budget document, but there will not be a vote taken during this meeting.

Mayor Jensen opened the public hearing.

John Johannesmeyer is opposed to taxes, but understands that certain things need to be funded. He appreciates the work that has gone into the budget process and the Interim Budget document. There is money that needs to be brought into the City, but there could be more of a balance. It is possible to lower the proposed increase, and he asked that this be considered.

Jill Hazleton echoed the comments shared by Mr. Johannesmeyer and asked that a different amount be considered. She explained that there are a lot of people who are struggling financially right now. There have been a lot of new businesses open and there are now more revenues coming in. She understands that as the City grows, there will need to be more first responders, but asked that the Council do whatever is possible to address the issues. She is not in favor of an increase.

Chris Walsh expressed opposition to the proposed tax increase. He believes the percentage is too high and suggested that costs be cut where possible. The increase should be considered relative to the overall economy. Something is off if the market grows 12% and the proposed increase is 16.5%.

Eileen Johannesmeyer explained that she has a degree from BYU in Financial Planning and Counseling. She knows a lot of people in the community are struggling financially. There was hope that with all of the new economic development in the City, the property taxes would not need to be increased. There is a desire to support the public safety needs, but it is still possible to decrease the expenses in other categories. She wants the City to thrive, but does not want the community to become unaffordable for residents. Ms. Johannesmeyer asked that the City Council consider voting against the proposed property tax increase that is shown in the Interim Budget.

Paul C. Smith stated that he lives in Pleasant Grove and has noticed the utilities increasing each year. Those increases in addition to a property tax increase, make finances more challenging. He is almost 85 years old and still works. Mr. Smith believed the City needs to look at the spending and do whatever possible to avoid raising taxes. He is against a property tax increase this year.

Jerry Duclos explained that he has lived in Pleasant Grove for 35 years and is spending his golden years working. All of the various increases add up. He asked the City Council to consider the residents and look into ways to lower the taxes, as the proposal for 16.5% is too high.

Nora Bocut has lived in Pleasant Grove for the last 30 years and previously served on the Planning Commission. She expressed opposition to the proposed tax increase. It was requested that the City Council look at the budget and determine where cuts can be made instead of raising taxes. Times are difficult at the moment. She hopes the Council Members will consider other ways to find the money that is needed, because there is a desire for Pleasant Grove to flourish.

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

Council Member Rogers explained that everyone has the same goal, which is to live in a safe and beautiful City. The question is how to accomplish that. In Pleasant Grove, the property values have risen sharply over the last five to 10 years. His initial inclination was to assume that since his property value had increased, the City was receiving additional money, but that is not the case under Utah law. Even if the property values increase, the property tax dollars for the City remain the same. When new properties are developed, those properties can increase the tax revenues, because it is now an

economically productive property as opposed to open space. Council Member Rogers reported that when he evaluates a property tax increase, he looks at what was done in the past, inflation, the costs in the City, and the services that are provided. Whatever happens, the public safety positions need to be funded. There will either be costs cut somewhere else in the budget or there will need to be a property tax increase to fund those needed public safety positions.

Council Member Williams agreed that public safety needs to be funded, because the City is growing and there are additional needs. He believes there are ways to fund those positions and he has had conversations with City Staff about some possibilities.

Council Member Rogers has always felt that City Staff has the best interest of the City in mind when making suggestions. He acknowledged that there are tough times financially for a lot of residents, but the City also needs to be able to provide certain services. He appreciates that Staff works hard on behalf of the City.

Council Member Phillips mentioned a comment shared during the Open Session, where two individuals discussed the need for parking enforcement. Additional staff is needed in order to address issues like this in the community. He pointed out that there are new laws that have been enacted about monitoring e-bike use, which also takes a lot of resources. Council Member Phillips addressed the comments during the public hearing about the potential increase and how that compares to inflation. The reality is that those are annual comparisons, but there is not a property tax increase done on an annual basis. The City is not consistently proposing a tax increase.

Council Member Phillips explained that Staff has a responsibility to utilize funds in a responsible manner. Many of the departments are already operating on very thin budgets. He does not want to create an environment where it will be difficult to maintain Staff and provide the needed resources in the community. He added that budgeting process has been formally recognized.

Council Member Andersen reported that approximately eight years ago, there was a budget analysis conducted of the surrounding cities. It looked at the revenue to resident numbers. Pleasant Grove was much lower than other cities, because the City runs lean. She appreciates the comments that have been shared about the budget, but wants to make sure the City has what is needed in the future. Information was shared about the increased fuel costs. The Fire Department saw an increase of \$4,000 in a month due to the current cost of fuel. Council Member Andersen noted that there is no desire to see property taxes increase, but it is essential to have a well-run City.

Council Member LeMone reported that she recently sent an email to several members of Staff and the City Council regarding numbers to combine fire services with neighboring cities. This was done in the past with dispatch and there were significant savings. There is a reason that surrounding cities are partnering with other departments. She noted that Vineyard and Lindon partner with Orem and Cedar Hills is looking into partnering with American Fork. Partnering with another department would create an opportunity to pay public service employees more and she feels this is something that needs to be looked into. Other cities are consolidating services to combine resources and save money. Pleasant Grove is constantly calling on American Fork and Orem for assistance because there is not enough Staff. The City is growing and so are first responder needs, but the budget in Pleasant Grove is not the same as cities like American Fork and Orem. Council Member LeMone never heard back

from Staff about the email. She asked if it is possible for the City to obtain some numbers so a different option can be explored in the future.

Administrator Darrington explained that this is a significant decision. Most cities that entertain contracting with another city or consider the creation of a district do a study first. There would need to be a third-party consultant hired to handle that. If the City Council wants to entertain this idea, then a consultant would need to be hired to explore the options. Council Member LeMone reported that when she spoke with Cedar Hills, she was informed that there were conversations with American Fork, not that a consultant had been hired. The first step would be to speak with the other cities to see if this might be an option. Mayor Jensen stated that he sits in a room once or twice a month with the Mayors in Utah County. Property tax increases are being explored in other areas as well because of the public safety needs. He cautioned the Council about having these discussions because it can result in morale issues and can also create unrest and uncertainty.

Mayor Jensen reiterated that caution needs to be taken when these kinds of discussions take place. He is not personally in favor of what has been suggested by Council Member LeMone. He pointed out that the City would lose control in a situation where there are combined services. Council Member Andersen reminded those present that there were discussions about this in the past. What was learned at that time was that contracting with other cities means there is no say in the increase. The city that holds the contract determines the amount that will be needed. Mayor Jensen confirmed that local control is lost. Council Member LeMone did not feel that was an accurate statement. She wanted to know why members of the Council are afraid to look into the numbers. Mayor Jensen stated that he does not want to create an issue in the department.

Administrator Darrington stated that the fall would be a more appropriate time to have this discussion. It is not possible for the City Council to make a decision on this before the property tax is determined. There could be a future Work Session scheduled to talk about this further. In his opinion, contracting out services is a significant decision and he feels the Fire Chief should be able to provide information about what this would mean. Council Member LeMone explained that she did not receive an email response from Staff, which made her feel dismissed and ignored.

Mayor Jensen reiterated that many other cities are having similar issues. Council Member LeMone clarified that she is trying to do her due diligence as a Council Member to look at other options. She stressed the importance of gathering information so there can be a discussion about all of the different options. Council Member Phillips noted that this particular discussion is not relevant to the current budget and the potential tax increase, so it should be continued to a future meeting.

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.***

Attorney Petersen explained that Resolution 2026-027 relates to a Memorandum of Understanding submitted by the Utah Division of Forestry, Fire, and State Lands. Often, the City is able to respond

faster and can suppress a fire on forest lands outside the municipal boundaries. This agreement sets forth the process for the City to be compensated for providing those services.

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

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 for an Effective Date. Presenter: Attorney Petersen.

Attorney Petersen explained that Resolution 2026-028 relates to a Cooperative Agreement with the Utah Department of Transportation (“UDOT”) and it has to do with a Connected Vehicle System. This allows emergency vehicles to preempt traffic signals in order to enable safer and faster travel in an emergency situation. There will be six devices provided, and these will be at six different City-owned intersections. The agreement states that there will be assistance with facilitating the onboard equipment in up to eight vehicles designated by mutual agreement. UDOT will operate and maintain its portion of the system as part of a larger Statewide system.

Fire Chief, Drew Engemann, reported that the state-run signals already have this system in place. There are six other locations where the devices can be placed. Council Member Rogers asked if the equipment could be transferred if a new vehicle was needed, which was confirmed. Council Member Phillips expressed appreciation for what the department heads do to save money.

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

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 for an Effective Date. Presenter: Attorney Petersen.

Attorney Petersen explained that Resolution 2026-029 relates to a Reimbursement Agreement with Valley Grove Phase VII, LLC. It has to do with storm drain infrastructure improvements in the area of North County Boulevard and 1300 West, where a flex development was recently approved. Since St. John Properties is now ready to develop its flex space, there is a willingness to front the cost of

installing those improvements, because the improvements are needed before the City is ready to put them in. This agreement states that the City will reimburse them for the work.

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

D. Property Tax Impact Statement for Fiscal Year Beginning July 1, 2026, and Ending June 30, 2027, and Providing for an Effective Date. *Presenter: Director Roy.*

Finance Director, Denise Roy, read the Property Tax Impact Statement for the Fiscal Year beginning July 1, 2026, and ending June 30, 2027. It was also read during the Work Session.

11) ITEMS FOR DISCUSSION

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

There were no additional items from the Work Session.

12) REVIEW AND DISCUSSION OF THE JUNE 16, 2026, AND JUNE 22, 2026, CITY COUNCIL MEETINGS

There was no additional information shared.

13) MAYOR AND COUNCIL BUSINESS

Council Member LeMone wanted to understand the procedure when a Council Member asks questions in an email, as there are times when Staff does not respond. She feels ignored and dismissed when she is trying to gather information, and there is no response. Administrator Darrington explained that when he receives inquiries from an individual Council Member, he has to determine whether the inquiry is substantial or relatively simple to answer. In his opinion, obtaining numbers from another City about fire departments is a substantial request. He has to make sure that the rest of the City Council is supportive of that kind of outreach to other cities.

Council Member LeMone asked how many Council Members would need to respond in order for action to be taken. Administrator Darrington explained that if there are three Council Members who express interest in that information, then it would be possible to move forward. An email from a Council Member with a question about the budget document is different than a substantial request like the one that was made. When emails are received, he has to make a determination about what is substantial and what is not. If the majority of the Council would like the public safety numbers to be studied, then there can be a discussion about what that might look like.

Administrator Darrington reported that Cedar Hills looked into numbers a few years ago and Pleasant Grove put together a response about taking on those services. Cedar Hills studied the possibilities for approximately one year, and then it was tabled on the day of the Council Meeting. Another six or eight months were spent looking into the options, and then American Fork was selected. In order for Pleasant Grove to make a decision like that, it would take at least a year.

Council Member LeMone did not know that the policy was to have a majority vote in order to move forward with information gathering. She would appreciate an acknowledgement email sent out in the future. There should be a clear point of contact, and in other cities, that is the City Manager. Administrator Darrington acknowledged that he could have replied to the previous email.

Council Member Phillips mentioned the public comments about the proposed tax increase. It is not a surprise that no one is in favor of the increase, but he appreciates the comments that were shared by members of the public. No one wants a tax increase, but there are important long-term decisions that need to be made that will impact the health and viability of the community. He hopes there is a win-win situation that will consider the needs of both the City and the residents.

Council Member Rogers appreciates when residents attend meetings and share comments. It gives him hope that there are people in the community who care. Even though there might be differences of opinion, there is agreement that Pleasant Grove is a wonderful place to live. There is a desire to make it better and to be good neighbors. Everyone seems to recognize that the Police Department and Fire Department are working hard and need to be supported. He hopes the public safety personnel know that there is appreciation for all the work that is done in the City.

Mayor Jensen spoke to a new resident earlier in the day and he asked why the choice was made to move to Pleasant Grove. The new resident told him that it had to do with the Murdock Canal and the quality of life. Mayor Jensen thanked Staff for the countless hours dedicated to the City.

14) SIGNING OF PLATS

No plats were signed.

15) REVIEW CALENDAR

No calendar items were reviewed.

16) ADJOURN AS THE PLEASANT GROVE CITY COUNCIL

MOTION: At 9:07 p.m., Council Member Rogers moved to ADJOURN the City Council Meeting and CONVENE as the Pleasant Grove Redevelopment Agency (RDA). Council Member Andersen 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 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 City Council Minutes of June 2, 2026, were approved by the City Council on July 7, 2026.

Wendy Thorpe, CMC

City Recorder

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

CONTRACT CHANGE ORDER

Date: Friday, July 10, 2026

Project: Battle Creek Trailhead Parking lot Improvements

Location: Pleasant Grove City

Change Order No.: One

Contractor: Geneva Rock Products

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
2026 Pavement Preservation						
101	Remove Large Concrete Chunk	1.00	LUMP SUM	\$4,300.00		\$4,300.00
102	1 1/2" poly installation	190.00	FOOT	\$14.80		\$2,812.00
103	Dip Signs	2.00	EACH	\$850.00		\$1,700.00
104	Project over/under runs	1.00	LUMP SUM	\$48,953.49		\$48,953.49
Change in Contract Price Due To This Change Order						
	Total Increase				-	\$ 57,765.49
	Total Decrease				\$ -	-
	Net				\$	57,765.49

This work will be paid for using gl code 49-40-508

The sum of \$57,765.49 is hereby added to the total contract price and the total adjusted contract price to date thereby is \$ 1,063,809.99.

The time provided for Substantial completion in the contract has not been changed for this change order work.

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

Accepted BY: _____

Contractor

Date

7/13/2026

Recommended BY: _____

Engineer

Date

Approved BY: _____

Owner

Date



GENEVA ROCK PRODUCTS, INC.

READY MIX CONCRETE • SAND & GRAVEL • ASPHALT & CONCRETE PAVING • CONSTRUCTION
PO Box 571618, Salt Lake City, UT 84157
(801) 281-7900

Proposal Date: 3/12/2026

Proposal / Agreement

Submitted to: Pleasant Grove
(purchaser)

Project Name: Change Order 1

Location:

Estimate Number: P26RP017

Estimated Start: Spring 2026

Project #:

Contact:

Phone:

Geneva Rock Products, Inc. ("Geneva Rock") hereby agrees to perform the work described below. This Contract Proposal/Agreement does not include design services. Design services, if desired, shall be contracted for and paid for by the Purchaser prior to entering into this Contract Proposal/Agreement.

Item	Description	Est Quantity	Unit	Unit Price	Amount
10	Remove Large Concrete Chunk	1	EA	\$ 4,300.00	\$ 4,300.00
20	12" C-900 Storm Drain*	5	LF	\$ 243.00	\$ 1,215.00
30	1 1/2" Poly Pipe (City Provided Materials)	190	LF	\$ 14.80	\$ 2,812.00
work not performed					
*Would have to buy a new stick of pipe for additional length					

Pricing is Good for 30 Days

Total \$ 8,327.00

☒ Unit Price (actual quantities to be measured and invoiced)

☐ Lump Sum

NOTE: Excludes survey, sawcutting, testing, permits, fees, signage, striping, sterilant, fabric, utility adjustments/risers/collars, soft spot repair, prime coat, traffic control. HMA needs 2% for drainage, not responsible for poor drainage caused by design. **Mobilizations will be billed per occurrence.** Projects paved earlier than April may be subject to winter mix asphalt prices (not included). Pricing is based on estimated quantity. Significant changes in quantity may be subject to price change. Subgrade elevations to be verified 24 hrs in advance of grading. If not to grade, grading and paving schedule is subject to push.

Release: Geneva Rock may, at its sole discretion, require a warranty release for all paving projects that will be done after October 15th, prior to April 15, or during cold/wet weather.

Asphalt Oil Surcharge: All asphalt quotes are subject to a surcharge which is based on the FOB price/availability of liquid asphalt oil on the date of proposal vs. the price/availability of the liquid asphalt oil on the date asphalt is placed. The benchmark for price/availability from the date of proposal can be provided upon request. See surcharge schedule below:

Asphalt Oil Surcharge If quote is signed within 30 days of bid date, Geneva Rock guarantees this price for the estimated construction season. If not, project is subject to rebid.
Opt Out

Price: \$ 8,327.00 Price may be subject to change or rebid if Contract Proposal/Agreement is not accepted within 30 calendar days of the Proposal Date.

Payment Terms: Purchaser shall pay GENEVA ROCK according to GENEVA ROCK's Credit Application and Conditions of Material Sales and Contract Services with Purchaser, including payment of accrued finance charges.

Proposal Date: 3/12/2026

Prepared By: Reed Phillips

Acceptance: For valuable consideration, the legal sufficiency of which is hereby acknowledged, this Proposal is accepted and is a binding contract (the "Contract Proposal/Agreement"). Geneva Rock is authorized to perform the work described herein. Scheduling and construction of this work will not occur until a signed copy of this Contract Proposal/Agreement is received and upon credit approval. All terms and conditions of the signed GENEVA ROCK Credit Application and Conditions of Materials Sales and Contract Services along with any and all associated guarantees, including personal guarantees, shall apply to this Contract Proposal/Agreement and are fully incorporated herein. Purchaser acknowledges receipt of the Terms and Conditions on the reverse or following page of this document, all of which are incorporated herein and made a part hereof.

Purchaser:

Signature:

Acceptance Date:

Printed Name:

Title:

TERMS AND CONDITIONS

1. Purchaser represents to be the record owner or authorized agent of the record owner of the real property that shall be improved pursuant to this Contract Proposal/Agreement (the "Property") with authority to enter into contractual agreements and to grant GENEVA ROCK authority to perform the work identified herein. The Purchaser agrees that all materials in this Contract Proposal/Agreement will be used in the improvement of the Property. Purchaser shall not use this document to acquire financing.
2. This Contract Proposal/Agreement shall only be modified by written change order signed by GENEVA ROCK and Purchaser. Oral requests for change shall not be binding on GENEVA ROCK unless reduced to writing by change order.
3. Purchaser shall assume full responsibility for the accuracy of all lines, levels, quantities, locations and measurements and their relation to the work to be performed by GENEVA ROCK. No representation or warranty, express or implied, is made as to the quantities, sizes, grades, specifications, or other matters relating to the needs of the Project. In all cases where dimensions are governed by conditions, already established or otherwise, the responsibility for coordination of such conditions as it relates to GENEVA ROCK's work shall rest entirely on the Purchaser. It is the Purchaser's sole responsibility to compare the items on this Contract Proposal/Agreement with plans and specifications for accuracy and completeness. Any variations or modifications from specified lines, grades or dimensions required shall be the responsibility of the Purchaser and subject to a change order should additional work be required of GENEVA ROCK.
4. In the event the record owner of the Property sells, mortgages, or otherwise transfers or encumbers the Property, the total amount herein provided shall become immediately due and payable as to any and all amounts then unpaid.
5. In the event of defective work, GENEVA ROCK's sole and exclusive liability shall be to repair or replace defective work at its discretion. In no event shall GENEVA ROCK be liable for special, incidental, or consequential damages, including but not limited to, loss of good will, loss of profits, or loss of use.
6. In the event that material costs (other than asphalt which shall be subject to the surcharge discussed above) on which this Contract Proposal/Agreement is based rise in excess of **three percent (3%)** during the course of the work, Purchaser agrees that these increased costs, in their entirety, shall be billed to Purchaser as an automatic adjustment to the Contract Proposal/Agreement.
7. To the extent that the contracted price is based on a specific unit or square foot price, Purchaser agrees that the number of units or square feet indicated is an approximation, and that GENEVA ROCK shall be paid in full for the actual units or square feet completed as determined by field measurement by GENEVA ROCK. GENEVA ROCK requires 24 hours to verify readiness of work site prior to start of work. If 24 hours is not allowed, GENEVA ROCK reserves the right to convert pricing based on area to pricing based on tons; material overruns to be paid by Purchaser.
8. GENEVA ROCK shall not be liable for failure of performance or failure of delay in delivery by reason of any event beyond the control of GENEVA ROCK, including, but not limited to, strikes; labor disputes; fire; flood; weather; embargo; war or other hostilities; government authority or regulation; acts of God; shortage of material or fuel; as a result of actions of Purchaser, record owner, or any other person; or as a result of the extension of time granted by Purchaser. Upon the occurrence of such delay, GENEVA ROCK shall receive an equitable extension of time for the completion of the Contract Proposal/Agreement. GENEVA ROCK shall not be entitled to any damages or compensation as a result of said delay except to the extent that said delay was caused by the Purchaser, record owner, or persons employed by the Purchaser or record owner.
9. GENEVA ROCK assumes no risk of non-disclosed or unforeseen conditions of the Property, including, but not limited to, hazardous substances (as defined by applicable law). In the event that hazardous substances are present on the Property (other than hazardous substances introduced by GENEVA ROCK), Purchaser agrees to indemnify GENEVA ROCK and its officers, directors, employees, agents, representatives, and subcontractors from and against any and all losses, claims, damages, fines, penalties, liabilities, injuries, costs and expenses (including all attorney fees and costs incurred in any civil, criminal, or administrative proceeding) arising from such hazardous substances, including, but not limited to, the presence or use, generation, storage, treatment, containment, release, threatened release, disposal of, exposure, or threatened exposure.
10. Unless otherwise noted, all federal, state, and other taxes of any nature related to this Contract Proposal/Agreement shall be borne by Purchaser.
11. GENEVA ROCK warrants that all materials covered by this Contract Proposal/Agreement shall conform to industry standards. No implied warranties of fitness or merchantability are given and are expressly disclaimed by GENEVA ROCK.
12. This Contract Proposal/Agreement combined with the Credit Application and Conditions of Material Sales and Contract Services comprise the total agreement and supersede all negotiations, representations, prior discussions, and preliminary agreements between the Parties hereto, whether oral or written. This Contract Proposal/Agreement shall be construed and interpreted as if drafted equally by all Parties hereto.
13. This Contract Proposal/Agreement shall be governed by the laws of the State of Utah, without regard to its choice of law provisions. Purchaser agrees that any legal action brought hereunder may be brought in Salt Lake County, Utah or Utah County, Utah at the sole option of GENEVA ROCK.

**PARTIAL PAYMENT ESTIMATE
NO. 9 (PR 3 for 2026 CY)**

Name of Contractor:	<i>Geneva Rock Products, Inc</i>		
Name of Owner:	<i>Pleasant Grove City</i>		
Date of Completion:	Amount of Contract:	Dates of Estimate:	
Original (2026 CY): August 30, 2026	Original:	\$1,905,016.17	From: June 1, 2026
Revised: n/a	Revised:	n/a	To: July 2, 2026

Description of Job: **2025 Pavement Preservation (2026 CY)**

Amount	This Period	Total To Date
Amount Earned	\$401,702.94	\$1,790,879.24
Retainage Held	\$20,085.15	\$89,543.96
Retainage Being Released	\$0.00	\$0.00
Previous Payments	-	\$1,319,717.49
Amount Due	\$381,617.79	\$381,617.79

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

I hereby certify that I have carefully inspected the work and as a result of my inspection and to the best of my knowledge and belief, the quantities shown in this estimate are correct and have been shown on previous estimates and the work has been performed in accordance with the Contract Documents.

20-40-827

BJT

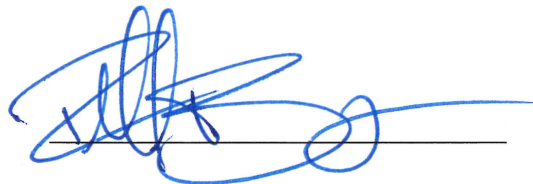
This PR may be paid after the Mayor signs

Recommended by: Pleasant Grove City Engineering

Date: 7/13/2026

Accepted by: Geneva Rock Products, Inc

Date: 7/13/26



Approved by: Pleasant Grove City Mayor

Date: _____

Schedule of Values

PROJECT: 2025 Pavement Preservation

PAY PERIOD: 3 (2026 CY)

7/2/2026

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

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

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

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

Change Order # 4									
401	Mobilization	1	lump	\$87,000.00	\$87,000.00	0.25	0.75	\$21,750.00	\$65,250.00
402	Traffic Control	1	lump	\$59,710.00	\$59,710.00	0.25	0.75	\$14,927.50	\$44,782.50
405	Scrub Seal (40,000 SY per shift)	80,137	SY	\$2.25	\$180,308.25		85020.00	\$0.00	\$191,295.00
406	Micro Surface (20k-25k SY/shift)	255,532	SY	\$2.95	\$753,819.40	22478.00	248563.00	\$66,310.10	\$733,260.85
407	Crack Seal for large areas	56	Ton	\$3,350.00	\$187,600.00		126.94	\$0.00	\$425,252.35
408	Mastic Seal	83	Ton	\$3,700.00	\$307,100.00		8.74	\$0.00	\$32,323.20
409	Slurry Seal Type II	539,546	SF	\$0.27	\$145,677.42	570573.00	570573.00	\$154,054.71	\$154,054.71
410	White and Yellow Paint Striping	1,136	Gal	\$49.00	\$55,659.10	698.87	698.87	\$34,244.63	\$34,244.63
411	12" SWL Paint	1,000	LF	\$4.00	\$4,000.00		0.00	\$0.00	\$0.00
412	Pavement Messages Message Paint	10	Ea	\$115.00	\$1,150.00		0.00	\$0.00	\$0.00
413	12" SWL Thermoplastic	3,787	LF	\$16.00	\$60,592.00	3741.00	3741.00	\$59,856.00	\$59,856.00
414	Pavement Messages Message Thermoplastic	195	Ea	\$320.00	\$62,400.00	158.00	158.00	\$50,560.00	\$50,560.00
Subtotal					\$1,905,016.17			\$401,702.94	\$1,790,879.24
Total					\$6,429,240.90				

TOTAL (2026 CY)	\$401,702.94	\$1,790,879.24
AMOUNT RETAINED	\$20,085.15	\$89,543.96
RETAINAGE RELEASED	\$0.00	\$0.00
PREVIOUS RETAINAGE	-	\$69,458.81
PREVIOUS PAYMENTS	-	\$1,319,717.49
AMOUNT DUE	\$381,617.79	\$381,617.79

TOTAL	\$401,702.94	\$6,315,103.97
AMOUNT RETAINED	\$20,085.15	\$315,755.20
RETAINAGE RELEASED		\$226,211.24
PREVIOUS RETAINAGE	-	\$295,670.05
PREVIOUS PAYMENTS	-	\$5,843,942.22
AMOUNT DUE	\$381,617.79	\$381,617.79



Invoice

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

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

Invoice #: 003PINV000001276

Date: 7/2/2026

Application #: 3

Customer #: C110158

Invoice Due Date: 8/1/2026

Contract: 51449 - PLEASANT GROVE CITY

Payment Terms: unknown

Item	Description	Contract				Stored Materials	Previous Applications		This Period		To-Date		
		Quantity	U/M	Unit Price	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount	%
401	Mobilization	1.00	LS	\$87,000.00	\$87,000.00	0.00	0.50	\$43,500.00	0.25	\$21,750.00	0.75	\$65,250.00	75.0
402	Traffic Control	1.00	LS	\$59,710.00	\$59,710.00	0.00	0.50	\$29,855.00	0.25	\$14,927.50	0.75	\$44,782.50	75.0
405	Scrub Seal	85,020.00	SY	\$2.25	\$191,295.00	0.00	85,020.00	\$191,295.00	0.00	\$0.00	85,020.00	\$191,295.00	100.0
406	Micro-Surfacing	255,532.00	SY	\$2.95	\$753,819.40	0.00	226,085.00	\$666,950.75	22,478.00	\$66,310.10	248,563.00	\$733,260.85	97.3
407	Crack Seal for Large Areas	126.94	TON	\$3,350.00	\$425,252.35	0.00	126.94	\$425,252.35	0.00	\$0.00	126.94	\$425,252.35	100.0
408	Mastic Seal	83.00	TON	\$3,700.00	\$307,100.00	0.00	8.74	\$32,323.20	0.00	\$0.00	8.74	\$32,323.20	10.5
409	Slurry Seal Type II	570,573.00	SF	\$0.27	\$154,054.71	0.00	0.00	\$0.00	570,573.00	\$154,054.71	570,573.00	\$154,054.71	100.0
410	White and Yellow	1,135.90	gal	\$49.00	\$55,659.10	0.00	0.00	\$0.00	698.87	\$34,244.63	698.87	\$34,244.63	61.5
411	12" SWL Paint	1,000.00	Lf	\$4.00	\$4,000.00	0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.0
412	Pavement Message Paint	10.00	ea	\$115.00	\$1,150.00	0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.0
413	12" SWL Thermo	3,787.00	Lf	\$16.00	\$60,592.00	0.00	0.00	\$0.00	3,741.00	\$59,856.00	3,741.00	\$59,856.00	98.8
414	Arrow Message Thermo	195.00	ea	\$320.00	\$62,400.00	0.00	0.00	\$0.00	158.00	\$50,560.00	158.00	\$50,560.00	81.0
Totals:					\$2,162,032.56		\$1,389,176.30		\$401,702.94		\$1,790,879.24		

PLEASE PAY FROM THIS INVOICE

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

Invoice Amount: \$401,702.94

Less Retainage: \$0.00

Amount Due: \$401,702.94

PARTIAL PAYMENT ESTIMATE

NO. 5

Name of Contractor:	<i>Geneva Rock Products</i>		
Name of Owner:	<i>Pleasant Grove City</i>		
Date of Completion:	Amount of Contract:	Dates of Estimate:	
Original: August 1, 2026	Original: \$1,006,044.50	From: May 26, 2026	
Revised: n/a	Revised: n/a	To: July 8, 2026	

\$1,063,809.99

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

Amount	This Period	Total To Date
Amount Earned	\$165,343.60	\$1,063,809.99
Retainage Held	\$8,267.18	\$53,190.50
Retainage Being Released	\$53,190.50	\$53,190.50
Previous Payments	-	\$853,543.07
Amount Due	\$210,266.92	\$210,266.92

This project is complete

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

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

Recommended by: Pleasant Grove City Engineering

Date: 7/10/2026

Accepted by: Geneva Rock Products

Date: 7/10/2026



Approved by: Pleasant Grove City Mayor

Date: _____

Schedule of Values																			
PROJECT: Pleasant Grove City - Battle Creek Trailhead Parking lot Improvements																			
ITEM NO.	NATURE OF WORK	CONTRACT ITEMS				PAY PERIOD:		1 PAY PERIOD:		2 PAY PERIOD:		3 PAY PERIOD:		4 PAY PERIOD:		5		7/8/2016	
		Qty	Units	Unit Price	Bid Amt.	This Month	To Date	This Month	To Date	This Month	To Date	This Month	To Date	This Month	To Date	This Month	To Date	This Month	To Date
EARNINGS																			
7/8/2016																			
BASE BID																			
1	MOBILIZATION AND DEMOBILIZATION	1	LUMP SUM	\$41,000.00	\$41,000.00	0.25	0.25	0.25	0.50	0.25	0.75	0.15	0.90	50.10	1.00	\$4,100.00	\$4,100.00		
2	TRAFFIC CONTROL	1	LUMP SUM	\$6,200.00	\$6,200.00	0.25	0.25	0.25	0.50	0.25	0.75	0.25	1.00	1.00	1.00	\$6,200.00	\$6,200.00		
3	PUBLIC INFORMATION SERVICES	1	LUMP SUM	\$900.00	\$900.00	0.25	0.25	0.25	0.50	0.25	0.75	0.25	1.00	1.00	1.00	\$900.00	\$900.00		
4	CONSTRUCTION SURVEY	1	LUMP SUM	\$14,500.00	\$14,500.00	0.25	0.25	0.25	0.50	0.25	0.75	0.25	1.00	1.00	1.00	\$14,500.00	\$14,500.00		
5	TEMPORARY CONTROLS AND BMPs	1	LUMP SUM	\$6,000.00	\$6,000.00	0.25	0.25	0.25	0.50	0.25	0.75	0.25	1.00	1.00	1.00	\$6,000.00	\$6,000.00		
6	CLEARING AND GRUBBING	1	LUMP SUM	\$9,000.00	\$9,000.00	0.90	0.90	0.05	0.95	0.05	1.00	1.00	1.00	1.00	1.00	\$9,000.00	\$9,000.00		
7	SALVAGE AND RELOCATE BOLLARDS	10	EACH	\$900.00	\$9,000.00	0.00	0.00	0.00	5.00	5.00	5.00	10.00	10.00	10.00	10.00	\$9,000.00	\$9,000.00		
8	SALVAGE AND RELOCATE STEEL ACCESS CONTROL GATE	1	EACH	\$2,700.00	\$2,700.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$1.00	1.00	\$2,700.00	\$2,700.00			
9	EQUESTRIAN PARKING MARKERS - RECYCLED TIRES	24	EACH	\$135.00	\$3,240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$14.00	24.00	\$3,240.00	\$3,240.00			
10	24 INCH CONCRETE CURB AND GUTTER - INTEGRAL PIGMENT	675	FOOT	\$51.00	\$34,425.00	0.00	0.00	0.00	125.00	125.00	815.00	944.00	944.00	944.00	944.00	\$34,444.00	\$34,444.00		
11	CONCRETE CURB TYPE B5 - INTEGRAL PIGMENT	350	FOOT	\$42.00	\$14,700.00	0.00	0.00	0.00	0.00	0.00	374.00	374.00	374.00	374.00	374.00	\$15,708.00	\$15,708.00		
12	4'-0" CONCRETE WATERWAY - INTEGRAL PIGMENT	40	FOOT	\$135.00	\$5,400.00	0.00	0.00	0.00	0.00	0.00	39.00	39.00	39.00	39.00	39.00	\$5,265.00	\$5,265.00		
13	CONCRETE WATERWAY - INTEGRAL PIGMENT	360	SQ. FT.	\$30.00	\$10,800.00	0.00	0.00	0.00	0.00	0.00	368.00	368.00	368.00	368.00	368.00	\$11,040.00	\$11,040.00		
14	EXCAVATION - UNCLASSIFIED (PLAN QUANTITY)	8,308	CU. YD.	\$18.00	\$149,544.00	0.00	7480.00	7480.00	885.00	8365.00	8365.00	8365.00	8365.00	8365.00	8365.00	\$150,573.00	\$150,573.00		
15	OWNER FURNISHED ROTOMILLINGS - 6 INCH THICK	650	CU. YD.	\$38.00	\$24,700.00	0.00	0.00	0.00	0.00	0.00	668.00	668.00	668.00	668.00	668.00	\$25,338.00	\$25,338.00		
16	UNTREATED BASE COURSE (PLAN QUANTITY)	1,250	CU. YD.	\$47.00	\$58,750.00	0.00	0.00	0.00	785.00	785.00	521.00	1306.00	1306.00	1306.00	1306.00	\$86,381.00	\$86,381.00		
17	HMA - 1/2" PG 64 - 34	1,735	TON	\$87.00	\$150,945.00	0.00	0.00	0.00	0.00	0.00	1270.47	1270.47	1270.47	1270.47	1270.47	\$150,530.89	\$150,530.89		
18	14 INCH HDPE DRP WATER LINE	480	FOOT	\$122.00	\$58,560.00	0.00	360.00	360.00	120.00	480.00	490.00	490.00	490.00	490.00	490.00	\$59,750.00	\$59,750.00		
19	HOPE WALL ANCHOR AND THRUST RESTRAINT	2	EACH	\$5,900.00	\$11,800.00	0.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	\$11,800.00	\$11,800.00		
20	12 INCH RESILIENT WEDGE GATE VALVE (Contingency Item)	1	EACH	\$5,900.00	\$5,900.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00		
21	ADJUST SANITARY SEWER CLEANOUT TO GRADE	3	EACH	\$1,500.00	\$4,500.00	0.00	0.00	0.00	0.00	0.00	1.50	1.50	50.50	2.00	2.00	\$600.00	\$2,400.00		
22	15 INCH REINFORCED CONCRETE PIPE	180	FOOT	\$101.00	\$18,180.00	0.00	0.00	135.00	135.00	45.00	180.00	180.00	180.00	180.00	180.00	\$18,180.00	\$18,180.00		
23	INLET BOX WITH PRETREATMENT SHOUT	3	EACH	\$6,300.00	\$18,900.00	0.00	0.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	\$15,100.00	\$15,100.00		
24	MANHOLE WITH SUMP	3	EACH	\$11,000.00	\$33,000.00	0.00	0.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	\$44,000.00	\$44,000.00		
25	LINEAR DRAIN	215	FOOT	\$17.00	\$3,655.00	0.00	0.00	0.00	0.00	0.00	215.00	215.00	215.00	215.00	215.00	\$3,655.00	\$3,655.00		
26	LOOSE RIPRAP 12-INCH THICK D ₅₀ = 6"	80	CU. YD.	\$122.00	\$9,760.00	0.00	0.00	20.00	20.00	60.00	85.00	85.00	85.00	85.00	85.00	\$10,370.00	\$10,370.00		
27	CONTRACTOR FURNISHED TOPSOIL 4 INCH THICK	3,035	SQ. YD.	\$7.00	\$21,245.00	0.00	0.00	2428.00	2428.00	607.00	3035.00	3035.00	3035.00	3035.00	3035.00	\$21,245.00	\$21,245.00		
28	BROADCAST SEED AND WOOD FIBER MULCH (PLAN QUANTITY)	3,035	SQ. YD.	\$2.40	\$7,284.00	0.00	0.00	0.00	0.00	3035.00	3035.00	\$139.00	\$139.00	\$139.00	\$139.00	\$7,617.60	\$7,617.60		
29	EROSION CONTROL BLANKET	3,035	SQ. YD.	\$2.90	\$8,801.50	0.00	0.00	0.00	0.00	3035.00	3035.00	3035.00	3035.00	3035.00	3035.00	\$8,801.50	\$8,801.50		
30	12-INCH FIBER ROLL	1,500	FOOT	\$4.30	\$6,450.00	0.00	0.00	0.00	0.00	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00	\$6,450.00	\$6,450.00		
31	DRY STACK BOULDER WALL	2,000	SQ. FT.	\$30.00	\$60,000.00	0.00	500.00	500.00	1500.00	2000.00	2000.00	2000.00	2000.00	2000.00	2000.00	\$60,000.00	\$60,000.00		
32	LANDSCAPE BOULDER (24" - 36")	50	EACH	\$135.00	\$6,750.00	0.00	0.00	10.00	10.00	36.00	46.00	54.00	50.00	\$540.00	50.00	\$6,750.00	\$6,750.00		
33	LAYDOWN BOLLARD	2	EACH	\$800.00	\$1,600.00	0.00	0.00	0.00	0.00	0.00	0.00	\$2.00	2.00	1.00	\$1,600.00	\$1,600.00			
34	WOOD POST AND RAIL FENCE	1,075	FOOT	\$38.00	\$40,850.00	0.00	0.00	0.00	0.00	445.00	445.00	\$788.00	1233.00	\$79,944.00	\$79,944.00	\$46,854.00	\$46,854.00		
35	36 FOOT PANEL GATE WITH STEP OVER MAN GATE	1	EACH	\$4,800.00	\$4,800.00	0.00	0.00	0.00	0.00	0.00	2608.00	2608.00	2608.00	2608.00	2608.00	\$9,600.00	\$9,600.00		
36	PAVEMENT MARKING PAINT	2,550	FOOT	\$1.00	\$2,550.00	0.00	0.00	0.00	0.00	2608.00	2608.00	2608.00	2608.00	2608.00	2608.00	\$2,608.00	\$2,608.00		
37	PAVEMENT MESSAGE PAINT	10	EACH	\$34.00	\$340.00	0.00	0.00	0.00	0.00	10.00	10.00	10.00	10.00	10.00	10.00	\$340.00	\$340.00		
38	ADA PARKING SIGN	5	EACH	\$765.00	\$3,825.00	0.00	0.00	0.00	0.00	5.00	5.00	5.00	5.00	5.00	5.00	\$3,825.00	\$3,825.00		
39	3 INCH PVC CONDUIT WITH (3) #6 AWG WIRES	20	FOOT	\$27.00	\$540.00	0.00	0.00	0.00	0.00	0.00	0.00	\$22.00	22.00	22.00	22.00	\$594.00	\$594.00		
40	(2) 2 INCH PVC CONDUITS	1,300	FOOT	\$7.00	\$9,100.00	0.00	0.00	984.00	984.00	328.00	1312.00	1312.00	1312.00	1312.00	1312.00	\$9,100.00	\$9,100.00		
41	(3) #10 AWG WIRES	1,500	FOOT	\$6.00	\$9,000.00	0.00	0.00	0.00	0.00	0.00	\$1,630.00	1630.00	1630.00	1630.00	1630.00	\$9,780.00	\$9,780.00		
42	PARKING LOT LIGHT AND FOUNDATION	14	EACH	\$5,500.00	\$77,000.00	0.00	0.00	0.00	6.00	6.00	3.00	9.00	35.00	14.00	\$27,500.00	\$77,000.00			
43	ELECTRICAL JUNCTION BOX - TIER 22 (24"x13"x24")	14	EACH	\$750.00	\$10,500.00	0.00	0.00	0.00	0.00	14.00	14.00	14.00	14.00	14.00	14.00	\$10,500.00	\$10,500.00		
44	LIGHTING ELECTRICAL CABINET WITH DISCONNECTS	1	EACH	\$9,000.00	\$9,000.00	0.00	0.00	0.00	0.00	0.50	0.50	\$0.50	1.00	\$4,500.00	\$9,000.00				
45	RELOCATE ROCK/STONE MONUMENT FEATURE	1	LUMP SUM	\$3,000.00	\$3,000.00	0.00	0.00	0.00	0.00	0.00	\$1,500.00	1500.00	1500.00	1500.00	1500.00	\$3,000.00	\$3,000.00		
46	EARLY COMPLETION BONUS	1	LUMP SUM	\$60,000.00	\$60,000.00	0.00	0.00	0.00	0.00	0.00	0.00	\$1.00	1.00	\$60,000.00	\$60,000.00				
Subtotal					\$1,009,044.50											\$156,331.80	\$1,054,977.99		
Change Order # 1																			
101	Remove Large Concrete Check	1	LUMP SUM	\$4,300.00	\$4,300.00	-	-	-	-	-	-	-	-	1.00	1.00	\$4,300.00	\$4,300.00		
102	1 1/2" poly installation	190	FOOT	\$14.80	\$2,812.00	-	-	-	-	-	-	-	-	190.00	190.00	\$2,812.00	\$2,812.00		
103	Dip Signs	2	EACH	\$850.00	\$1,700.00	-	-	-	-	-	-	-	-	2.00	2.00	\$1,700.00	\$1,700.00		
104	Project over/under runs	1	LUMP SUM	\$48,953.49	\$48,953.49	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total					\$1,063,899.99														

Item 28 over bid quantity because some area was added behind fence that was not initially bid. Item 34 overran because Britton added a couple areas of fence near the top parking lot and a small section near the bottom of the linear drain by the road. Bid item 41 real world footage slightly more than bid amount.

TOTAL		\$163,340.80	\$1,063,899.99
AMOUNT RETAINED	\$4,267.18	\$53,190.50	
RETAINAGE RELEASED	\$53,190.50	\$53,190.50	
PREVIOUS RETAINAGE	-	\$44,923.31	
PREVIOUS PAYMENTS	-	\$853,543.07	
AMOUNT DUE	\$210,266.91	\$210,266.91	



Invoice

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

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

Invoice #: 003PINV000001256

Date: 7/1/2026

Application #: 5

Customer #: C110158

Invoice Due Date: 7/1/2026

Payment Terms: unknown

Contract: 72037 - Battle Creek TH Parking Lot

Item	Description	Contract			Stored Materials	Previous Applications		This Period		To-Date		
		Quantity	U/M	Unit Price		Quantity	Amount	Quantity	Amount	Quantity	Amount	%
10	Mobilization	1.00	LS	\$41,000.00		0.90	\$36,900.00	0.10	\$4,100.00	1.00	\$41,000.00	100.0
100	24" Curb & Gutter - Integral Pigment	944.00	Lf	\$51.00		944.00	\$48,144.00	0.00	\$0.00	944.00	\$48,144.00	100.0
110	Concrete Curb Type B5 - Integral Pigment	374.00	Lf	\$42.00		374.00	\$15,708.00	0.00	\$0.00	374.00	\$15,708.00	100.0
120	4' Concrete Waterway - Integral Pigment	40.00	Lf	\$135.00		39.00	\$5,265.00	0.00	\$0.00	39.00	\$5,265.00	97.5
130	Concrete Waterway - Integral Pigment	368.00	SF	\$30.00		368.00	\$11,040.00	0.00	\$0.00	368.00	\$11,040.00	100.0
140	Excavation - Unclassified (Plan Quantity)	8,365.00	CY	\$18.00		8,365.00	\$150,570.00	0.00	\$0.00	8,365.00	\$150,570.00	100.0
150	Owner Furnished Rotomillings 6" Thick	668.00	CY	\$38.00		668.00	\$25,384.00	0.00	\$0.00	668.00	\$25,384.00	100.0
160	Untreated Base Course (Plan Quantity)	1,306.00	CY	\$47.00		1,306.00	\$61,382.00	0.00	\$0.00	1,306.00	\$61,382.00	100.0
170	HMA - 1/2 inch (PG 64-34)	1,270.47	TON	\$87.00		1,270.47	\$110,530.89	0.00	\$0.00	1,270.47	\$110,530.89	100.0
180	14" HDPE DR9 Waterline	490.00	Lf	\$122.00		490.00	\$59,780.00	0.00	\$0.00	490.00	\$59,780.00	100.0
190	HDPE Wall Anchor and Thrust Restraint	2.00	ea	\$5,900.00		2.00	\$11,800.00	0.00	\$0.00	2.00	\$11,800.00	100.0
20	Traffic Control	1.00	LS	\$6,200.00		1.00	\$6,200.00	0.00	\$0.00	1.00	\$6,200.00	100.0
200	12" Wedge Gate Valves	1.00	ea	\$5,900.00		0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.0
210	Adjust Sanitary Sewer Cleanout to Grade	3.00	ea	\$1,200.00		1.50	\$1,800.00	0.50	\$600.00	2.00	\$2,400.00	66.7
220	15" RCP	180.00	Lf	\$101.00		180.00	\$18,180.00	0.00	\$0.00	180.00	\$18,180.00	100.0
230	Curb Inlet Box w/ Snout	4.00	ea	\$6,300.00		4.00	\$25,200.00	0.00	\$0.00	4.00	\$25,200.00	100.0
240	Manhole with Sump	4.00	ea	\$11,000.00		4.00	\$44,000.00	0.00	\$0.00	4.00	\$44,000.00	100.0
250	Linear Drain	215.00	Lf	\$37.00		215.00	\$7,955.00	0.00	\$0.00	215.00	\$7,955.00	100.0
260	Loose Riprap 12" Thick D50=6"	85.00	CY	\$122.00		85.00	\$10,370.00	0.00	\$0.00	85.00	\$10,370.00	100.0
270	Contractor Furnished Topsoil	3,035.00	SY	\$7.00		3,035.00	\$21,245.00	0.00	\$0.00	3,035.00	\$21,245.00	100.0
280	Broadcast Seed & Mulch	3,174.00	SY	\$2.40		3,035.00	\$7,284.00	139.00	\$333.60	3,174.00	\$7,617.60	100.0
290	Erosion Control Blanket	3,035.00	SY	\$2.90		3,035.00	\$8,801.50	0.00	\$0.00	3,035.00	\$8,801.50	100.0
30	Public Information Services	1.00	LS	\$900.00		1.00	\$900.00	0.00	\$0.00	1.00	\$900.00	100.0



Invoice

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

Item	Description	Contract			Stored Materials	Previous Applications		This Period		To-Date		
		Quantity	U/M	Unit Price		Quantity	Amount	Quantity	Amount	Quantity	Amount	%
300	Fiber Roll - 12 Inch	1,500.00	Lf	\$4.30	\$6,450.00	0.00	1,500.00	\$6,450.00	0.00	\$0.00	1,500.00	\$6,450.00 100.0
310	Dry Stack Boulder Wall	2,000.00	SF	\$30.00	\$60,000.00	0.00	2,000.00	\$60,000.00	0.00	\$0.00	2,000.00	\$60,000.00 100.0
320	Landscape Boulder (24"-36")	50.00	ea	\$135.00	\$6,750.00	0.00	46.00	\$6,210.00	4.00	\$540.00	50.00	\$6,750.00 100.0
330	Laydown Bollard	2.00	ea	\$800.00	\$1,600.00	0.00	0.00	\$0.00	2.00	\$1,600.00	2.00	\$1,600.00 100.0
340	Wood Post and Rail Fence	1,233.00	Lf	\$38.00	\$46,854.00	0.00	445.00	\$16,910.00	788.00	\$29,944.00	1,233.00	\$46,854.00 100.0
350	16' Panel Gate w/ Step Over Man Gate	2.00	ea	\$4,800.00	\$9,600.00	0.00	0.00	\$0.00	2.00	\$9,600.00	2.00	\$9,600.00 100.0
360	Pavement Marking Paint	2,608.00	Lf	\$1.00	\$2,608.00	0.00	2,608.00	\$2,608.00	0.00	\$0.00	2,608.00	\$2,608.00 100.0
370	Pavement Message Paint	10.00	ea	\$34.00	\$340.00	0.00	10.00	\$340.00	0.00	\$0.00	10.00	\$340.00 100.0
380	ADA Parking Sign	5.00	ea	\$765.00	\$3,825.00	0.00	5.00	\$3,825.00	0.00	\$0.00	5.00	\$3,825.00 100.0
390	3" PVC Conduit w/(3) #6 AWG Wires	22.00	Lf	\$27.00	\$594.00	0.00	0.00	\$0.00	22.00	\$594.00	22.00	\$594.00 100.0
40	Survey	1.00	LS	\$14,500.00	\$14,500.00	0.00	1.00	\$14,500.00	0.00	\$0.00	1.00	\$14,500.00 100.0
400	Two 2-inch Conduit	1,312.00	Lf	\$7.00	\$9,184.00	0.00	1,312.00	\$9,184.00	0.00	\$0.00	1,312.00	\$9,184.00 100.0
410	(3) #10 AWG Wires	1,630.00	Lf	\$6.00	\$9,780.00	0.00	0.00	\$0.00	1,630.00	\$9,780.00	1,630.00	\$9,780.00 100.0
420	Parking Lot Light & Foundation	14.00	ea	\$5,500.00	\$77,000.00	0.00	9.00	\$49,500.00	5.00	\$27,500.00	14.00	\$77,000.00 100.0
430	Polymer Concrete Junction Box Tier 22	14.00	ea	\$750.00	\$10,500.00	0.00	14.00	\$10,500.00	0.00	\$0.00	14.00	\$10,500.00 100.0
440	Lighting Electrical Cabinet with Disconnects	1.00	ea	\$9,000.00	\$9,000.00	0.00	0.50	\$4,500.00	0.50	\$4,500.00	1.00	\$9,000.00 100.0
450	Relocate Rock/Stone Monumnet Feature	1.00	LS	\$3,000.00	\$3,000.00	0.00	0.50	\$1,500.00	0.50	\$1,500.00	1.00	\$3,000.00 100.0
460	Early Completion Bonus	1.00	LS	\$60,000.00	\$60,000.00	0.00	0.00	\$0.00	1.00	\$60,000.00	1.00	\$60,000.00 100.0
470	Remove Large Concrete Chunk	1.00	LS	\$4,300.00	\$4,300.00	0.00	0.00	\$0.00	1.00	\$4,300.00	1.00	\$4,300.00 100.0
480	1 1/2" Poly Pipe Water Lateral	190.00	Lf	\$14.80	\$2,812.00	0.00	0.00	\$0.00	190.00	\$2,812.00	190.00	\$2,812.00 100.0
490	Dip Signs	2.00	ea	\$850.00	\$1,700.00	0.00	0.00	\$0.00	2.00	\$1,700.00	2.00	\$1,700.00 100.0
50	SWPPP Compliance	1.00	LS	\$6,000.00	\$6,000.00	0.00	1.00	\$6,000.00	0.00	\$0.00	1.00	\$6,000.00 100.0
60	Clear and Grub	1.00	LS	\$9,000.00	\$9,000.00	0.00	1.00	\$9,000.00	0.00	\$0.00	1.00	\$9,000.00 100.0
70	Salvage & Relocate Bollards	10.00	ea	\$900.00	\$9,000.00	0.00	10.00	\$9,000.00	0.00	\$0.00	10.00	\$9,000.00 100.0
80	Salvage & Relocate Steel Gate	1.00	ea	\$2,700.00	\$2,700.00	0.00	0.00	\$0.00	1.00	\$2,700.00	1.00	\$2,700.00 100.0
90	Equestrian Parking Markers - Recycled Tires	24.00	ea	\$135.00	\$3,240.00	0.00	0.00	\$0.00	24.00	\$3,240.00	24.00	\$3,240.00 100.0
Totals:					\$1,071,044.99		\$898,466.39		\$165,343.60		\$1,063,809.99	



Invoice

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

PLEASE PAY FROM THIS INVOICE

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

Invoice Amount: \$165,343.60

Less Retainage: \$0.00

Amount Due: \$165,343.60

PARTIAL PAYMENT ESTIMATE

NO. ~~2~~⁴

Name of Contractor:	<i>Condie Construction Co., LLC</i>		
Name of Owner:	<i>Pleasant Grove City</i>		
Date of Completion:	Amount of Contract:	Dates of Estimate:	
Original: November 15, 2026	Original: \$3,556,724.10	From: June 12, 2026	
Revised: n/a	Revised: \$6,604,282.41	To: July 14, 2026	

Description of Job: *800 North Area Waterline, Drainage
and Roadway Reconstruction Project*

Amount	This Period	Total To Date
Amount Earned	\$155,680.85	\$1,458,069.38
Retainage Held	\$7,784.04	\$72,903.47
Retainage Being Released	\$0.00	\$0.00
Previous Payments	-	\$1,237,269.10
Amount Due	\$147,896.81	\$147,896.81

This project is on schedule

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

Recommended by: Pleasant Grove City Engineering

7/15/2026
Date: _____

After the mayor has signed this
pay request may be paid

51-70-987 \$69,059.29
16-70-987 \$54,260.87
20-40-987 \$24,576.65

BJT

Accepted by: *Condie Construction Co., LLC*

Date: _____

Approved by: Pleasant Grove City Mayor

Date: _____

7-15-20

ITEM NO.		NATURE OF WORK			PAY PERIOD:		1 PAY PERIOD:		2 PAY PERIOD:		3 PAY PERIOD:		4		Earnings	
		Qty	Unit	Price	Bid Amt.	This Month	To Date	This Month	To Date	This Month	To Date	This Month	To Date	This Month	To Date	
1	SCHEDULE 1 - 800 NORTH AREA DEMOLITION	1	LUMP	\$211,000.00	\$211,000.00	0.30	0.30	0.30	0.30	0.25	0.55	0.55	0.50	\$517,150.00		
2	CONSTRUCTION TRAFFIC CONTROL	1	LUMP	\$44,158.00	\$44,158.00	0.30	0.30	0.30	0.30	0.30	0.30	0.10	0.40	\$441,580	\$17,663.20	
3	SURVEY	1	LUMP	\$6,933.00	\$6,933.00	0.30	0.30	0.30	0.30	0.30	0.30	0.10	0.40	\$69,330	\$2,773.20	
4	PUBLIC INVOLVEMENT AND INFORMATION SERVICES	1	LUMP	\$20,263.00	\$20,263.00	0.30	0.30	0.30	0.30	0.30	0.30	0.10	0.40	\$2,026.30	\$8,105.20	
5	TEMPORARY CONTROLS AND BMPs	1	LUMP	\$77,448.00	\$77,448.00	0.30	0.30	0.30	0.30	0.30	0.30	0.10	0.40	\$774,480	\$3,139.20	
6	REMOVE CONCRETE FLATWORK (Includes Sidewalk, Driveway, Pool Entry, C&A)	400	SQ YD	\$18.26	\$7,304.00	0.00	0.00	0.00	0.00	30.00	30.00	62.15	92.15	\$1,511.33	\$1,677.13	
7	REMOVE CONCRETE WATERWAY	173	SQ YD	\$23.46	\$4,049.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$702.00	\$702.00	
8	REMOVE ASPHALT PAVEMENT (PLAN QUANTITY)	54,700	SQ YD	\$2.46	\$134,292.00	0.00	0.00	0.00	0.00	2197.00	2197.00	2197.00	2197.00	\$55,712.20	\$0.00	
9	GRANULAR BORROW (Soft Spot Repair)	250	CY	\$91.40	\$22,850.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$5,960.00	\$5,960.00	
10	OVERLAY/CAVATION (Soft Spot Repair)	250	CY	\$21.50	\$5,375.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$5,375.00	\$0.00	
11	UNTREATED BASE COURSE (SUPPLEMENTAL)	24,600	TON	\$27.80	\$679,280.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$50,000.00	\$0.00	
12	CEMENT	2,670	TON	\$25.00	\$66,750.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$50,000.00	\$0.00	
13	CEMENT TREAT BASE COURSE (8 inch Thick)	24,600	SQ YD	\$5.90	\$145,140.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$50,000.00	\$0.00	
14	HMA - 1/2 INCH (PG 64-34)	4,760	TON	\$103.00	\$490,280.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$50,000.00	\$0.00	
15	MONOLITHIC CURB & GUTTER AND SIDEWALK	200	SQ YD	\$198.00	\$39,600.00	0.00	0.00	0.00	0.00	50.57	50.57	50.57	50.57	\$10,012.86	\$10,012.86	
16	CONCRETE WATERWAY	173	SQ YD	\$192.00	\$33,456.00	0.00	0.00	0.00	0.00	30.00	30.00	30.00	30.00	\$5,760.00	\$5,760.00	
17	PEDESTRIAN ACCESS RAMP	14	EACH	\$3,242.00	\$45,388.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$5,000.00	\$5,000.00	
18	RECONSTRUCT VALVE BOX	54	EACH	\$195.00	\$10,530.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$5,000.00	\$5,000.00	
19	RECONSTRUCT MANHOLE	13	EACH	\$988.00	\$12,844.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$5,000.00	\$5,000.00	
20	8 INCH RESILIENT WEDGE GATE VALVE	13	EACH	\$2,122.00	\$27,586.00	6.00	6.00	6.00	6.00	7.00	13.00	13.00	13.00	\$50,000.00	\$27,586.00	
21	8 INCH RESILIENT WEDGE GATE VALVE	23	EACH	\$12,870.00	\$65,251.00	11.00	11.00	11.00	11.00	7.00	18.00	18.00	18.00	\$50,000.00	\$51,066.00	
22	8 INCH 45° BEND	10	EACH	\$1,575.00	\$15,750.00	2.00	2.00	2.00	2.00	9.00	11.00	11.00	11.00	\$50,000.00	\$7,375.00	
23	8 INCH 1.125" OR 22.5° BEND	12	EACH	\$374.00	\$4,488.00	2.00	2.00									

TOTAL	\$155,680.85	\$1,458,069.38
AMOUNT RETAINED	\$7,784.04	\$72,903.47
RETAINAGE RELEASED		\$0.00
PREVIOUS RETAINAGE	-	\$65,119.43
PREVIOUS PAYMENTS	-	\$1,237,269.10
AMOUNT DUE	\$147,896.81	\$147,896.81



Condle Consturction Company
53 N 1650 W
Springville, UT 84663

Pay Application-04

To: Pleasant Grove City		Application Period:	Application Date: 6/12/26-7/9/26
Project: Pleasant Grove 800 North Area Waterline, Drainage And Roadway Reconstruct		From: Condle Construction Company	Engineer : Shawn Pitts/BrittonTveten, RB&G Engineering
		Contractor's Project No: 2602	Engineer's Project No:

Contract Change Orders			1. ORIGINAL CONTRACT PRICE.....	\$3,556,724.10
Number	Additions	Deductions	2. Net Change by Change Requests.....	\$ 1,338,084.11
CO 1 Combined	\$ 47,558.31		3. Current Contract Price (Line 1 & Line 2).....	\$4,894,808.21
CO 2 Reconstruct Culinary/Mismarked Utilites	\$ 530,778.90		4. TOTAL COMPLETED.....	\$1,432,468.56
Co 3 Mahogany	\$ 759,746.90		4a MATERIAL ON HAND.....	\$0.00
Co-4 Half Loop 1450 West	\$ -		5. RETAINAGE: 5%	
			a. Work Completed.....	\$71,623.43
			b. Material on Hand.....	\$0.00
			c. Total Retainage (Line 5a = Line 5b).....	
			6. AMOUNT ELIGIBLE TO DATE (Line 4 + Line 4a - Line 5c).....	\$1,360,845.13
		\$ -	7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)..	\$1,237,269.10
TOTAL NET CHANGE	\$ 1,338,084.11	\$ -	8. AMOUNT DUE THIS APPLICATION.....	\$123,576.03
			9. BALANCE TO FINISH	
			(Column G on Progress Estimate + Line 5 above).....	\$3,533,963.08

Percent Complete of the Contract: 27.80%

Contractor's Certification

The Contractor certifies that all work including materials and equipment on hand, covered by this Partial Payment has been completed or delivered in accordance with the Contract Documents, that all amounts have been paid by him for work, materials, and equipment for which previous Partial Payments were issued and received from the Owner, and that the current payment shown herein is now due.

Requested By:

Bronson Brandt
Condle Construction Company

Date

Approved By:

Owner
Pleasant Grove City

Date

Engineer
Britton Tveten

Date



For:	Project: Pleasant Grove 800 North Area Waterline, Drainage And Roadway Reconstruct							Contractor's Application for Payment No. 04				
Application Period:								Application Date: 7/9/2026				
Item No.	Description	Specification	Quantity	Unit	Unit Price	Extended Amt	Previous Quantity	Previous Amount	Current Quantity	Current Amount	Total Quantity	Total Amount
1	MOBILIZATION AND DEMOBILIZATION		1	LS	\$213,000.00	\$213,000.00	0.55	\$117,150.00		\$0.00	0.55	\$117,150.00
2	CONSTRUCTION TRAFFIC CONTROL		1	LS	\$44,158.00	\$44,158.00	0.3	\$13,247.40	0.10	\$4,415.80	0.40	\$17,663.20
3	SURVEY		1	LS	\$6,933.00	\$6,933.00	0.3	\$2,079.90	0.10	\$693.30	0.40	\$2,773.20
4	PUBLIC INVOLVEMENT AND INFORMATION SERVICES		1	LS	\$20,263.00	\$20,263.00	0.3	\$6,078.90	0.10	\$2,026.30	0.40	\$8,105.20
5	TEMPORARY CONTROLS AND BMP'S	101	1	SY	\$7,848.00	\$7,848.00	0.3	\$2,354.40	0.10	\$784.80	0.40	\$3,139.20
6	REMOVE CONCRETE FLATWORK (walk,driveways,ramp, C&G)	102	400	SY	\$18.20	\$7,280.00	30	\$546.00	62.15	\$1,131.13	92.15	\$1,677.13
7	REMOVE CONCRETE WATERWAY	103	175	SY	\$23.40	\$4,095.00		\$0.00	30.00	\$702.00	30.00	\$702.00
8	REMOVE ASPHALT PAVEMENT (PLAN QUANTITY)	104	24730	SY	\$2.60	\$64,298.00	2197	\$5,712.20		\$0.00	2,197.00	\$5,712.20
9	GRANULAR BORROW (Soft Spot Repair)	105	500	CY	\$74.10	\$37,050.00		\$0.00		\$0.00	-	\$0.00
10	OVER EXCAVATION (Soft Spot Repair)	106	500	CY	\$21.50	\$10,750.00		\$0.00		\$0.00	-	\$0.00
11	UNTREATED BASE COURSE (Supplemental)	107	2600	TON	\$27.80	\$72,280.00		\$0.00		\$0.00	-	\$0.00
12	CEMENT	108	52	TON	\$397.00	\$20,644.00		\$0.00		\$0.00	-	\$0.00
13	CEMENT TREATED BASE COURSE (8 INCH THICK)	109	24730	SY	\$5.80	\$143,434.00		\$0.00		\$0.00	-	\$0.00
14	HMA 1/2 INCH (Pg 64-34)	110	4760	TON	\$103.00	\$490,280.00		\$0.00		\$0.00	-	\$0.00
15	MONOLITHIC C&G AND SIDEWALK	111	200	SY	\$198.00	\$39,600.00		\$0.00	50.57	\$10,012.86	50.57	\$10,012.86
16	CONCRETE WATERWAY	112	175	SY	\$192.00	\$33,600.00		\$0.00	30.00	\$5,760.00	30.00	\$5,760.00
17	PEDESTRIAN ACCESS RAMP	113	14	EA	\$3,242.00	\$45,388.00		\$0.00		\$0.00	-	\$0.00
18	RECONSTRUCT VALVE BOX	114	54	EA	\$552.00	\$29,808.00		\$0.00		\$0.00	-	\$0.00
19	RECONSTRUCT MANHOLE	115	33	EA	\$908.00	\$29,964.00		\$0.00		\$0.00	-	\$0.00
20	6 INCH RESILIENT WEDGE GATE VALVE	216	13	EA	\$2,123.00	\$27,599.00	13	\$27,599.00		\$0.00	13.00	\$27,599.00
21	8 INCH RESILIENT WEDGE GATE VALVE	204	23	EA	\$2,837.00	\$65,251.00	18	\$51,066.00		\$0.00	18.00	\$51,066.00
22	8 INCH 45 BEND	205	11	EA	\$725.00	\$7,975.00	11	\$7,975.00		\$0.00	11.00	\$7,975.00
23	8 INCH 11.25 OR 22.5 BEND	206	12	EA	\$724.00	\$8,688.00	12	\$8,688.00		\$0.00	12.00	\$8,688.00
24	8 INCH TEE	207	20	EA	\$1,203.00	\$24,060.00	20	\$24,060.00		\$0.00	20.00	\$24,060.00
25	8 INCH TO 6 INCH REDUCER	208	4	EA	\$614.00	\$2,456.00	4	\$2,456.00		\$0.00	4.00	\$2,456.00
26	8 INCH C900,DR-18 PVC WATERLINE PIPE	209	5650	LF	\$63.30	\$357,645.00	4787.5	\$303,048.75		\$0.00	4,787.50	\$303,048.75
27	CUT,CAP & ABANDON WATERLINE	210	1	LS	\$5,283.00	\$5,283.00	0.5	\$2,641.50		\$0.00	0.50	\$2,641.50
28	REPLACE FIRE HYDRANT	202	12	EA	\$7,726.00	\$92,712.00	12	\$92,712.00		\$0.00	12.00	\$92,712.00
29	1 INCH BRASS TAPPING SADDLE	213	26	EA	\$727.00	\$18,902.00	26	\$18,902.00		\$0.00	26.00	\$18,902.00

30	2 INCH BRASS TAPPING SADDLE	212	61	EA	\$756.00	\$46,116.00	18	\$13,608.00		\$0.00	18.00	\$13,608.00
31	2 INCH CULINARY SERVICE MANIFOLD WITH (4) 1 INCH SERVICES	211	61	EA	\$2,876.00	\$175,436.00	16	\$46,016.00		\$0.00	16.00	\$46,016.00
32	1 INCH PRESSURIZED IRRIGATION SERVICE LINE	214	99	EA	\$862.00	\$85,338.00		\$0.00		\$0.00	-	\$0.00
33	4 INCH PRESSURIZED IRRIGATION DRAIN	217	1	EA	\$3,830.00	\$3,830.00		\$0.00		\$0.00	-	\$0.00
34	PRESSURIZED IRRIGATION BLOW OFF	218	1	EA	\$4,875.00	\$4,875.00		\$0.00		\$0.00	-	\$0.00
35	RECONSTRUCT CULINARY WATER SERVICE	215	26	EA	\$2,121.00	\$55,146.00	92	\$195,132.00		\$0.00	92.00	\$195,132.00
	SCHEDULE 2-540 NORTH TO 1570 WEST AREA ADDITIVE ALT.1							\$0.00		\$0.00	-	\$0.00
36	MOBILIZATION/DEMOLITION		1	LS	\$104,443.00	\$104,443.00	0.55	\$57,443.65		\$0.00	0.55	\$57,443.65
37	CONSTRUCTION TRAFFIC CONTROL		1	LS	\$18,120.00	\$18,120.00	0.25	\$4,530.00	0.15	\$2,718.00	0.40	\$7,248.00
38	SURVEY		1	LS	\$5,219.00	\$5,219.00	0.25	\$1,304.75	0.15	\$782.85	0.40	\$2,087.60
39	PUBLIC INVOLVEMENT AND INFORMATION SERVICES		1	LS	\$4,605.00	\$4,605.00	0.25	\$1,151.25	0.15	\$690.75	0.40	\$1,842.00
40	TEMPORARY CONTROLS AND BMPs	101	1	LS	\$1,806.00	\$1,806.00	0.25	\$451.50	0.15	\$270.90	0.40	\$722.40
41	REMOVE CONCRETE FLATWORK (walk,driveways,ramp, C&G)	102	400	SY	\$18.20	\$7,280.00		\$0.00		\$0.00	-	\$0.00
42	REMOVE CONCRETE WATERWAY	103	115	SY	\$21.10	\$2,426.50		\$0.00		\$0.00	-	\$0.00
43	REMOVE ASPHALT PAVEMENT (PLAN QUANTITY)	104	12208	SY	\$2.70	\$32,961.60	1050	\$2,835.00		\$0.00	1,050.00	\$2,835.00
44	GRANULAR BARROW (Soft Spot Repair)	105	500	CY	\$74.10	\$37,050.00		\$0.00		\$0.00	-	\$0.00
45	OVER EXCAVATION (Soft Spot Repair)	106	500	CY	\$21.50	\$10,750.00		\$0.00		\$0.00	-	\$0.00
46	UNTREATED BASE COURSE (Supplemental)	107	1275	TON	\$31.00	\$39,525.00		\$0.00		\$0.00	-	\$0.00
47	CEMENT	108	26	TON	\$397.00	\$10,322.00		\$0.00		\$0.00	-	\$0.00
48	CEMENT TREATED BASE COURSE (8 INCH THICK)	109	12208	SY	\$5.50	\$67,144.00		\$0.00		\$0.00	-	\$0.00
49	HMA 1/2 INCH (Pg 64-34)	110	2025	TON	\$103.00	\$208,575.00		\$0.00		\$0.00	-	\$0.00
50	MONOLITHIC C&G AND SIDEWALK	111	250	SY	\$175.00	\$43,750.00		\$0.00		\$0.00	-	\$0.00
51	CONCRETE DRIVEWAY 6 INCHES THICK	116	80	SY	\$179.00	\$14,320.00		\$0.00	11.58	\$2,072.82	11.58	\$2,072.82
52	CONCRETE WATERWAY	112	115	SY	\$189.00	\$21,735.00		\$0.00		\$0.00	-	\$0.00
53	PEDESTRIAN ACCESS RAMP	113	8	EA	\$3,242.00	\$25,936.00		\$0.00		\$0.00	-	\$0.00
54	RECONSTRUCT VALVE BOX	114	37	EA	\$552.00	\$20,424.00		\$0.00		\$0.00	-	\$0.00
55	RECONSTRUCT MANHOLE	115	11	EA	\$908.00	\$9,988.00		\$0.00		\$0.00	-	\$0.00
56	8 INCH RESILIENT WEDGE GATE VALVE	204	17	EA	\$2,838.00	\$48,246.00	15	\$42,570.00		\$0.00	15.00	\$42,570.00
57	8 INCH 45 BEND	205	1	EA	\$743.00	\$743.00	1	\$743.00		\$0.00	1.00	\$743.00
58	8 INCH 11.25 OR 22.5 BEND	206	9	EA	\$732.00	\$6,588.00	9	\$6,588.00		\$0.00	9.00	\$6,588.00
59	8 INCH TEE	207	8	EA	\$1,335.00	\$10,680.00	8	\$10,680.00		\$0.00	8.00	\$10,680.00
60	8 INCH TO 6 INCH REDUCER	208	2	EA	\$618.00	\$1,236.00	2	\$1,236.00		\$0.00	2.00	\$1,236.00
61	8 INCH C900,DR-18 PVC WATERLINE PIPE	209	2700	LF	\$62.30	\$168,210.00	2700	\$168,210.00		\$0.00	2,700.00	\$168,210.00
62	CUT,CAP & ABANDON WATERLINE	210	1	LS	\$5,004.00	\$5,004.00	1	\$5,004.00		\$0.00	1.00	\$5,004.00
63	REPLACE FIRE HYDRANT	202	5	EA	\$8,413.00	\$42,065.00	3	\$25,239.00	2.00	\$16,826.00	5.00	\$42,065.00
64	1 INCH BRASS TAPPING SADDLE	213	54	EA	\$727.00	\$39,258.00		\$0.00	29.00	\$21,083.00	29.00	\$21,083.00
65	1 INCH PRESSURIZED IRRIGATION SERVICE LINE	214	54	EA	\$851.00	\$45,954.00		\$0.00	29.00	\$24,679.00	29.00	\$24,679.00
66	RECONSTRUCT CULINARY WATER SERVICE	215	54	EA	\$2,125.00	\$114,750.00	1	\$2,125.00		\$0.00	1.00	\$2,125.00
67	EARLY COMPLETION BONUS		1	LS	\$75,000.00	\$75,000.00		\$0.00		\$0.00	-	\$0.00
68	6 INCH RESILIENT WEDGE GATE VALVE	216	5	EA	\$2,125.00	\$10,625.00	5	\$10,625.00		\$0.00	5.00	\$10,625.00

Original Contract Total:							\$3,556,724.10					
Change Order Sequence:												
101	PCO1A-Change all steel nuts/bolts to stainless		1	LS	\$ 6,142.68	\$ 6,142.68	0.50	\$3,071.34	0.50	\$3,071.34	1.00	\$6,142.68
102	8" Pipe Joint Restraints (Pais as needed)		4	EA	\$ 304.07	\$ 1,216.28	8.00	\$2,432.56		\$0.00	8.00	\$2,432.56
103	PCO1B-830 W 800 N Premiere Health		1	LS	\$ 8,966.00	\$ 8,966.00		\$0.00	1.00	\$8,966.00	1.00	\$8,966.00
104	PCO-02 Slag/Flowable Fill Removal Trench		1	LS	\$ 4,022.32	\$ 4,022.32	1.00	\$4,022.32		\$0.00	1.00	\$4,022.32
107	PCO2- 2" Service Meter connections.		2	EA	\$ 12,048.00	\$ 24,096.00		\$0.00	1.00	\$12,048.00	1.00	\$12,048.00
108	PCO-4 Down Time for mismarked sewer lateral-Leak		1	LS	\$ 3,115.03	\$ 3,115.03	1.00	\$3,115.03		\$0.00	1.00	\$3,115.03
	PCO-1 Cobminded Total	1	1	LS	\$ 47,558.31	\$ 47,558.31		\$0.00		\$0.00	-	\$0.00
*35	Overrun Line Item 35 Recon Cul Water Svc's 4 Plexes				\$ -			\$0.00		\$0.00	-	\$0.00
201	PCO-06 Mismarked Utilities 5/12/26		1	LS	\$ 2,621.26	\$ 2,621.26	1.00	\$2,621.26		\$0.00	1.00	\$2,621.26
202	PCO-07 Mismarked Utilities 5/14-15/26		2	LS	\$ 5,316.82	\$ 10,633.64	1.00	\$5,316.82		\$0.00	1.00	\$5,316.82
	PCO-02 Combined Total	2	1	LS	\$ 530,778.90	\$ 530,778.90		\$0.00		\$0.00	-	\$0.00
					\$ -							
	Mahogany PCO-03				\$ -							
301	MOBILIZATION AND DEMOBILIZATION		1	LS	\$ 80,000.00	\$ 80,000.00		\$0.00		\$0.00	-	\$0.00
302	CONSTRUCTION TRAFFIC CONTROL		1	LS	\$ 10,000.00	\$ 10,000.00		\$0.00		\$0.00	-	\$0.00
303	SURVEY		1	LS	\$ 3,876.00	\$ 3,876.00		\$0.00		\$0.00	-	\$0.00
304	PUBLIC INVOLVEMENT AND INFO		1	LS	\$ 4,500.00	\$ 4,500.00		\$0.00		\$0.00	-	\$0.00
305	TEMPORARY CONTROLLS BMP5		1	LS	\$ 5,523.00	\$ 5,523.00		\$0.00		\$0.00	-	\$0.00
306	REMOVE CONCRETE FLATWORK (walk, driveways, ramp, C&G)		12	SY	\$ 32.60	\$ 391.20		\$0.00		\$0.00	-	\$0.00
307	REMOVE ASPHALT PAVEMENT (PLAN QUANTITY)		6,875	SY	\$ 3.30	\$ 22,687.50		\$0.00		\$0.00	-	\$0.00
308	GRANULAR BARROW (Soft Spot Repair)		250	CY	\$ 91.40	\$ 22,850.00		\$0.00		\$0.00	-	\$0.00
309	OVER EXCAVATION (Soft Spot Repair)		250	CY	\$ 36.10	\$ 9,025.00		\$0.00		\$0.00	-	\$0.00
310	UNTREATED BASE COURSE (Supplemental)		750	TN	\$ 31.30	\$ 23,475.00		\$0.00		\$0.00	-	\$0.00
311	CEMENT		140	TN	\$ 417.00	\$ 58,380.00		\$0.00		\$0.00	-	\$0.00
312	CEMENT TREATED BASE COURSE (8 INCH THICK)		6,875	SY	\$ 6.50	\$ 44,687.50		\$0.00		\$0.00	-	\$0.00
313	HMA 1/2 INCH (Pg 64-34)		1,200	TN	\$ 109.00	\$ 130,800.00		\$0.00		\$0.00	-	\$0.00
314	MONOLITHIC C&G AND SIDEWALK		10	SY	\$ 295.00	\$ 2,950.00		\$0.00		\$0.00	-	\$0.00
315	24" CONCRETE CURB AND GUTTER		30	LF	\$ 107.00	\$ 3,210.00		\$0.00		\$0.00	-	\$0.00
316	RECONSTRUCT VALVE BOX		17	EA	\$ 720.00	\$ 12,240.00		\$0.00		\$0.00	-	\$0.00
317	RECONSTRUCT MANHOLE		7	EA	\$ 1,047.00	\$ 7,329.00		\$0.00		\$0.00	-	\$0.00
318	6 INCH RESILIENT WEDGE GATE VALVE		3	EA	\$ 2,388.00	\$ 7,164.00		\$0.00		\$0.00	-	\$0.00
319	8 INCH RESILIENT WEDGE GATE VALVE		3	EA	\$ 3,259.00	\$ 9,777.00		\$0.00		\$0.00	-	\$0.00
320	10 INCH RESILIENT GATE VALVE		1	EA	\$ 4,522.00	\$ 4,522.00		\$0.00		\$0.00	-	\$0.00
321	8 INCH 45 BEND		2	EA	\$ 966.00	\$ 1,932.00		\$0.00		\$0.00	-	\$0.00
322	8 INCH 11.25 OR 22.5 BEND		1	EA	\$ 958.00	\$ 958.00		\$0.00		\$0.00	-	\$0.00
323	10 INCH X 8 INCH X 10 INCH TEE		1	EA	\$ 4,464.00	\$ 4,464.00		\$0.00		\$0.00	-	\$0.00
324	8 INCH BY 6 INCH TEE		3	EA	\$ 2,115.00	\$ 6,345.00		\$0.00		\$0.00	-	\$0.00
325	8 INCH TO 6 INCH REDUCER		1	EA	\$ 849.00	\$ 849.00		\$0.00		\$0.00	-	\$0.00
326	8 INCH C900 DR-18 PVC WATERLINE PIPE		1,025	LF	\$ 91.70	\$ 93,992.50		\$0.00		\$0.00	-	\$0.00

[illegible]

**PARTIAL PAYMENT ESTIMATE
NO. 3**

Name of Contractor:	Black Forest Paving		
Name of Owner:	Pleasant Grove City		
Date of Completion:	Amount of Contract:	Dates of Estimate:	
Original: September 15, 2026	Original: \$1,231,834.55	From: 5/12/26	
Revised: na	Revised: na	To: 7/14/26	

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

Amount	This Period	Total To Date
Amount Earned	\$516,908.73	\$752,433.73
Retainage Held	\$25,845.44	\$37,621.69
Retainage Being Released	\$0.00	\$0.00
Previous Payments	-	\$223,748.76
Amount Due	\$491,063.29	\$491,063.29

This project is on schedule

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

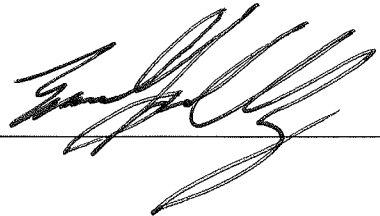
51-70-986 Culinary	\$134,601.23
16-70-986 Cul impact	\$229,426.90
75-40-986 Trans	\$127,035.16
BJT	

Recommended by: Pleasant Grove City Engineering

Date: **7/15/2026** _____

Accepted by: Black Forest Paving

Date: **7/15/2026** _____



Approved by: Pleasant Grove City Mayor

Date: _____

Schedule of Values

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

PAY PERIOD:

1 PAY PERIOD:

2 PAY PERIOD:

3

7/14/2026

ITEM NO.	NATURE OF WORK	CONTRACT ITEMS				QUANTITY		QUANTITY		QUANTITY		EARNINGS	
		Qty	Units	Unit Price	Bid Amt.	This Month	To Date	This Month	To Date	This Month	To Date	This Month	To Date
	BASE BID												
1	Mobilization	1	Lump	\$45,000.00	\$45,000.00	0.25	0.25	0.25	0.50	0.25	0.75	\$11,250.00	\$33,750.00
2	Traffic Control	1	Lump	\$27,000.00	\$27,000.00	0.25	0.25	0.25	0.50	0.25	0.75	\$6,750.00	\$20,250.00
3	SWPPP BMPs	1	Lump	\$3,100.00	\$3,100.00	0.25	0.25	0.25	0.50	0.25	0.75	\$775.00	\$2,325.00
4	Remove Existing Asphalt, Regrade, and Compact	19,401	SY	\$4.05	\$78,574.05		0.00		0.00	9700.50	9700.50	\$39,287.03	\$39,287.03
5	Excavate Soft Spots (contingency item)	1,293	CY	\$27.00	\$34,911.00		0.00		0.00	1221.30	1221.30	\$32,975.10	\$32,975.10
6	Granular Borrow (contingency item)	131	Ton	\$20.00	\$2,620.00		0.00		0.00	1048.18	1048.18	\$20,963.60	\$20,963.60
7	Road Base	2,652	Ton	\$28.50	\$75,582.00		0.00		0.00	728.00	728.00	\$20,748.00	\$20,748.00
8	HMA - APWA Class II	3,845	Ton	\$90.50	\$347,972.50		0.00		0.00		0.00	\$0.00	\$0.00
9	Remove and Install Monolithic Concrete Sidewalk	180	SF	\$25.00	\$4,500.00		0.00		0.00	188.80	188.80	\$4,720.00	\$4,720.00
10	Remove and Install Waterway	40	SF	\$50.00	\$2,000.00		0.00		0.00		0.00	\$0.00	\$0.00
11	Remove Survey Monument	3	Each	\$1,000.00	\$3,000.00		0.00		0.00	3.00	3.00	\$3,000.00	\$3,000.00
12	Adjust Valve Box Collars	36	Each	\$770.00	\$27,720.00		0.00		0.00	5.00	5.00	\$3,850.00	\$3,850.00
13	Adjust Manhole Collars	16	Each	\$880.00	\$14,080.00		0.00		0.00	3.00	3.00	\$2,640.00	\$2,640.00
14	8" C-900 Water Line	3,913	FT	\$75.00	\$293,475.00	225.00	225.00	1190.00	1415.00	2516.00	3931.00	\$188,700.00	\$294,825.00
15	8" Gate Valve	8	Ea	\$4,150.00	\$33,200.00		0.00	3.00	3.00	5.00	8.00	\$20,750.00	\$33,200.00
16	8" Bends	11	Ea	\$1,100.00	\$12,100.00		0.00	2.00	2.00	7.00	9.00	\$7,700.00	\$9,900.00
17	8" X 8" X 8" Tee	4	Ea	\$2,300.00	\$9,200.00		0.00	2.00	2.00	2.00	4.00	\$4,600.00	\$9,200.00
18	Connect to Existing Water line	6	Ea	\$1,600.00	\$9,600.00	1.00	1.00	2.00	3.00	3.00	6.00	\$4,800.00	\$9,600.00
19	Culinary Service Connection	51	Ea	\$3,000.00	\$153,000.00		0.00	18.00	18.00	34.00	52.00	\$102,000.00	\$156,000.00
20	Remove and Install Fire Hydrant	4	Each	\$9,200.00	\$36,800.00		0.00	0.50	0.50	3.50	4.00	\$32,200.00	\$36,800.00
21	New Fire Hydrant	2	Each	\$9,200.00	\$18,400.00	0.50	0.50	0.50	1.00	1.00	2.00	\$9,200.00	\$18,400.00
Subtotal					\$1,231,834.55							\$516,908.73	\$752,433.73
Total					\$1,231,834.55								

not

The asphalt was included due to testing information not being provided

TOTAL	\$516,908.73	\$752,433.73
AMOUNT RETAINED	\$25,845.44	\$37,621.69
RETAINAGE RELEASED		\$0.00
PREVIOUS RETAINAGE		\$11,776.25
PREVIOUS PAYMENTS		\$223,748.76
AMOUNT DUE	\$491,063.29	\$491,063.29



6153 Broken Rock Cir.
South Jordan, UT 84009

To Owner: Pleasant Grove City
Project Manager Earl Jolley

From Contractor: Black Forest Paving
6153 Broken Rock Cir
South Jordan UT 84009

Project: 1100 E Water Line & Roadway Reconstruction

Application No: 3

Application Date: 6/30/2026

Period to: 6/30/2026

Project No:

Contract Date: 1/8/2026

Distribution to:
☐ OWNER
☐ INSPECTOR
☐ CONTRACTOR

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation sheet is attached.

1. ORIGINAL CONTRACT SUM	\$ 1,231,834.55
2. NET CHANGE by CHANGE ORDERS	\$ 43,304.30
3. CONTRACT SUM to DATE (Line 1 ± 2)	\$ 1,275,138.85
4. TOTAL COMPLETED & STORED to DATE (Column M on Continuation Sheet)	\$ 864,562.66
5. LESS PREVIOUS CERTIFICATES for PAYMENT (Line 7 from prior Certificate)	\$ 223,748.75
6. LESS 5% RETENTION	\$ 43,228.13
7. CURRENT PAYMENT DUE	\$ 597,585.78
8. BALANCE to FINISH (Line 3 less Line 4)	\$ 410,576.19

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$6,516.30	
Total approved this month	\$36,788.00	
TOTALS	\$43,304.30	\$0.00
Net Changes by Change Order	\$43,304.30	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Black Forest Paving

By:

Date: 7/1/26

Application and Certification for Payment

INSPECTOR'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Inspector certifies to the Owner that to the best of the Inspector's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

INSPECTOR:

Date:

Print name here

PROJECT MANAGER:

Date:

Print name here

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Application and Certification for Payment

CONTINUATION SHEET

APPLICATION and CERTIFICATION for PAYMENT, containing Contractor's signed certification is attached

PAGE 2 OF 2 PAGES

APPLICATION NO: 3

CATION DATE: 6/30/2026

PERIOD TO: 6/30/2026
PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	C QUANTITY	D UNITS	E UNIT PRICE	F SCHEDULED VALUE Bid Amount (C x E)	G H		I J		K MATERIALS PRESENTLY STORED (NOT IN H OR J)	L TOTAL COMPLETED AND STORED TO DATE (H + J + K)	M % COMPLETE (M = F)	N BALANCE TO FINISH (F - M)	
						WORK COMPLETED		THIS PERIOD						
						FROM PREVIOUS APPLICATION (P + H)								
						QUANTITY	PREVIOUS AMOUNT PAID	QUANTITY	CURRENT AMOUNT EARNED		QUANTITY	VALUE		
	Roadway Items													
1	Mobilization		1 LS	\$45,000.00	\$45,000.00	0.5	\$22,500.00	0.25	\$11,250.00		0.75	\$33,750.00	75%	\$11,250.00
2	Traffic Control		1 LS	\$27,000.00	\$27,000.00	0.5	\$13,500.00	0.25	\$6,750.00		0.75	\$20,250.00	75%	\$6,750.00
3	SWPPP BMPs		1 LS	\$3,100.00	\$3,100.00	0.5	\$1,550.00	0.25	\$775.00		0.75	\$2,325.00	75%	\$775.00
4	Remove Existing Asphalt, Regrade, and Compact	1940	SY	\$4.05	\$78,574.05			9700.5	\$39,287.03		9700.5	\$39,287.03	50%	\$39,287.03
5	Excavate Soft Spots (Contingency Item)	1293	CV	\$27.00	\$34,911.00			1221.3	\$32,975.10		1221.3	\$32,975.10	94%	\$1,935.90
6	Granular Borrow (Contingency Item)	131	TN	\$20.00	\$2,620.00			1048.18	\$20,963.60		1048.18	\$20,963.60	600%	(\$18,343.60)
7	Road Base	2652	TN	\$28.50	\$75,582.00			728.55	\$20,763.68		728.55	\$20,763.68	27%	\$54,818.33
8	HMA APWA Class II	3845	TN	\$90.50	\$347,972.50			760.32	\$68,808.96		760.32	\$68,808.96	20%	\$279,163.54
9	Remove and Install Monolithic Concrete Sidewalk	180	SF	\$25.00	\$4,500.00			188.6	\$4,720.00		188.6	\$4,720.00	105%	(\$220.00)
10	Remove and Install Waterway	40	SF	\$50.00	\$2,000.00									
11	Remove Survey Monument	3	EA	\$1,000.00	\$3,000.00			3	\$3,000.00		3	\$3,000.00	100%	\$0.00
12	Adjust Valve Box Collars	36	EA	\$770.00	\$27,720.00			5	\$3,850.00		5	\$3,850.00	14%	\$23,870.00
13	Adjust Manhole Collars	16	EA	\$880.00	\$14,080.00			3	\$2,640.00		3	\$2,640.00	19%	\$11,440.00
	Water Line Items													
14	8" C-900 Water Line	3913	FT	\$75.00	\$293,475.00	1415	\$106,125.00	2516	\$186,700.00		3931	\$294,825.00	100%	(\$1,350.00)
15	8" Gate Valve	8	EA	\$4,150.00	\$33,200.00	3	\$12,450.00	5	\$20,750.00		8	\$33,200.00	100%	\$0.00
16	8" Bands	11	EA	\$1,100.00	\$12,100.00	2	\$2,200.00	7	\$7,700.00		9	\$9,900.00	82%	\$2,200.00
17	8"x3" Tee	4	EA	\$2,300.00	\$9,200.00	2	\$4,600.00	2	\$4,600.00		4	\$9,200.00	100%	\$0.00
18	Connect to Existing Water Line	6	EA	\$1,600.00	\$9,600.00	3	\$4,800.00	3	\$4,800.00		6	\$9,600.00	100%	\$0.00
19	Culinary Service Connection	51	EA	\$3,000.00	\$153,000.00	18	\$54,000.00	34	\$102,000.00		52	\$156,000.00	102%	(\$3,000.00)
20	Remove and Install Fire Hydrant	4	EA	\$9,200.00	\$36,800.00	0.5	\$4,600.00	3.5	\$32,200.00		4	\$36,800.00	100%	\$0.00
21	New Fire Hydrant	2	EA	\$9,200.00	\$18,400.00	1	\$9,200.00	1	\$9,200.00		2	\$18,400.00	100%	\$0.00
CO #1	Mueller Upgrade Gate Valves & Fire Hydrants													
	8" Gate Valve MJx FL	7	EA	\$246.93	\$1,721.51			7	\$1,721.51		7	\$1,721.51	100%	\$0.00
	8" Gate Valve	1	EA	\$177.51	\$177.51			1	\$177.51		1	\$177.51	100%	\$0.00
	8" Gate Valve	6	EA	\$137.06	\$822.36			6	\$822.36		6	\$822.36	100%	\$0.00
	Hydrant	6	EA	\$588.77	\$3,484.62			6	\$3,484.62		6	\$3,484.62	100%	\$0.00
	Mark up 5%	1	LS	\$310.30	\$310.30			1	\$310.30		1	\$310.30	100%	\$0.00
CO #2	Sewer Laterals and Sewer Cleanout													
	565 S Luck Dr	1	LS	\$3,840.00	\$3,840.00			1	\$3,840.00		1	\$3,840.00	100%	\$0.00
	535 S 1100 E	1	LS	\$3,840.00	\$3,840.00			1	\$3,840.00		1	\$3,840.00	100%	\$0.00
	485 S 1100 E	1	LS	\$5,920.00	\$5,920.00			1	\$5,920.00		1	\$5,920.00	100%	\$0.00
	Geogrid Terragrid RX1200	12	EA	\$9,468.00	\$9,468.00			12	\$9,468.00		12	\$9,468.00	100%	\$0.00
	Geo Fabric 600X Woven	15	EA	\$748.00	\$11,220.00			15	\$11,220.00		15	\$11,220.00	100%	\$0.00
	Partial Remob Fee	1	LS	\$2,500.00	\$2,500.00			1	\$2,500.00		1	\$2,500.00	100%	\$0.00
					</									

PARTIAL PAYMENT ESTIMATE
Final

Name of Contractor: FX Construction		
Name of Owner: Pleasant Grove City		
Date of Completion:	Amount of Contract:	Dates of Estimate:
Original: 15-Apr-25	Original: \$9,911,900.00	From: 17-Apr-26
Revised: 31-Mar-26	Revised: \$10,143,818.00	To: 17-Jul-26
Description of Job: American Fork River Diversion Reconstruction		
Amount	This Period	Total To Date
Amount Earned	\$27,600.00	\$10,143,818.00
Retainage Being Held	\$0.00	\$0.00
Retainage Being Released	\$0.00	\$0.00
Previous Payments		\$10,116,218.00
Amount Due	\$27,600.00	\$27,600.00

Contractor's Construction Progress is ON SCHEDULE

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

54-70-937 BJT
This pay request may be paid
after the Mayor signs it

Recommended by Horrocks Engineers

Date: 7/10/2026

John Schiess

Digitally signed by John Schiess
DN: E=JSchiess@horrocks.com,
OU=John Schiess, OU=PG, OU=Users,
OU=Accounts, DC=horrocks, DC=local
Date: 2026.07.13 15:47:10-06'00'

John E. Schiess, P.E.
Project Engineer

Accepted by: **FX Construction**

Date: 7/10/2026



Project Manager

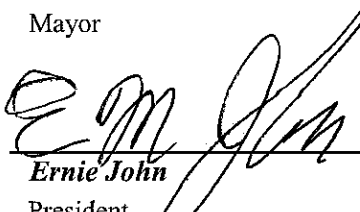
Approved By: **Pleasant Grove City**

Date: _____

Eric Jensen
Mayor

Approved By: **American Fork Irrigation Company**

Date: 7-15-2026


Ernie John
President

Budget Code _____ Staff Initial _____

PROJECT: American Fork River Diversion Reconstruction

PAY PERIOD: Final

Jul-26

ITEM NO.	NATURE OF WORK	CONTRACT ITEMS				QUANTITY		EARNINGS	
		Qty	Units	Unit Price	Bid Amt.	This Month	To Date	This Month	To Date
	Base Bid								
1	Mobilization	1.00	LS	\$357,600.00	\$357,600.00	0.00%	100.00%		\$357,600.00
2	Traffic Control	1.00	LS	\$166,000.00	\$166,000.00	0.00%	100.00%		\$166,000.00
3	SWPPP	1.00	LS	\$26,800.00	\$26,800.00	0.00%	100.00%		\$26,800.00
4	River Bypass	1.00	LS	\$205,600.00	\$205,600.00	0.00%	100.00%		\$205,600.00
5	Demolition	1.00	LS	\$319,500.00	\$319,500.00	0.00%	100.00%		\$319,500.00
6	South Vault	1.00	LS	\$276,500.00	\$276,500.00	0.00%	100.00%		\$276,500.00
7	North Vault	1.00	LS	\$553,300.00	\$553,300.00	0.00%	100.00%		\$553,300.00
8	Building Piping and Site Piping	1.00	LS	\$2,987,000.00	\$2,987,000.00	0.00%	100.00%		\$2,987,000.00
9	Diversion Structure	1.00	LS	\$3,265,400.00	\$3,265,400.00	0.00%	100.00%		\$3,265,400.00
10	Gates	1.00	LS	\$418,200.00	\$418,200.00	0.00%	100.00%		\$418,200.00
11	Coanda Screens	1.00	LS	\$464,600.00	\$464,600.00	0.00%	100.00%		\$464,600.00
12	Electrical, Mechanical, and Communications	1.00	LS	\$365,500.00	\$365,500.00	0.00%	100.00%		\$365,500.00
13	Site Grading	1.00	LS	\$222,800.00	\$222,800.00	0.00%	100.00%		\$222,800.00
14	Fencing, Railing, Catwalks, and Protection Bar Screen	1.00	LS	\$283,100.00	\$283,100.00	0.00%	100.00%		\$283,100.00

Subtotal**\$9,911,900.00****\$0.00 \$9,911,900.00**

Change Order #2 - RMP conduits and tie in

\$23,340.00**0%****100%****\$0.00****\$23,340.00**

Change Order #3 - Transfer switch, Manhole, Temp gates, etc

\$96,450.00**0%****100%****\$0.00****\$96,450.00**

Change Order #4 - Tariff and paint change

\$31,808.00**0%****100%****\$0.00****\$31,808.00**

Change Order #5 - Sluice Gate Cat Walk

\$10,600.00**0%****100%****\$0.00****\$10,600.00**

Change Order #6 - Connex Electrical Service

\$10,950.00**0%****100%****\$0.00****\$10,950.00**

Change Order #7 - Flood Switch, Gate Modifications, Re-seeding

\$31,170.00**0%****100%****\$0.00****\$31,170.00**

Change Order #9 - Additional Railing

\$27,600.00**100%****100%****\$27,600.00****\$27,600.00****Total****\$10,143,818.00****TOTAL****\$27,600.00****\$10,143,818.00**

AMOUNT RETAINED	\$0.00	\$0.00
RETAINAGE RELEASED	\$0.00	\$0.00
PREVIOUS RETAINAGE		\$0.00
PREVIOUS PAYMENTS		\$10,116,218.00
AMOUNT DUE	\$27,600.00	\$27,600.00

Report Criteria:

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

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
GENERAL FUND							
10-13100 ACCTS REC.- CITY EMPLOYEES							
3080	FRATERNAL ORDER OF	06122026	PD/DUES	06/12/2026	667.00	.00	
7505	SKAGGS COMPANIES, IN	450A3499291	PD/PERSONAL SUPPLIES	06/11/2026	129.30	.00	
10-21355 CASH BONDS (NEW)							
8144	TAYSIDE FARM, LLC	06212026	WARRANTY BOND INTEREST	06/22/2026	28,100.20	.00	
8144	TAYSIDE FARM, LLC	06222026	WARRANTY BOND RELEASE	06/22/2026	152,500.00	.00	
10-21370 Construction Inspection Bond							
8144	TAYSIDE FARM, LLC	06232026	TESTING & INSPECTION BOND REL	06/22/2026	13,070.00	.00	
8144	TAYSIDE FARM, LLC	06242026	TESTING & INSPECTION BOND INT	06/22/2026	3,311.35	.00	
10-24260 VOLUNTARY INSURANCE PAYABLE							
309	AM. FAMILY LIFE ASSUR	189693	SUSPENSE PREMIUM	06/11/2026	205.90	.00	
Total :					197,983.75	.00	
NON-DEPARTMENTAL							
10-43-310 LEGAL SERVICES							
2745	ESPLIN WEIGHT, PLLC	25168	LEGAL SERVICES	06/16/2026	202.50	.00	
10-43-385 SPECIAL EVENTS							
5139	MC GEE'S STAMP & TROP	177696	EMPLOYEE RECOGNITION PLAQU	06/19/2026	179.95	.00	
10-43-760 TECHNOLOGY							
4747	LES OLSON COMPANY	1698153	MONTHLY CONTRACTED SERVICE	06/12/2026	2,129.15	.00	
10-43-770 Public Safety Trust Fund							
2890	FIRST WATCH WELLNES	1000MAY 2026	COUNSELING SERVICES	06/04/2026	712.00	.00	
Total NON-DEPARTMENTAL:					3,223.60	.00	
ADMINISTRATIVE SERVICES							
10-46-285 CELLULAR SERVICES							
9131	VERIZON WIRELESS	6145022040	MULTI DEPT/CELL PHONE EXEPNS	06/10/2026	40.01	.00	
10-46-930 COMMUNITIES THAT CARE GRANT							
8056	SUNDRY STREET LLC	06052026	CTC/YOUTH COUNCIL LOGO	06/05/2026	150.00	.00	
Total ADMINISTRATIVE SERVICES:					190.01	.00	
FACILITIES							
10-47-250 VEHICLE							
3468	GREASE MONKEY #790	331705	FACILITIES/VEHICLE MAINTENANC	06/01/2026	130.49	.00	
10-47-480 DEPARTMENTAL SUPPLIES							
1870	CODALE ELECTRIC SUP	S010033736.0	FACILITIES/DEPARTMENTAL SUPPL	06/15/2026	23.51	.00	
10-47-510 CITY HALL - HEATING EXPENSE							
2716	ENBRIDGE GAS UT WY I	06102026	MULTI DEPT/HEATING EXPENSE	06/10/2026	30.56	.00	
10-47-560 PARKS - BUILDING MAINTENANCE							
19	603 ALARMS	2270	DOOR REPAIR PARTS	06/10/2026	1,160.00	.00	
239	ALLRED'S ACE HARDWA	K37611/1	PARK/FLUSHLEVER FIT	05/21/2026	7.29	.00	
3327	GILES, CRAIG KAY	977912	COOK PARK/NEW LEVER	04/20/2026	245.00	.00	
3327	GILES, CRAIG KAY	977918	PARKS/ANDERSON- NEW LEVER	05/12/2026	275.00	.00	
10-47-580 OLD BELL SCHOOL - HEATING							
2716	ENBRIDGE GAS UT WY I	06102026	MULTI DEPT/HEATING EXPENSE	06/10/2026	7.16	.00	
10-47-600 POLICE - HEATING							
2716	ENBRIDGE GAS UT WY I	06102026	MULTI DEPT/HEATING EXPENSE	06/10/2026	72.38	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
10-47-610 POLICE - POWER							
7062	ROCKY MOUNTAIN POW	06162026	PD/ELECTRICITY EXPENSE	06/16/2026	2,793.35	.00	
10-47-640 FIRE/AMBULANCE - HEATING							
2716	ENBRIDGE GAS UT WY I	06102026	MULTI DEPT/HEATING EXPENSE	06/10/2026	110.04	.00	
10-47-660 FIRE/AMBULANCE - BLDG MAINT							
3571	GURR'S COPYTEC	N77347	FIRE/YARD SIGNS	06/17/2026	369.85	.00	
10-47-680 CEMETERY BLDG - HEATING							
2716	ENBRIDGE GAS UT WY I	06102026	MULTI DEPT/HEATING EXPENSE	06/10/2026	17.25	.00	
10-47-710 LIBRARY/SENIOR - HEATING							
2716	ENBRIDGE GAS UT WY I	06102026	MULTI DEPT/HEATING EXPENSE	06/10/2026	40.59	.00	
10-47-730 LIBRARY/SENIOR - BLDG MAINT							
970	BJ PLUMBING SUPPLY	001101625	BUILDING MAINTENANCE	06/10/2026	.99	.00	
6525	PROFESSIONAL HEATIN	84955	BUILDING MAINTENANCE	06/11/2026	304.00	.00	
10-47-750 PUMP HOUSE - HEATING							
2716	ENBRIDGE GAS UT WY I	06102026	MULTI DEPT/HEATING EXPENSE	06/10/2026	25.33	.00	
2716	ENBRIDGE GAS UT WY I	06102026	MULTI DEPT/HEATING EXPENSE	06/10/2026	7.16	.00	
10-47-760 PUBLIC WORKS - HEATING							
2716	ENBRIDGE GAS UT WY I	06102026	MULTI DEPT/HEATING EXPENSE	06/10/2026	22.88	.00	
2716	ENBRIDGE GAS UT WY I	06102026	MULTI DEPT/HEATING EXPENSE	06/10/2026	20.71	.00	
10-47-780 PUBLIC WORKS - BLDG MAINT							
3327	GILES, CRAIG KAY	977919	PARKS/NEW LOCKS AND KEYS	05/13/2026	390.00	.00	
3327	GILES, CRAIG KAY	977928	PARKS/KNOB SETS	06/01/2026	220.00	.00	
3327	GILES, CRAIG KAY	977929	SHOP NEW LOCKS	06/01/2026	720.00	.00	
10-47-790 RENTAL PROPERTY EXPENSES							
2716	ENBRIDGE GAS UT WY I	06102026	MULTI DEPT/HEATING EXPENSE	06/10/2026	17.56	.00	
10-47-810 SR CENTER - HEATING							
2716	ENBRIDGE GAS UT WY I	06102026	MULTI DEPT/HEATING EXPENSE	06/10/2026	16.85	.00	
10-47-830 SR CENTER - BLDG MAINT							
3327	GILES, CRAIG KAY	977917	SC/NEW CRASHBAR	05/11/2026	875.00	.00	
10-47-845 LIONS CENTER HEATING							
2716	ENBRIDGE GAS UT WY I	06102026	MULTI DEPT/HEATING EXPENSE	06/10/2026	23.67	.00	
10-47-920 HISTORIC LIBRARY-HEATING							
2716	ENBRIDGE GAS UT WY I	06102026	MULTI DEPT/HEATING EXPENSE	06/10/2026	11.57	.00	
Total FACILITIES:					7,938.19	.00	
COMMUNITY DEVELOPMENT							
10-52-285 CELLULAR SERVICES							
9131	VERIZON WIRELESS	6145022040	MULTI DEPT/CELL PHONE EXEPNS	06/10/2026	198.72	.00	
9131	VERIZON WIRELESS	6145022040	MULTI DEPT/CELL PHONE EXEPNS	06/10/2026	80.02	.00	
Total COMMUNITY DEVELOPMENT:					278.74	.00	
POLICE DEPARTMENT							
10-54-250 VEHICLE EXPENSE							
3468	GREASE MONKEY #790	331849	PD/VEHICLE EXPENSE	06/03/2026	103.49	.00	
3468	GREASE MONKEY #790	332533	PD/VEHICLE EXPENSE	06/19/2026	136.78	.00	
3468	GREASE MONKEY #790	332743	PD/VEHICLE EXPENSE	06/24/2026	181.76	.00	
5833	O'REILLY AUTOMOTIVE I	3623-238491	PD/VEHICLE MAINTENANCE	06/15/2026	7.52	.00	
5833	O'REILLY AUTOMOTIVE I	3623-238747	PD/VEHICLE MAINTENANCE	06/16/2026	45.88	.00	
5833	O'REILLY AUTOMOTIVE I	3623-239621	PD/VEHICLE MAINTENANCE	06/22/2026	24.80	.00	
10-54-285 CELLULAR SERVICES							
9131	VERIZON WIRELESS	6145022040	MULTI DEPT/CELL PHONE EXEPNS	06/10/2026	766.94	.00	
10-54-300 UNIFORM EXPENSE							
7505	SKAGGS COMPANIES, IN	450A3341291	PD/UNIFORM EXPENSE	06/05/2026	1,706.66	.00	
7505	SKAGGS COMPANIES, IN	450A3485541	PD/UNIFORM EXPENSE	06/01/2026	319.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
10-54-480 DEPARTMENTAL SUPPLIES							
13	3SI SECURITY SYSTEMS,	SO990572	PD/TRACKING SERVICES	06/16/2026	2,640.00	.00	
10-54-740 EQUIPMENT							
7169	SAFETY SUPPLY & SIGN	198347	PD/CROSSING GAURDS SUPPLIES	06/11/2026	909.42	.00	
7650	SNAKESTAFF SYSTEMS,	YNTYPCTL-00	PD/TOURNIQUETS	06/23/2026	255.90	.00	
10-54-770 AMMUNITION							
7220	SALT LAKE WHOLESALE	110332	PD/AMMUNITION	05/27/2026	5,549.38	.00	
Total POLICE DEPARTMENT:					12,647.53	.00	
FIRE DEPARTMENT							
10-55-250 VEHICLE EXPENSE							
7122	R.P.M AUTO PARTS	566119	FIRE/VEHICLE EXPENSE	06/15/2026	65.98	.00	
10-55-280 TELEPHONE EXPENSE							
9131	VERIZON WIRELESS	6145045608	FIRE/CRADLE POINT SERVICE	06/01/2026	120.08	.00	
10-55-300 UNIFORM EXPENSE							
7505	SKAGGS COMPANIES, IN	450A3467111	FIRE/UNIFORM EXPENSE	06/17/2026	595.50	.00	
10-55-480 DEPARTMENTAL SUPPLIES							
1060	BOUNDTREE MEDICAL, L	86239894	FIRE/DEPARTMENTAL SUPPLIES	06/11/2026	671.72	.00	
1060	BOUNDTREE MEDICAL, L	86246768	FIRE/DEPARTMENTAL SUPPLIES	06/17/2026	279.45	.00	
1060	BOUNDTREE MEDICAL, L	86246769	FIRE/DEPARTMENTAL SUPPLIES	06/17/2026	615.25	.00	
1060	BOUNDTREE MEDICAL, L	86246770	FIRE/DEPARTMENTAL SUPPLIES	06/17/2026	209.80	.00	
1060	BOUNDTREE MEDICAL, L	86252973	FIRE/DEPARTMENTAL SUPPLIES	06/23/2026	877.28	.00	
10-55-490 SCHOOLING AND TRAINING							
5033	MACEYS	435923	PD/TRAINING EXPENSE	06/14/2026	17.98	.00	
9029	UTAH VALLEY UNIVERSI	AC30316	FIRE/SKILLS EXAM	06/04/2026	75.00	.00	
10-55-650 FIRE PREVENTION							
5033	MACEYS	393005	FIRE/DEPARTMENTAL SUPPLIES	06/19/2026	78.28	.00	
5033	MACEYS	405236	FIRE/DEPARTMENTAL SUPPLIES	06/20/2026	16.99	.00	
10-55-740 EQUIPMENT							
675	AUTO ZONE STORES, IN	06231902799	FIRE/VEHICLE MAINTENANCE	06/19/2026	63.95	.00	
10-55-741 WILDLAND							
2480	DRY BOX INC	1730813	FIRE/STANDARD CONTAINERS	05/26/2026	1,975.00	.00	
Total FIRE DEPARTMENT:					5,662.26	.00	
ANIMAL CONTROL							
10-57-480 DEPARTMENTAL SUPPLIES							
9420	WESTPRO, INC.	71969	ACO/UNIFORMS	06/02/2026	38.00	.00	
9420	WESTPRO, INC.	72001	ACO/UNIFORMS	06/10/2026	207.00	.00	
Total ANIMAL CONTROL:					245.00	.00	
STREETS							
10-60-250 VEHICLE EXPENSE							
1920	COMMERCIAL TIRE INC.	316045	STR/TIRE REPAIR	06/09/2026	22.95	.00	
10-60-277 Street Light Installation Dev							
972	BLACK & McDONALD	76-1950450	STREET LIGHT INSTALLATION	05/31/2026	26,206.09	.00	
10-60-480 DEPARTMENTAL SUPPLIES							
1760	CINTAS CORP	5339456003	MULTI DEPT/FIRST AID SUPPLIES	06/02/2026	29.81	.00	
1760	CINTAS CORP	9374800518	MULTI DEPT/FIRST AID SUPPLIES	05/31/2026	49.18	.00	
4208	INTERMOUNTAIN FARME	801312	STR/DEPARTMENTAL SUPPLIES	05/31/2026	230.97	.00	
Total STREETS:					26,539.00	.00	
LIBRARY							

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
10-65-285 CELLULAR SERVICES							
9131	VERIZON WIRELESS	6145022040	MULTI DEPT/CELL PHONE EXEPNS	06/10/2026	41.45	.00	
10-65-410 PERIODICALS							
5729	ODP BUSINESS Solutio	470221280001	LIB/OFFICE SUPPLIES	06/05/2026	40.67	.00	
5729	ODP BUSINESS Solutio	471626409001	LIB/OFFICE SUPPLIES	06/05/2026	62.10	.00	
Total LIBRARY:					144.22	.00	
PARKS							
10-70-200 MOWER EXPENSE							
4822	LINDEN OUTDOOR POW	220000058848	PARKS/MOWER MAINTENANCE PA	05/29/2026	10.78	.00	
6278	PLEASANT GROVE BIG O	044250-117127	PARKS/MOWER TIRE	06/15/2026	106.34	.00	
10-70-250 VEHICLE EXPENSE							
675	AUTO ZONE STORES, IN	06231891379	PARKS/VEHICLE EXPENSE	06/02/2026	24.73	.00	
675	AUTO ZONE STORES, IN	06231892686	PARKS/BATTERY CHARGER	06/04/2026	180.40	.00	
10-70-285 CELLULAR SERVICES							
9131	VERIZON WIRELESS	6145022040	MULTI DEPT/CELL PHONE EXEPNS	06/10/2026	595.05	.00	
10-70-320 SPRINKLER & LANDSCAPE							
970	BJ PLUMBING SUPPLY	001100801	PARK/DEPARTMENTAL SUPPLIES	06/04/2026	65.95	.00	
970	BJ PLUMBING SUPPLY	001101461	PARKS/DEPARTMENTAL SUPPLIES	06/09/2026	7.32	.00	
970	BJ PLUMBING SUPPLY	001101511	PARKS/DEPARTMENTAL SUPPLIES	06/10/2026	204.18	.00	
970	BJ PLUMBING SUPPLY	001101592	PARKS/DEPARTMENTAL SUPPLIES	06/10/2026	176.23	.00	
970	BJ PLUMBING SUPPLY	001102378	PARKS/DEPARTMENTAL SUPPLIES	06/17/2026	8.53	.00	
2766	EWING IRRIGATION PRO	30558820	PARK/DEPARTMENTAL SUPPLIES	06/03/2026	323.60	.00	
2766	EWING IRRIGATION PRO	30587645	PARK/DEPARTMENTAL SUPPLIES	06/05/2026	56.49	.00	
2766	EWING IRRIGATION PRO	30613728	PARKS/DEPARTMENTAL SUPPLIES	06/08/2026	68.27	.00	
2766	EWING IRRIGATION PRO	30646327	PARK/DEPARTMENTAL SUPPLIES	06/09/2026	910.99	.00	
2766	EWING IRRIGATION PRO	30683109	PARKS/DEPARTMENTAL SUPPLIES	06/11/2026	215.02	.00	
5482	MOUNTAINLAND SUPPLY	S107907090.0	PARKS/DEPARTMENTAL SUPPLIES	06/03/2026	46.63	.00	
10-70-330 PLAYGROUND SUPPLIES							
6450	PREVENTIVE PEST CON	595507	PARKS/PEST CONTROL	06/15/2026	90.00	.00	
10-70-480 DEPARTMENTAL SUPPLIES							
78	ACE RENTS, INC	377729-1	PARKS/GENERATOR	06/15/2026	633.45	.00	
3403	NORTH FACE TRADING C	Q-6117	PARKS/STORAGE CONTAINER ADD	06/01/2026	2,200.00	.00	
10-70-481 CHEMICALS							
1338	C.E.M.	25172	PARKS/COOK PARK SPLASH PAD	06/03/2026	161.27	.00	
1338	C.E.M.	25244	PARKS/COOK PARK SPLASH PAD	06/09/2026	384.50	.00	
10-70-670 SAFETY EQUIP. & SUPPLIES							
1368	C-A-L RANCH STORES	16618/8	PARKS/CLOTHING	06/04/2026	196.46	.00	
1368	C-A-L RANCH STORES	16650/8	PARKS/CLOTHING	06/17/2026	82.49	.00	
1368	C-A-L RANCH STORES	16654/8	PARKS/CLOTHING	06/18/2026	33.75	.00	
Total PARKS:					6,782.43	.00	
RECREATION							
10-71-240 OFFICE EXPENSE							
5033	MACEYS	06082026	REC/ASSORTED SUPPLIES	06/08/2026	30.08	.00	
5729	ODP BUSINESS Solutio	472751564001	REC/OFFICE SUPPLIES	06/11/2026	195.37	.00	
5729	ODP BUSINESS Solutio	472760910001	REC/OFFICE SUPPLIES	06/11/2026	50.86	.00	
8219	TEXTILE TEAM OUTLET	9884	REC/UNIFORMS	05/28/2026	156.04	.00	
10-71-410 PROGRAM SUPPLIES & EQUIPMENT							
4740	LES MILLS UNITED STAT	SIV0652074	REC/LES MILLS BASIC	06/02/2026	1,028.00	.00	
8219	TEXTILE TEAM OUTLET	9940	REC/SHIRTS	06/09/2026	168.25	.00	
Total RECREATION:					1,628.60	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
LEISURE SERVICES							
10-72-285 CELLULAR SERVICES							
9131	VERIZON WIRELESS	6145022040	MULTI DEPT/CELL PHONE EXEPNS	06/10/2026	39.67	.00	
Total LEISURE SERVICES:					39.67	.00	
CUSTODIAL SERVICES							
10-74-285 CELLULAR SERVICES							
9131	VERIZON WIRELESS	6145022040	MULTI DEPT/CELL PHONE EXEPNS	06/10/2026	39.67	.00	
10-74-480 DEPARTMENTAL SUPPLIES							
1113	BRADY INDUSTRIES OF	11814512	BUILDING MAINTENANCE SUPPLIE	06/05/2026	49.57	.00	
1113	BRADY INDUSTRIES OF	11837955	BUILDING MAINTENANCE SUPPLIE	06/11/2026	193.35	.00	
10-74-740 EQUIPMENT							
1113	BRADY INDUSTRIES OF	11826108	BUILDING MAINTENANCE SUPPLIE	06/09/2026	195.50	.00	
Total CUSTODIAL SERVICES:					478.09	.00	
Total GENERAL FUND:					263,781.09	.00	
WATER IMPACT FEES							
16-70-987 800 NORTH AND 680 NORTH							
1962	CONDIE CONSTRUCTION	3-06122026	800 N ROADWAY RECONSTRUCTIO	06/12/2026	273,707.13	.00	
Total :					273,707.13	.00	
Total WATER IMPACT FEES:					273,707.13	.00	
CLASS C ROAD FUND							
EXPENDITURES							
20-40-480 DEPARTMENTAL SUPPLIES							
1277	BUSY BEE CONCRETE	161837	CLASS C ROADS/CONCRETE	06/02/2026	462.50	.00	
1277	BUSY BEE CONCRETE	161879	CLASS C ROADS/CONCRETE	06/04/2026	320.00	.00	
1420	CART AWAY CONCRETE,	39978	CLASS C ROADS/CONCRETE	06/04/2026	325.00	.00	
3312	GENEVA ROCK PRODUC	003CINV00010	CLASS C ROADS/ASPHALT	06/01/2026	130.20	.00	
3312	GENEVA ROCK PRODUC	003CINV00011	CLASS C ROADS/ASPHALT	06/08/2026	503.28	.00	
3312	GENEVA ROCK PRODUC	003CINV00011	CLASS C ROADS/ASPHALT	06/09/2026	393.40	.00	
3312	GENEVA ROCK PRODUC	003CINV00011	CLASS C ROADS/ASPHALT	06/11/2026	1,235.55	.00	
3312	GENEVA ROCK PRODUC	033CINV00011	CLASS C ROADS/ASPHALT	06/10/2026	522.72	.00	
5870	OUT BACK GRAPHICS LL	25410	CLASS C ROADS/ASSORTED SIGN	06/08/2026	200.00	.00	
5870	OUT BACK GRAPHICS LL	25465	CLASS C ROADS/ASSORTED SIGN	06/17/2026	814.30	.00	
7169	SAFETY SUPPLY & SIGN	198404	CLASS C ROADS/DEPARTMENTAL	06/17/2026	668.80	.00	
20-40-827 2026 SCRUB SEAL							
3312	GENEVA ROCK PRODUC	8-06012026	2025 PAVEMENT PRESERVATION	06/01/2026	850,177.09	.00	
20-40-987 800 NORTH AND 680 NORTH							
1962	CONDIE CONSTRUCTION	3-06122026	800 N ROADWAY RECONSTRUCTIO	06/12/2026	46,334.90	.00	
Total EXPENDITURES:					902,087.74	.00	
Total CLASS C ROAD FUND:					902,087.74	.00	
CEMETERY							
22-70-200 MOWER EXPENSE							
5833	O'REILLY AUTOMOTIVE I	3623-238660	CEM/MOWER MAINTENANCE	06/16/2026	79.90	.00	
22-70-320 SPRINKLER & LANDSCAPE							
970	BJ PLUMBING SUPPLY	001103063	CEM/DEPARTMENTAL SUPPLIES	06/22/2026	20.47	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
2610	EC LANDSCAPING LLC	23	CEM/WEED CONTROL	06/06/2026	1,850.00	.00	
22-70-482 TREE MAINTENANCE							
1197	BRONSON BRONZE LLC	2606	CEM/SCULPTURE CLEANING	06/09/2026	800.00	.00	
Total :					2,750.37	.00	
Total CEMETERY:					2,750.37	.00	
STORM DRAIN UTILITY FUND							
GENERAL GOVERNMENT							
48-41-250 VEHICLE EXPENSE							
1436	CARTERS AUTO & REPAI	29478	STRM DRN/VEHICLE EXPENSE	06/12/2026	75.00	.00	
3974	HOSE & RUBBER SUPPL	02207561	STRM DRN/DEPARTMENTAL REPAI	06/03/2026	62.60	.00	
48-41-300 PPE SAFETY & UNIFORM							
1368	C-A-L RANCH STORES	16635/8	STRM DRN/CLOTHING	06/08/2026	143.98	.00	
1368	C-A-L RANCH STORES	16636/8	STRM DRN/CLOTHING	06/08/2026	48.71	.00	
48-41-650 SPECIAL PROJECTS							
8569	TUCKER LAWN CARE IN	92690	STRM DRN/TREE REMOVAL	03/01/2026	750.00	.00	
Total GENERAL GOVERNMENT:					1,080.29	.00	
Total STORM DRAIN UTILITY FUND:					1,080.29	.00	
CAPITAL PROJECTS FUND							
EXPENDITURES							
49-40-103 FIRE 2026							
2480	DRY BOX INC	1730813	FIRE/STANDARD CONTAINERS	05/26/2026	1,975.00	.00	
49-40-508 ADMIN2026							
3312	GENEVA ROCK PRODUC	4-05262026	BATTLE CREEK TRAILHEAD PARKI	05/26/2026	346,358.02	.00	
6760	RB & G ENGINEERING, I	260065	BATTLE CREEK TRAIL HEAD PARKI	06/15/2026	1,292.50	.00	
Total EXPENDITURES:					349,625.52	.00	
49-60-401 PARKS 2023							
3970	HORROCKS, LLC.	313000004884	MULTI DEPT ENGINEERING	06/02/2026	402.88	.00	
49-60-703 RECREATION 2026							
6107	PERFORMANCE AUDIO L	P259929	REC/AUDIO IMPROVEMENTS 50%	03/13/2026	24,540.95	.00	
8487	TOTAL POWER & CONTR	06102026	POOL IMPROVEMENT PROJECT	06/10/2026	4,360.70	.00	
49-60-824 POOL LEVELING PROJECT							
7159	S & L INCORPORATED	10-10272025	POOL DECK IMPROVEMENTS	10/27/2025	25,000.00	.00	
49-60-920 COOK FAMILY PARK							
2084	CRITICAL LASER TECHN	53079	COOK FAMILY PARK SIGN	02/02/2026	925.00	.00	
3970	HORROCKS, LLC.	313000004884	MULTI DEPT ENGINEERING	06/02/2026	2,167.47	.00	
Total :					57,397.00	.00	
Total CAPITAL PROJECTS FUND:					407,022.52	.00	
WATER FUND							
EXPENDITURES							
51-40-285 CELLULAR SERVICES							
9131	VERIZON WIRELESS	6145013793	WATER/CELL PHONE EXPENSE	06/23/2026	92.18	.00	
51-40-300 PPE SAFETY & UNIFORM							
1760	CINTAS CORP	5339456003	MULTI DEPT/FIRST AID SUPPLIES	06/02/2026	29.81	.00	
1760	CINTAS CORP	9374800518	MULTI DEPT/FIRST AID SUPPLIES	05/31/2026	49.18	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
51-40-340 TESTING & ANALYSIS							
6938	RICHARDS LABORATORI	119317	WATER TESTING	06/24/2026	624.00	.00	
51-40-470 METER PURCHASES - NEW							
5482	MOUNTAINLAND SUPPLY	S107886135.0	WATER/SENSUS AUTOGUN	06/16/2026	11,345.57	.00	
51-40-600 REPAIR & MAINTENANCE							
1368	C-A-L RANCH STORES	16655/8	WATER/CLOTHING	06/18/2026	17.97	.00	
5482	MOUNTAINLAND SUPPLY	S107887154.0	WATER/DEPARTMENTAL SUPPLIES	06/11/2026	3,333.38	.00	
5482	MOUNTAINLAND SUPPLY	S107958121.0	WATER/DEPARTMENTAL SUPPLIES	06/23/2026	1,349.01	.00	
8487	TOTAL POWER & CONTR	3406	WATER/ADAMS WELL	06/10/2026	342.00	.00	
51-40-740 EQUIPMENT							
974	BISCO	1713219	WATER/DEPARTMENTAL SUPPLIES	03/24/2026	2,025.00	.00	
5482	MOUNTAINLAND SUPPLY	S107462943.0	WATER/DEPARTMENTAL SUPPLIES	06/09/2026	284.40	.00	
Total EXPENDITURES:					19,492.50	.00	
WATER CAPITAL PROJECTS							
51-70-960 GATEWAY WELL							
8487	TOTAL POWER & CONTR	3392	WATER/PORTABLE GENERATORS	06/10/2026	2,166.00	.00	
51-70-974 SCADA							
8487	TOTAL POWER & CONTR	3394	WATER/MONSON IRRIGATION	06/10/2026	3,836.27	.00	
8487	TOTAL POWER & CONTR	3398	WATER/GIBSON WELL	06/10/2026	3,803.11	.00	
8487	TOTAL POWER & CONTR	3405	WATER/BATTLE CREEK HYDRO	06/10/2026	9,101.47	.00	
51-70-975 PETERSON WELL REHAB							
688	B AND D PUMP & ELECT	5164	WATER/WELL MAINTENANCE	04/24/2026	312.50	.00	
688	B AND D PUMP & ELECT	5165	WATER/WELL MAINTENANCE	04/28/2026	562.50	.00	
688	B AND D PUMP & ELECT	5242	WATER/WELL MAINTENANCE	04/06/2026	1,400.00	.00	
688	B AND D PUMP & ELECT	5243	WATER/WELL MAINTENANCE	04/07/2026	1,662.50	.00	
688	B AND D PUMP & ELECT	5244	WATER/WELL MAINTENANCE	04/08/2026	350.00	.00	
8487	TOTAL POWER & CONTR	3393	WATER/PETERSON WELL IMPROV	06/10/2026	14,025.56	.00	
9301	WATER WELL SERVICES	26284	WATER/PETERSON WELL PROJEC	05/05/2026	8,390.25	.00	
9301	WATER WELL SERVICES	26288	WATER/PETERSON WELL PROJEC	05/05/2026	9,600.00	.00	
51-70-987 800 NORTH AND 680 NORTH							
1962	CONDIE CONSTRUCTION	3-06122026	800 N ROADWAY RECONSTRUCTIO	06/12/2026	348,354.54	.00	
Total WATER CAPITAL PROJECTS:					403,564.70	.00	
Total WATER FUND:					423,057.20	.00	
SEWER FUND							
EXPENDITURES							
52-40-300 PPE SAFETY & UNIFORM							
1368	C-A-L RANCH STORES	16660/8	SEWER/CLOTHING	06/19/2026	73.49	.00	
1760	CINTAS CORP	5339456003	MULTI DEPT/FIRST AID SUPPLIES	06/02/2026	29.81	.00	
1760	CINTAS CORP	9374800518	MULTI DEPT/FIRST AID SUPPLIES	05/31/2026	49.17	.00	
52-40-350 CHARGES FOR TREATMENT							
8422	TIMP. SPECIAL SERVICE	05312026	WASTEWATER TREATMENT	05/31/2026	541,367.92	.00	
52-40-480 DEPARTMENTAL SUPPLIES							
5482	MOUNTAINLAND SUPPLY	S107958627.0	SEWER/DEPARTMENTAL SUPPLIES	06/23/2026	957.53	.00	
Total EXPENDITURES:					542,477.92	.00	
52-90-939 PW Facility at Pipe Plant							
4730	LEGEND FENCE	9764	FENCE INSTALLATION	06/15/2026	55,993.38	.00	
52-90-956 BUILDING UPGRADE							
9805	ZIONS BUILDERS, INC	161	PUBLIC WORKS BATHROOMS	06/11/2026	53,483.25	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total :					109,476.63	.00	
Total SEWER FUND:					651,954.55	.00	
SECONDARY WATER EXPENDITURES							
54-40-270 POWER EXPENSE							
7062	ROCKY MOUNTAIN POW	06172026	WALKER BOOSTER PUMP	06/17/2026	3,350.80	.00	
54-40-300 PPE SAFETY & UNIFORM							
1760	CINTAS CORP	5339456003	MULTI DEPT/FIRST AID SUPPLIES	06/02/2026	29.81	.00	
1760	CINTAS CORP	9374800518	MULTI DEPT/FIRST AID SUPPLIES	05/31/2026	49.17	.00	
54-40-420 STREET REPAIRS							
3312	GENEVA ROCK PRODUC	003CINV00011	SEC WATER/100 E SIERRA DR	06/16/2026	186.00	.00	
3312	GENEVA ROCK PRODUC	003CINV00011	SEC WATER/MONSON CIRCLE	06/18/2026	1,015.92	.00	
54-40-600 REPAIR & MAINTENANCE							
520	AQUA ENVIRONMENTAL	3731	SEC WATER/GENERAL SERVICES	06/15/2026	25,072.50	.00	
5482	MOUNTAINLAND SUPPLY	S107934059.0	SEC WATER/DEPARTMENTAL SUPP	06/13/2026	3,161.96	.00	
5482	MOUNTAINLAND SUPPLY	S107946542.0	SEC WATER/DEPARTMENTAL SUPP	06/18/2026	434.31	.00	
8487	TOTAL POWER & CONTR	3395	SEC WATER/MANILA POND	06/10/2026	2,172.00	.00	
8487	TOTAL POWER & CONTR	3399	SEC WATER/FUGAL WELL	06/10/2026	399.00	.00	
8487	TOTAL POWER & CONTR	3400	SEC WATER/WALKER PUMP STATI	06/10/2026	570.00	.00	
8487	TOTAL POWER & CONTR	3401	SEC WATER/EKINS WELL	06/10/2026	684.00	.00	
8487	TOTAL POWER & CONTR	3404	SEC WATER/BATTLE CREEK PI	06/10/2026	570.00	.00	
Total EXPENDITURES:					37,695.47	.00	
CAPITAL PROJECTS							
54-70-970 FIBER & SECURITY							
8487	TOTAL POWER & CONTR	3403	SEC WATER/CAMERA INSTALLATIO	06/10/2026	4,655.47	.00	
54-70-974 SCADA							
8487	TOTAL POWER & CONTR	3391	SEC WATER/WADLEY IRRIGATION	06/10/2026	2,454.00	.00	
8487	TOTAL POWER & CONTR	3396	SEC WATER/GROVE CREEK PI	06/10/2026	842.70	.00	
8487	TOTAL POWER & CONTR	3402	SEC WATER/CEMETERY	06/10/2026	5,685.79	.00	
Total CAPITAL PROJECTS:					13,637.96	.00	
Total SECONDARY WATER:					51,333.43	.00	
EMPLOYEE BENEFITS EXPENDITURES							
57-40-507 DRUG TESTING							
4225	INTERMOUNTAIN WORK	600034765	FIRE/NEW HIRE SCREENING	06/11/2026	471.00	.00	
Total EXPENDITURES:					471.00	.00	
Total EMPLOYEE BENEFITS:					471.00	.00	
CAPITAL EQUIPMENT							
58-40-660 POLICE EQUIPMENT							
2160	CUSTOM GRAPHICS AND	2013	PD/MOTORCYCLE GRAPHICS	06/03/2026	1,020.78	.00	
Total :					1,020.78	.00	
Total CAPITAL EQUIPMENT:					1,020.78	.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	06102026	MULTI DEPT/HEATING EXPENSE	06/10/2026	8,554.79	.00	
71-73-390 BUILDING MAINTENANCE							
239	ALLRED'S ACE HARDWA	337380/1	POOL/MAINTENANCE SUPPLIES	05/11/2026	65.24	.00	
239	ALLRED'S ACE HARDWA	337434/1	POOL/MAINTENANCE SUPPLIES	05/13/2026	9.82	.00	
970	BJ PLUMBING SUPPLY	001102422	POOL/BUILDING MAINTENANCE	06/17/2026	110.32	.00	
4720	LEE EDWARDS PLUMBIN	21111	POOL/WATER HEATER SERVICE	06/02/2026	115.00	.00	
71-73-420 CONTRACTED SERVICES							
407	AMERICAN RED CROSS	23321798	POOL/LIFEGUARDING TRAINING	06/17/2026	84.00	.00	
8156	TCI SECURITY OF UTAH	42340	POOL/ALARM MONITORING	06/20/2026	45.00	.00	
71-73-460 CONCESSION STAND EXPENSE							
1863	SWIRE COCA-COLA, USA	52758073031	POOL/SNACK BAR EXPENSE	06/10/2026	496.40	.00	
8088	SYSCO INTERMOUNTAIN	185B17857Z	POOL/CONCESSIONS	05/07/2026	82.09	.00	
8088	SYSCO INTERMOUNTAIN	785377869	POOL/CONCESSIONS	06/10/2026	2,708.97	.00	
8088	SYSCO INTERMOUNTAIN	785381753	POOL/CONCESSIONS	06/11/2026	91.79	.00	
8088	SYSCO INTERMOUNTAIN	785395940	POOL/CONCESSIONS	06/17/2026	2,062.16	.00	
71-73-480 DEPARTMENTAL SUPPLIES							
3047	FOX, CHRISTOPHER	51	POOL/OPENING SOCIAL WIDESCR	06/08/2026	300.00	.00	
71-73-481 CHEMICALS							
9259	WASATCH AQUATIC SPE	2105	POOL/CHEMICALS	05/15/2026	2,051.76	.00	
9259	WASATCH AQUATIC SPE	2177	POOL/CHEMICALS	06/14/2026	7,186.40	.00	
Total SWIMMING POOL:					23,963.74	.00	
Total SWIMMING POOL:					23,963.74	.00	
COMMUNITY CENTER							
72-71-060 COMMUNITY CTR - HEATING							
2716	ENBRIDGE GAS UT WY I	06102026	MULTI DEPT/HEATING EXPENSE	06/10/2026	206.31	.00	
72-71-062 COMMUNITY CTR - BLDG MAINT							
239	ALLRED'S ACE HARDWA	337360/1	REC/BUILDING MAINTENANCE	05/11/2026	17.52	.00	
239	ALLRED'S ACE HARDWA	337368/1	REC/BUILDING MAINTENANCE	05/11/2026	2.51	.00	
4390	JOHNSTONE SUPPLY	84009307.300	REC/BUILDING MAINTENANCE	05/27/2026	80.96	.00	
72-71-411 ADULT SPORTS							
8219	TEXTILE TEAM OUTLET	9971	REC/MENS SLOWPITCH SHIRTS	06/16/2026	437.76	.00	
8965	UTAH NSA SOFTBALL	PG2026-1004	REC/UMPIRING	05/23/2026	216.00	.00	
8967	UTAH OUTDOOR VOLLEY	26-019	REC/ADDITIONAL TOURNAMENT E	06/22/2026	25.00	.00	
72-71-412 YOUTH SPORTS							
490	ANKORED INC.	15132	REC/25 USERS	06/16/2026	700.00	.00	
7530	SMASH ATHLETICS, INC.	21002	REC/BASEBALL PLACKETS	04/21/2026	4,330.02	.00	
7530	SMASH ATHLETICS, INC.	21037	REC/BASEBALL UNIFORMS	04/29/2026	3,697.80	.00	
7530	SMASH ATHLETICS, INC.	21075	REC/BASEBALL SHIRTS	05/13/2026	44.79	.00	
7530	SMASH ATHLETICS, INC.	21144	REC/BASEBALL HATS	06/03/2026	4,991.00	.00	
7530	SMASH ATHLETICS, INC.	21145	REC/BASEBALL SHIRTS	06/03/2026	1,336.80	.00	
8219	TEXTILE TEAM OUTLET	9969	REC/BASEBALL SHIRTS	06/16/2026	388.48	.00	
8219	TEXTILE TEAM OUTLET	9970	REC/BASEBALL SHIRTS	06/16/2026	428.48	.00	
8219	TEXTILE TEAM OUTLET	9972	REC/SOFTBALL SHIRTS	06/16/2026	379.20	.00	
8219	TEXTILE TEAM OUTLET	9973	REC/SOFTBALL SHIRTS	06/16/2026	426.10	.00	
8926	UTAH ELITE SOCCER LL	61126	REC/SOCCER CAMP	06/11/2026	1,820.00	.00	
72-71-414 ENRICHMENT PROGRAMS							
8945	UTAH LEARN PLAY AND	1141	REC/SUMMER CAMP-ROBOTICS	06/14/2026	1,578.50	.00	
72-71-416 SPECIAL EVENTS							
3716	HARKER, KYLEE	100	REC/HAIR STYLIST INSTRUCTOR	06/05/2026	50.00	.00	
5033	MACEYS	405266	REC/ASSORTED SUPPLIES	06/18/2026	209.96	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
5033	MACEYS	405267	REC/PRINCESS PARTY SUPPLIES	06/18/2026	13.98	.00	
72-71-417 ADAPTIVE							
3047	FOX, CHRISTOPHER	44	REC/WIDESCREEN RENTAL	06/02/2026	300.00	.00	
5033	MACEYS	393004	REC/ASSORTED SUPPLIES	06/18/2026	11.97	.00	
5033	MACEYS	394754	REC/ASSORTED SUPPLIES	06/04/2026	12.98	.00	
5033	MACEYS	405259	REC/ASSORTED SUPPLIES	06/11/2026	9.87	.00	
5033	MACEYS	405270	REC/ASSORTED SUPPLIES	06/22/2026	35.00	.00	
5033	MACEYS	405272	REC/ASSORTED SUPPLIES	06/24/2026	28.89	.00	
5033	MACEYS	407613	REC/ASSORTED SUPPLIES	06/09/2026	28.13	.00	
5033	MACEYS	407616	REC/ASSORTED SUPPLIES	06/15/2026	37.05	.00	
5033	MACEYS	437490	REC/ASSORTED SUPPLIES	06/03/2026	30.92	.00	
8219	TEXTILE TEAM OUTLET	9913	REC/T-SHIRTS	06/03/2026	54.56	.00	
72-71-420 CONTRACTED SERVICES							
8156	TCI SECURITY OF UTAH	42340	REC/ALARM MONITORING	06/20/2026	75.00	.00	
72-71-460 CONCESSION STAND EXPENSE							
1863	SWIRE COCA-COLA, USA	52982519017	REC/CONCESSION STAND EXPENS	06/24/2026	1,258.70	.00	
1863	SWIRE COCA-COLA, USA	62560456055	REC/SNACK BAR EXPENSE	05/27/2026	3,005.86	.00	
Total :					26,270.10	.00	
Total COMMUNITY CENTER:					26,270.10	.00	
CULTURAL ARTS							
PROGRAM EXPENDITURES							
73-71-552 PG PLAYERS							
2991	FONTANA, MADISON LEI	06152026	PG PLAYERS/SET DESIGN	06/15/2026	500.00	.00	
4866	LITTLE, KATHRYN LAYCO	06232026	PG PLAYERS/REIMB. FOR SUPPLIE	06/23/2026	38.77	.00	
Total PROGRAM EXPENDITURES:					538.77	.00	
Total CULTURAL ARTS:					538.77	.00	
RECREATION							
CARE TAX							
76-76-703 SPECIAL PROJECTS							
3047	FOX, CHRISTOPHER	46	REC/WIDESCREEN RENTAL-MEMO	06/02/2026	300.00	.00	
8330	THOMAS CORDNER MEM	05252026	MEMORIAL DAY CEREMONY-PIPE B	05/25/2026	400.00	.00	
76-76-704 LIBRARY							
821	BB BATTLE PARTIES LLC	235	LIB/SWORD AND SHIELD PACKAGE	06/15/2026	360.00	.00	
1390	JASON FUN MAGIC	2622	LIB/MAGICIAN	06/08/2026	175.00	.00	
Total CARE TAX:					1,235.00	.00	
Total RECREATION:					1,235.00	.00	
Grand Totals:					3,030,273.71	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
--------	-------------	----------------	-------------	--------------	-----------------------	-------------	-----------

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
GENERAL FUND							
10-13100 ACCTS REC.- CITY EMPLOYEES							
3080	FRATERNAL ORDER OF	0626206	PD/DUES	06/26/2026	644.00	.00	
10-15820 SDA EXPENSE ACCOUNT							
5715	NORTH POINTE SOLID W	116522-063020	SDA/WASTE DESPOSAL FEE	06/30/2026	257.30	.00	
5715	NORTH POINTE SOLID W	116525-063020	SDA/WASTE DESPOSAL FEE	06/30/2026	150.65	.00	
10-21355 CASH BONDS (NEW)							
685	B&T HOSPITALITY MANA	07062026	CONSTRUCTION BOND RELEASE I	07/07/2026	20,124.93	.00	
685	B&T HOSPITALITY MANA	07072026	CONSTRUCTION BOND RELEASE	07/07/2026	49,000.00	.00	
6208	PG AQUISITIONS LLC	07022026	PARTIAL CONSTRUCTION BOND R	07/02/2026	91,000.00	.00	
9150	VILLAGE SQUARE PG, LL	07052026	STREET LIGHT BOND RELEASE INT	07/06/2026	1,179.37	.00	
9150	VILLAGE SQUARE PG, LL	07062026	STREET LIGHT BOND RELEASE	07/06/2026	2,327.91	.00	
10-24260 VOLUNTARY INSURANCE PAYABLE							
9288	WASHINGTON NATIONAL	P2657389	INSURANCE PREMIUM	07/01/2026	309.90	.00	
10-24310 BUILDING FEES CLEARING							
7918	STATE OF UTAH	06302026	COM DEV/BUILDING PERMIT FEE	06/30/2026	1,134.58	.00	
10-24350 SENIOR CITIZEN CLEARING							
5478	MOUNTAINLAND ASSOCI	05302026	SR. CNTR/CONTRIBUTION	05/30/2026	1,926.02	.00	
5478	MOUNTAINLAND ASSOCI	06302026	SR. CNTR/CONTRIBUTION	06/30/2026	2,489.00	.00	
Total :					170,543.66	.00	
JUDICIAL							
10-42-280 TELEPHONE EXPENSE							
1480	CENTRACOM INTERACTI	07012026	JUDICIAL/PHONE EXPENSE	07/01/2026	117.30	.00	
10-42-330 PROFESSIONAL SERVICES							
7393	SHANNON, VALERIE	06242026	JUDICIAL/INTERPRETER	06/24/2026	114.00	.00	
7393	SHANNON, VALERIE	06252026	JUDICIAL/INTERPRETER	06/25/2026	114.00	.00	
Total JUDICIAL:					345.30	.00	
NON-DEPARTMENTAL							
10-43-310 LEGAL SERVICES							
4376	JOHN H. JACOBS P.C.	06302026	LEGAL SERVICES	06/30/2026	4,176.87	.00	
7983	STEVENS & GAILEY	13651	LEGAL SERVICES	06/30/2026	438.00	.00	
10-43-330 PROFESSIONAL SERVICES							
2949	FLINDERS, LISA	0726	CONTRACTED SERVICES	06/30/2026	4,346.00	.00	
5827	ONPOINTE INSIGHTS, IN	1182	RESEARCH CONSULTING	06/19/2026	4,500.00	.00	
10-43-385 SPECIAL EVENTS							
3950	HONEY BUCKET	0555637858	BATTLE CREEK TRAILHEAD FOLLO	07/01/2026	1,760.00	.00	
3950	HONEY BUCKET	0555643513	4TH OF JULY FIREWORKS	07/03/2026	1,451.97	.00	
10-43-430 STRAWBERRY DAYS							
8399	TIMPANOGOS TIMES	2022-344	SUBSCRIPTIONS	06/25/2026	150.00	.00	
10-43-760 TECHNOLOGY							
1480	CENTRACOM INTERACTI	07012026	INTERNET SERVICE	07/01/2026	755.00	.00	
7070	ROCK MOUNTAIN TECHN	15153	MONTHLY SERVICE AGREEMENT	07/01/2026	8,823.00	.00	
9040	UTOPIA FIBER	CIV202607-02	INTERNET SERVICE	07/01/2026	981.00	.00	
10-43-770 Public Safety Trust Fund							
815	BATTLE CREEK BEHAVIO	20653	PD/PROFESSIONAL SERVICES	07/07/2026	160.00	.00	
815	BATTLE CREEK BEHAVIO	20654	PD/PROFESSIONAL SERVICES	07/07/2026	160.00	.00	
3792	HEALTHIER YOU COUNS	06162026	FIRST RESPONDERS COUNSELING	06/16/2026	330.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total NON-DEPARTMENTAL:					28,031.84	.00	
LEGAL SERVICES							
10-44-220 PUBLICATION EXPENSE							
5091	MATTHEW BENDER & CO	4977381X	LEGAL/UT CODE 2026 CITATOR	06/16/2026	273.31	.00	
10-44-760 TECHNOLOGY							
6845	RELX INC.	3096569902	LEGAL/SUBSCRIPTION ONLINE INF	06/30/2026	288.00	.00	
Total LEGAL SERVICES:					561.31	.00	
ADMINISTRATIVE SERVICES							
10-46-240 OFFICE EXPENSE							
1760	CINTAS CORP	5344871904	ADM/FIRST AID SUPPLIES	06/30/2026	110.88	.00	
10-46-280 TELEPHONE EXPENSE							
1480	CENTRACOM INTERACTI	07012026	CITY HALL/PHONE EXPENSE	07/01/2026	418.67	.00	
Total ADMINISTRATIVE SERVICES:					529.55	.00	
FACILITIES							
10-47-250 VEHICLE							
3166	FUELMAN	NP70782972	MULTI DEPT/VEHICLE FUEL EXPEN	06/30/2026	155.57	.00	
10-47-480 DEPARTMENTAL SUPPLIES							
239	ALLRED'S ACE HARDWA	06302026	MULT DEPT/DEPARTMENT SUPPLI	06/30/2026	133.13	.00	
970	BJ PLUMBING SUPPLY	001103795	BUILDING MAINTENANCE	06/29/2026	35.10	.00	
10-47-530 CITY HALL - BLDG MAINTENANCE							
8678	UNIFIRST CORPORATIO	06292026	MULTI DEPT/ RUG CLEANING	06/29/2026	144.65	.00	
10-47-560 PARKS - BUILDING MAINTENANCE							
239	ALLRED'S ACE HARDWA	06302026	MULT DEPT/DEPARTMENT SUPPLI	06/30/2026	93.14	.00	
970	BJ PLUMBING SUPPLY	001103795	BUILDING MAINTENANCE	06/29/2026	35.11	.00	
5482	MOUNTAINLAND SUPPLY	S107918833.0	BUILDING MAINTENANCE	06/23/2026	409.57	.00	
10-47-660 FIRE/AMBULANCE - BLDG MAINT							
8678	UNIFIRST CORPORATIO	06292026	MULTI DEPT/ RUG CLEANING	06/29/2026	677.70	.00	
10-47-670 FIRE/AMBULANCE - BLDG IMPROVE							
8678	UNIFIRST CORPORATIO	06292026	MULTI DEPT/ RUG CLEANING	06/29/2026	217.50	.00	
10-47-700 CEMETERY BLDG - BLDG MAINT							
8678	UNIFIRST CORPORATIO	06292026	MULTI DEPT/ RUG CLEANING	06/29/2026	122.15	.00	
10-47-730 LIBRARY/SENIOR - BLDG MAINT							
8678	UNIFIRST CORPORATIO	06292026	MULTI DEPT/ RUG CLEANING	06/29/2026	106.55	.00	
10-47-800 GENERAL MAINTENANCE EXPENSES							
1870	CODALE ELECTRIC SUP	S010075302.0	BUILDING MAINTENANCE	07/06/2026	484.88	.00	
10-47-801 ELEVATORS							
8376	TK ELEVATOR CORPORA	3009634151	SR. CENTER/ELEVATOR MAINTENA	07/01/2026	760.79	.00	
10-47-830 SR CENTER - BLDG MAINT							
19	603 ALARMS	2369	SC/BUILDING MONITORING	07/01/2026	38.00	.00	
239	ALLRED'S ACE HARDWA	06302026	MULT DEPT/DEPARTMENT SUPPLI	06/30/2026	7.67	.00	
8678	UNIFIRST CORPORATIO	06292026	MULTI DEPT/ RUG CLEANING	06/29/2026	94.50	.00	
10-47-840 LIONS/SPORTSMAN - BLDG MAINT							
239	ALLRED'S ACE HARDWA	06302026	MULT DEPT/DEPARTMENT SUPPLI	06/30/2026	62.91	.00	
Total FACILITIES:					3,578.92	.00	
ENGINEERING							
10-51-250 VEHICLE EXPENSE							
3166	FUELMAN	NP70782972	MULTI DEPT/VEHICLE FUEL EXPEN	06/30/2026	667.39	.00	
10-51-285 CELLULAR SERVICES							
9131	VERIZON WIRELESS	6146914584	MULTI DEPT/CELL PHONE EXEPNS	06/23/2026	85.86	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
10-51-300 PPE SAFETY & UNIFORM							
1368	C-A-L RANCH STORES	16699/8	ENG/BOOTS	06/30/2026	131.24	.00	
10-51-480 SUPPLIES							
239	ALLRED'S ACE HARDWA	06302026	MULT DEPT/DEPARTMENT SUPPLI	06/30/2026	61.42	.00	
Total ENGINEERING:					945.91	.00	
COMMUNITY DEVELOPMENT							
10-52-210 MEETINGS & MEMBERSHIPS							
8954	UTAH LOCAL GOVT. INS.	13020-2	NOTARY BOND-MELISSA COOK	06/22/2026	40.00	.00	
10-52-240 OFFICE EXPENSE							
239	ALLRED'S ACE HARDWA	06302026	MULT DEPT/DEPARTMENT SUPPLI	06/30/2026	14.39	.00	
10-52-250 VEHICLE EXPENSE							
239	ALLRED'S ACE HARDWA	06302026	MULT DEPT/DEPARTMENT SUPPLI	06/30/2026	24.94	.00	
1436	CARTERS AUTO & REPAI	29580	COM DEV/VEHICLE REPAIR	06/23/2026	300.00	.00	
3166	FUELMAN	NP70782972	MULTI DEPT/VEHICLE FUEL EXPEN	06/30/2026	216.44	.00	
10-52-280 TELEPHONE EXPENSE							
1480	CENTRACOM INTERACTI	07012026	COM DEV/PHONE EXPENSE	07/01/2026	223.59	.00	
10-52-332 PROFESSIONAL SERVICES							
6130	PETERSON, KENNETH C	26-005	COM DEV/CONTRACTED SERVICE	06/30/2026	1,190.00	.00	
10-52-760 TECHNOLOGY							
3229	GATEWAY MAPPING, INC	197097	COM DEV/GIS TECHNICIAN	06/08/2026	648.00	.00	
Total COMMUNITY DEVELOPMENT:					2,657.36	.00	
POLICE DEPARTMENT							
10-54-210 MEETINGS & MEMBERSHIPS							
8117	TARGET SOLUTIONS LEA	145886	PD/VECTOR SCHEDULING FEE	06/30/2026	690.16	.00	
10-54-250 VEHICLE EXPENSE							
3166	FUELMAN	NP70782972	MULTI DEPT/VEHICLE FUEL EXPEN	06/30/2026	11,515.05	.00	
3166	FUELMAN	NP70782972	VOLUME DISCOUNT	06/30/2026	303.58-	.00	
3468	GREASE MONKEY #790	332785	PD/VEHICLE EXPENSE	06/25/2026	132.28	.00	
3468	GREASE MONKEY #790	332786	PD/VEHICLE EXPENSE	06/25/2026	178.15	.00	
3468	GREASE MONKEY #790	332808	PD/VEHICLE EXPENSE	06/25/2026	105.29	.00	
3468	GREASE MONKEY #790	332815	PD/VEHICLE EXPENSE	06/25/2026	132.28	.00	
3468	GREASE MONKEY #790	333048	PD/VEHICLE EXPENSE	07/01/2026	26.99	.00	
3468	GREASE MONKEY #790	333133	PD/VEHICLE EXPENSE	07/02/2026	134.99	.00	
7052	ROCKY MOUNTAIN COLL	62318	PD/VEHICLE REPAIR	04/07/2026	5,246.46	.00	
10-54-280 TELEPHONE EXPENSE							
1480	CENTRACOM INTERACTI	07012026	PD/PHONE EXPENSE	07/01/2026	752.91	.00	
1518	CENTURY LINK	07012026	PD/ALARM PHONE LINE	07/01/2026	102.13	.00	
1518	CENTURY LINK	07012026	PD/ALARM PHONE LINE	07/01/2026	102.13	.00	
1518	CENTURY LINK	07012026	PD/ELEVATOR PHONE LINE	07/01/2026	82.70	.00	
10-54-480 DEPARTMENTAL SUPPLIES							
81	ACE INTERMOUNTAIN R	53940	PD/WASTE REMOVAL	06/30/2026	68.47	.00	
682	AXON ENTERPRISE, INC.	INUS380555	PD/BASIC LICENSE BUNDLE	09/25/2025	207.00	.00	
682	AXON ENTERPRISE, INC.	INUS410655	PD/BASIC LICENSE BUNDLE	01/01/2026	1,150.50	.00	
3012	FORENSIC NURSING SE	2732	PD/SPECIMEN COLLECTION	06/30/2026	188.00	.00	
3012	FORENSIC NURSING SE	2740	PD/SPECIMEN COLLECTION	07/07/2026	564.00	.00	
4655	LANGUAGE LINE SERVIC	11971456	PD/INTERPRETATION	06/30/2026	130.50	.00	
8361	THOMSON REUTERS - W	853795185	PD/SOFTWARE SUBSCRIPTION	07/01/2026	295.91	.00	
10-54-740 EQUIPMENT							
682	AXON ENTERPRISE, INC.	INUS453395	PD/BUNDLE TASER 10 BASIC	06/14/2026	16,640.70	.00	
Total POLICE DEPARTMENT:					38,143.02	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
FIRE DEPARTMENT							
10-55-250 VEHICLE EXPENSE							
3166	FUELMAN	NP70782972	MULTI DEPT/VEHICLE FUEL EXPEN	06/30/2026	4,935.68	.00	
10-55-280 TELEPHONE EXPENSE							
1480	CENTRACOM INTERACTI	07012026	FIRE/PHONE EXPENES	07/01/2026	207.25	.00	
8100	T-MOBILE USA, INC.	06212026	FIRE/CELL PHONE EXPENSE	06/21/2026	854.50	.00	
10-55-300 UNIFORM EXPENSE							
4614	L.N. CURTIS & SONS	1081513	FIRE/UNIFORM EXPENSE	06/22/2026	2,837.22	.00	
10-55-480 DEPARTMENTAL SUPPLIES							
1060	BOUNDTREE MEDICAL, L	86256206	FIRE/DEPARTMENTAL SUPPLIES	06/25/2026	538.06	.00	
1060	BOUNDTREE MEDICAL, L	86261430	FIRE/DEPARTMENTAL SUPPLIES	06/30/2026	1,110.47	.00	
10-55-490 SCHOOLING AND TRAINING							
9029	UTAH VALLEY UNIVERSI	AC30342	FIRE/SKILLS EXAM	06/08/2026	235.00	.00	
9029	UTAH VALLEY UNIVERSI	AS360368	FIRE/RECERTIFICATION	06/30/2026	30.00	.00	
10-55-650 FIRE PREVENTION							
239	ALLRED'S ACE HARDWA	06302026	MULT DEPT/DEPARTMENT SUPPLI	06/30/2026	3.05	.00	
10-55-740 EQUIPMENT							
239	ALLRED'S ACE HARDWA	06302026	MULT DEPT/DEPARTMENT SUPPLI	06/30/2026	85.55	.00	
10-55-741 WILDLAND							
239	ALLRED'S ACE HARDWA	06302026	MULT DEPT/DEPARTMENT SUPPLI	06/30/2026	58.41	.00	
Total FIRE DEPARTMENT:					10,895.19	.00	
ANIMAL CONTROL							
10-57-250 VEHICLE EXPENSE							
3166	FUELMAN	NP70782972	MULTI DEPT/VEHICLE FUEL EXPEN	06/30/2026	194.28	.00	
Total ANIMAL CONTROL:					194.28	.00	
STREETS							
10-60-250 VEHICLE EXPENSE							
2681	ELITE REPAIRS AND SPE	4654	STR/VEHICLE REPAIRS	06/25/2026	613.25	.00	
3166	FUELMAN	NP70782972	MULTI DEPT/VEHICLE FUEL EXPEN	06/30/2026	1,698.77	.00	
10-60-275 STREET LIGHT POWER							
7062	ROCKY MOUNTAIN POW	06302026	STREET LIGHTS	06/30/2026	121.94	.00	
10-60-277 Street Light Installation Dev							
972	BLACK & McDONALD	76-1955424	STREET LIGHT INSTALLATION	06/15/2026	42,308.35	.00	
972	BLACK & McDONALD	76-1961232	STREETS/LIGHT INSTALLATION	06/30/2026	6,679.99	.00	
7062	ROCKY MOUNTAIN POW	07012026	STREET LIGHT INSTALLATION	07/01/2026	354.60	.00	
7062	ROCKY MOUNTAIN POW	07022026	STREET LIGHT INSTALLATION	07/01/2026	125.00	.00	
7062	ROCKY MOUNTAIN POW	07032026	STREET LIGHT INSTALLATION	07/01/2026	145.00	.00	
7062	ROCKY MOUNTAIN POW	07042026	STREET LIGHT INSTALLATION	07/01/2026	212.20	.00	
7062	ROCKY MOUNTAIN POW	07052026	STREET LIGHT INSTALLATION	07/01/2026	253.20	.00	
10-60-278 STREET LIGHT MAINTENANCE							
972	BLACK & McDONALD	76-1956474	STR/LIGHT REPAIR	06/18/2026	708.89	.00	
972	BLACK & McDONALD	76-1956476	STREET LIGHT MAINTENANCE	06/18/2026	66.19	.00	
972	BLACK & McDONALD	76-1956484	STREET LIGHT MAINTENANCE	06/18/2026	293.06	.00	
972	BLACK & McDONALD	76-1961907	STREET LIGHT MAINTENANCE	06/30/2026	6,300.70	.00	
972	BLACK & McDONALD	76-1961967	STREET LIGHT MAINTENANCE	06/30/2026	692.50	.00	
972	BLACK & McDONALD	76-1961970	STREET LIGHT MAINTENANCE	06/30/2026	55.16	.00	
10-60-280 TELEPHONE EXPENSE							
1480	CENTRACOM INTERACTI	07022026	PUBLIC WORKS/PHONE EXPENSE	07/01/2026	96.99	.00	
10-60-285 CELLULAR SERVICES							
9131	VERIZON WIRELESS	6146914584	MULTI DEPT/CELL PHONE EXEPNS	06/23/2026	300.51	.00	
10-60-300 PPE SAFETY & UNIFORM							
1368	C-A-L RANCH STORES	16703/8	STR/CLOTHING	06/30/2026	99.88	.00	
1368	C-A-L RANCH STORES	16736/8	STR/CLOTHING	07/07/2026	157.39	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
10-60-480 DEPARTMENTAL SUPPLIES							
81	ACE INTERMOUNTAIN R	53940	STR/WASTE REMOVAL	06/30/2026	102.70	.00	
239	ALLRED'S ACE HARDWA	06302026	MULT DEPT/DEPARTMENT SUPPLI	06/30/2026	314.07	.00	
1368	C-A-L RANCH STORES	16737/8	STR/DEPARTMENTAL SUPPLIES	07/07/2026	9.00	.00	
1760	CINTAS CORP	9379292812	MULTI DEPT/FIRST AID SUPPLIES	06/30/2026	49.18	.00	
4019	HUMPHRIES, INC.	1170918	MULTI DEPT/CYLINDER RENTAL	06/30/2026	45.60	.00	
Total STREETS:					61,804.12	.00	
LIBRARY							
10-65-240 OFFICE EXPENSE							
308	AMAZON CAPITAL SERVI	1FT3-4JPP-4Q	LIB/ASSORTED SUPPLIES	06/30/2026	121.63	.00	
308	AMAZON CAPITAL SERVI	1WQ6-QPJL-M	LIB/ASSORTED SUPPLIES	06/30/2026	65.87	.00	
5729	ODP BUSINESS Solutio	472432624001	LIB/OFFICE SUPPLIES	06/19/2026	31.05	.00	
5729	ODP BUSINESS Solutio	473153844001	LIB/OFFICE SUPPLIES	06/26/2026	40.67	.00	
6270	PLAYAWAY PRODUCTS L	539424	LIB/OFFICE SUPPLIES	06/24/2026	353.19	.00	
10-65-280 TELEPHONE EXPENSE							
1480	CENTRACOM INTERACTI	07012026	LIB/PHONE EXPENSE	07/01/2026	268.09	.00	
1518	CENTURY LINK	07012026	LIB/ELEVATOR LINE	07/01/2026	108.20	.00	
10-65-420 PROGRAMING							
308	AMAZON CAPITAL SERVI	1XCK-G31T-M	LIB/ASSORTED SUPPLIES	06/30/2026	31.49	.00	
4437	KANOPY INC.	511878	LIB/PLAY TICKET	06/30/2026	199.00	.00	
10-65-480 BOOKS							
308	AMAZON CAPITAL SERVI	11HM-1KVP-6	LIB/CREDIT	06/25/2026	69.99-	.00	
308	AMAZON CAPITAL SERVI	1HDC-3YP6-1	LIB/BOOKS	06/30/2026	181.31	.00	
308	AMAZON CAPITAL SERVI	1LQD-GVWD-	LIB/ASSORTED SUPPLIES	06/30/2026	13.45	.00	
308	AMAZON CAPITAL SERVI	1MMQ-WD3D-	LIB/BOOKS	06/30/2026	437.30	.00	
308	AMAZON CAPITAL SERVI	1PQR-TTX9-X	LIB/BOOKS	06/30/2026	14.99	.00	
1188	BROAD REACH	ARI2101829-2	LIB/BOOKS	03/31/2026	119.75	.00	
4159	INGRAM LIBRARY SERVI	97085814	LIB/BOOKS	06/04/2026	861.04	.00	
4159	INGRAM LIBRARY SERVI	97108511	LIB/BOOKS	06/05/2026	238.45	.00	
4159	INGRAM LIBRARY SERVI	97149419	LIB/BOOKS	06/08/2026	232.29	.00	
4159	INGRAM LIBRARY SERVI	97210937	LIB/BOOKS	06/10/2026	1,055.09	.00	
4159	INGRAM LIBRARY SERVI	97241427	LIB/BOOKS	06/11/2026	578.72	.00	
4159	INGRAM LIBRARY SERVI	97475294	LIB/BOOKS	06/24/2026	423.18	.00	
4159	INGRAM LIBRARY SERVI	97576438	LIB/BOOKS	06/29/2026	195.20	.00	
10-65-485 AUDIO/VISUAL MATERIALS							
308	AMAZON CAPITAL SERVI	1T3F-14WD-94	LIB/AUDIO SUPPLIES	06/30/2026	56.18	.00	
308	AMAZON CAPITAL SERVI	1XCK-G31T-D4	LIB/AUDIO SUPPLIES	06/30/2026	36.45	.00	
6270	PLAYAWAY PRODUCTS L	536221	LIB/AUDIO MATERIALS	06/03/2026	390.49	.00	
6270	PLAYAWAY PRODUCTS L	536655	LIB/AC POWER ADAPTER & SUPPLI	06/05/2026	479.92	.00	
6270	PLAYAWAY PRODUCTS L	540345	LIB/AUDIO MATERIALS	07/06/2026	270.69	.00	
10-65-610 MISCELLANEOUS EXP.							
308	AMAZON CAPITAL SERVI	1XCK-G31T-4X	LIB/ASSORTED SUPPLIES	06/30/2026	250.19	.00	
308	AMAZON CAPITAL SERVI	1XCW-GJWN-	LIB/ASSORTED SUPPLIES	06/30/2026	21.68	.00	
10-65-618 MARKETING/OUTREACH							
3571	GURR'S COPYTEC	N76570	LIB/POSTERS	04/29/2026	7.40	.00	
3571	GURR'S COPYTEC	N77432	LIB/POSTERS	06/29/2026	7.40	.00	
10-65-640 PROCESSING							
2395	DEMCO, INC.	7814140	LIB/DEPARTMENTAL SUPPLIES	05/28/2026	588.87	.00	
2395	DEMCO, INC.	7818808	LIB/DEPARTMENTAL SUPPLIES	06/11/2026	546.19	.00	
10-65-760 TECHNOLOGY							
308	AMAZON CAPITAL SERVI	19WH-Y4LR-Y	LIB/ASSORTED SUPPLIES	06/30/2026	47.57	.00	
Total LIBRARY:					8,203.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
SR. CITIZEN CTR & AUDITORIUM							
10-67-240 OFFICE EXPENSE							
1760	CINTAS CORP	5344871906	SC/FIRST AID SUPPLIES	06/30/2026	104.59	.00	
10-67-280 TELEPHONE EXPENSE							
1480	CENTRACOM INTERACTI	07012026	SC/PHONE EXPENSE	07/01/2026	74.79	.00	
Total SR. CITIZEN CTR & AUDITORIUM:					179.38	.00	
PARKS							
10-70-200 MOWER EXPENSE							
675	AUTO ZONE STORES, IN	06231851953A	PARK/MOWER EXPENSE	04/02/2026	32.41	.00	
3166	FUELMAN	NP70782972	MULTI DEPT/VEHICLE FUEL EXPEN	06/30/2026	1,681.05	.00	
8576	TURF EQUIPMENT	3042554-00	PARK/MOWER EXPENSE	06/18/2026	181.02	.00	
8576	TURF EQUIPMENT	3042645.00	PARK/MOWER EXPENSE	06/22/2026	53.02	.00	
8576	TURF EQUIPMENT	3042645-01	PARK/MOWER EXPENSE	06/23/2026	19.99	.00	
10-70-250 VEHICLE EXPENSE							
17	4 SEASONS AUTO REPAI	63275	PARKS/VEHICLE EXPENSE	06/05/2026	842.00	.00	
1436	CARTERS AUTO & REPAI	29422	PARKS/VEHICLE EXPENSE	06/04/2026	790.00	.00	
3166	FUELMAN	NP70782972	MULTI DEPT/VEHICLE FUEL EXPEN	06/30/2026	2,425.24	.00	
3468	GREASE MONKEY #790	332122	PARKS/VEHICLE MAINTENANCE	06/09/2026	127.78	.00	
10-70-280 TELEPHONE							
1480	CENTRACOM INTERACTI	07012026	CEM/PHONE EXPENS	07/01/2026	53.54	.00	
10-70-320 SPRINKLER & LANDSCAPE							
81	ACE INTERMOUNTAIN R	53940	PARKS/WASTE REMOVAL	06/30/2026	239.64	.00	
239	ALLRED'S ACE HARDWA	06302026	MULT DEPT/DEPARTMENT SUPPLI	06/30/2026	127.40	.00	
970	BJ PLUMBING SUPPLY	001103264	PARKS/DEPARTMENTAL SUPPLIES	06/24/2026	91.45	.00	
970	BJ PLUMBING SUPPLY	001104075	PARKS/BUILDING REPAIRS	07/01/2026	39.20	.00	
2766	EWING IRRIGATION PRO	30778245	PARK/DEPARTMENTAL SUPPLIES	06/18/2026	335.99	.00	
2766	EWING IRRIGATION PRO	30956798	PARK/DEPARTMENTAL SUPPLIES	07/01/2026	472.06	.00	
2766	EWING IRRIGATION PRO	30960489	PARK/DEPARTMENTAL SUPPLIES	07/01/2026	1,176.67	.00	
2766	EWING IRRIGATION PRO	30973330	PARK/DEPARTMENTAL SUPPLIES	07/02/2026	327.13	.00	
3470	GREAT BASIN TURF PRO	481495	PARKS/DEPARTMENTAL SUPPLIES	06/10/2026	411.98	.00	
3470	GREAT BASIN TURF PRO	481615	PARKS/DEPARTMENTAL SUPPLIES	06/23/2026	106.99	.00	
3470	GREAT BASIN TURF PRO	481647	PARKS/DEPARTMENTAL SUPPLIES	06/26/2026	749.75	.00	
3470	GREAT BASIN TURF PRO	481648	PARKS/DEPARTMENTAL SUPPLIES	06/26/2026	179.95	.00	
5718	NORTHWEST FENCE & S	S-190636	PARKS/DEPARTMENTAL SUPPLIES	06/08/2026	5.18	.00	
7992	STEWARTS PEST CONTR	436685	PARKS/PEST CONTROL	06/30/2026	1,380.00	.00	
7992	STEWARTS PEST CONTR	440762	PARK/PEST CONTROL	07/01/2026	121.00	.00	
9028	UTAH VALLEY TURF AND	UVT9429	PARKS/SOD	05/06/2026	197.20	.00	
10-70-340 DIAMOND CREW SUPPLIES							
239	ALLRED'S ACE HARDWA	06302026	MULT DEPT/DEPARTMENT SUPPLI	06/30/2026	32.62	.00	
2766	EWING IRRIGATION PRO	30956738	PARK/DEPARTMENTAL SUPPLIES	07/01/2026	969.50	.00	
10-70-480 DEPARTMENTAL SUPPLIES							
78	ACE RENTS, INC	378213-1	PARK/SCISSOR LIFT	06/17/2026	155.60	.00	
78	ACE RENTS, INC	378581-1	PARKS/SCISSOR LIFT	06/24/2026	155.60	.00	
239	ALLRED'S ACE HARDWA	06302026	MULT DEPT/DEPARTMENT SUPPLI	06/30/2026	1,393.08	.00	
4019	HUMPHRIES, INC.	1170919	MULTI DEPT/CYLINDER RENTAL	06/30/2026	45.60	.00	
5033	MACEYS	405178	PARKS/DEPARTMENTAL SUPPLIES	06/09/2026	239.52	.00	
10-70-481 CHEMICALS							
239	ALLRED'S ACE HARDWA	06302026	MULT DEPT/DEPARTMENT SUPPLI	06/30/2026	207.24	.00	
1338	C.E.M.	25296	PARKS/SPLASH PAD MAINTENANC	06/11/2026	160.56	.00	
1338	C.E.M.	25441	POOL/SWIM POOL MAINTENANCE	06/24/2026	449.48	.00	
10-70-670 SAFETY EQUIP. & SUPPLIES							
1368	C-A-L RANCH STORES	16672/8	PARKS/CLOTHING	06/23/2026	376.47	.00	
1368	C-A-L RANCH STORES	16681/8	PARKS/CLOTHING	06/25/2026	198.73	.00	
1368	C-A-L RANCH STORES	16709/8	PARKS/CLOTHING	07/01/2026	157.49	.00	
1760	CINTAS CORP	5339456004	PARKS/FIRST AID SUPPLIES	06/02/2026	42.73	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
4208	INTERMOUNTAIN FARME	1024505274	PARKS/SHIRTS	06/19/2026	100.97	.00	
8260	THE INK SPOT	50074	PARKS/EMBROIDERED LOGOS	06/11/2026	29.28	.00	
10-70-750 CHRISTMAS LIGHTS							
1892	COLONIAL FLAG & SPECI	0366955	PARKS/FLAGS	06/23/2026	1,101.16	.00	
Total PARKS:					17,983.27	.00	
RECREATION							
10-71-240 OFFICE EXPENSE							
5729	ODP BUSINESS SOLUTIO	469813451001	REC/OFFICE SUPPLIES	06/25/2026	59.98	.00	
5729	ODP BUSINESS SOLUTIO	469815518001	REC/OFFICE SUPPLIES	06/26/2026	421.19	.00	
10-71-280 TELEPHONE EXPENSE							
1480	CENTRACOM INTERACTI	07012026	REC/PHONE EXPENSE	07/01/2026	299.79	.00	
1518	CENTURY LINK	07012026	REC/MONITORING & ALARM LINES	07/01/2026	330.80	.00	
Total RECREATION:					1,111.76	.00	
LEISURE SERVICES							
10-72-250 VEHICLE							
675	AUTO ZONE STORES, IN	06231909964	LEISURE/VEHICLE EXPENSE	06/30/2026	76.70	.00	
3166	FUELMAN	NP70782972	MULTI DEPT/VEHICLE FUEL EXPEN	06/30/2026	193.68	.00	
Total LEISURE SERVICES:					270.38	.00	
CUSTODIAL SERVICES							
10-74-210 MEETINGS & MEMBERSHIPS							
8219	TEXTILE TEAM OUTLET	9883	CUSTODIAL/SHIRTS	05/28/2026	161.75	.00	
10-74-250 VEHICLE							
3166	FUELMAN	NP70782972	MULTI DEPT/VEHICLE FUEL EXPEN	06/30/2026	132.68	.00	
10-74-480 DEPARTMENTAL SUPPLIES							
239	ALLRED'S ACE HARDWA	06302026	MULT DEPT/DEPARTMENT SUPPLI	06/30/2026	151.73	.00	
1113	BRADY INDUSTRIES OF	11858942	BUILDING MAINTENANCE SUPPLIE	06/16/2026	3,045.77	.00	
1113	BRADY INDUSTRIES OF	11882985	BUILDING MAINTENANCE SUPPLIE	06/23/2026	257.80	.00	
1113	BRADY INDUSTRIES OF	11904038	BUILDING MAINTENANCE	06/26/2026	17.00	.00	
1113	BRADY INDUSTRIES OF	11904655	BUILDING MAINTENANCE	06/26/2026	2,316.15	.00	
10-74-481 CHEMICALS							
1113	BRADY INDUSTRIES OF	11908619	BUILDING MAINTENANCE	06/29/2026	1,100.57	.00	
10-74-740 EQUIPMENT							
1113	BRADY INDUSTRIES OF	11908617	BUILDING MAINTENANCE	06/29/2026	1,327.10	.00	
1113	BRADY INDUSTRIES OF	11919589	BUILDING MAINTENANCE	07/01/2026	572.02	.00	
Total CUSTODIAL SERVICES:					9,082.57	.00	
Total GENERAL FUND:					355,060.82	.00	
CLASS C ROAD FUND							
EXPENDITURES							
20-40-480 DEPARTMENTAL SUPPLIES							
1250	BURNT MOUNTAIN SERV	2381	CLASS C ROADS/MESSAGE BOAR	03/31/2026	2,699.45	.00	
1250	BURNT MOUNTAIN SERV	2381	CLASS C ROADS/DELIVERY FEE	03/31/2026	260.00	.00	
1250	BURNT MOUNTAIN SERV	2585	CLASS C ROADS/MESSAGE BOAR	04/30/2026	1,245.90	.00	
1250	BURNT MOUNTAIN SERV	2585	CLASS C ROADS/PICK UP FEE	04/30/2026	260.00	.00	
1420	CART AWAY CONCRETE,	39955	CLASS C ROADS/CONCRETE	06/02/2026	406.25	.00	
3312	GENEVA ROCK PRODUC	003CINV00012	CLASS C ROADS/ASPHALT	06/24/2026	145.08	.00	
3312	GENEVA ROCK PRODUC	003CINV00012	CLASS C ROADS/ASPHALT	06/25/2026	1,841.88	.00	
3312	GENEVA ROCK PRODUC	003CINV00012	CLASS C ROADS/ASPHALT	06/29/2026	1,292.38	.00	
7169	SAFETY SUPPLY & SIGN	198492	CLASS C ROADS/DEPARTMENTAL	06/24/2026	2,254.90	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
7169	SAFETY SUPPLY & SIGN	198596	CLASS C ROADS/DEPARTMENTAL	07/01/2026	722.89	.00	
Total EXPENDITURES:					11,128.73	.00	
Total CLASS C ROAD FUND:					11,128.73	.00	
CEMETERY							
22-70-200 MOWER EXPENSE							
3166	FUELMAN	NP70782972	MULTI DEPT/VEHICLE FUEL EXPEN	06/30/2026	126.21	.00	
22-70-250 VEHICLE							
3166	FUELMAN	NP70782972	MULTI DEPT/VEHICLE FUEL EXPEN	06/30/2026	535.33	.00	
22-70-320 SPRINKLER & LANDSCAPE							
239	ALLRED'S ACE HARDWA	06302026	MULT DEPT/DEPARTMENT SUPPLI	06/30/2026	57.59	.00	
22-70-480 DEPARTMENTAL SUPPLIES							
239	ALLRED'S ACE HARDWA	06302026	MULT DEPT/DEPARTMENT SUPPLI	06/30/2026	106.77	.00	
3012	FORENSIC NURSING SE	N77493	CEM/BROCHURES	07/07/2026	172.06	.00	
5715	NORTH POINTE SOLID W	116525-063020	CEM/GARBAGE DISPOSAL FEE	06/30/2026	52.26	.00	
Total :					1,050.22	.00	
Total CEMETERY:					1,050.22	.00	
E-911							
EXPENDITURES							
41-40-260 MAINTENANCE							
1490	CENTRAL UTAH 911	1430	DISPATCH EXPENSE 4/26-6/26	06/30/2026	82,953.22	.00	
Total EXPENDITURES:					82,953.22	.00	
Total E-911:					82,953.22	.00	
STORM DRAIN UTILITY FUND							
GENERAL GOVERNMENT							
48-41-250 VEHICLE EXPENSE							
3166	FUELMAN	NP70782972	MULTI DEPT/VEHICLE FUEL EXPEN	06/30/2026	2,863.81	.00	
5833	O'REILLY AUTOMOTIVE I	3623-236812	STRM DRN/DEPARTMENTAL SUPPL	06/03/2026	19.10	.00	
48-41-280 TELEPHONE EXPENSE							
1480	CENTRACOM INTERACTI	07022026	PUBLIC WORKS/PHONE EXPENSE	07/01/2026	41.28	.00	
48-41-285 CELLULAR SERVICES							
9131	VERIZON WIRELESS	6146914584	MULTI DEPT/CELL PHONE EXEPNS	06/23/2026	386.51	.00	
48-41-300 PPE SAFETY & UNIFORM							
1368	C-A-L RANCH STORES	16702/8	STRM DRN/CLOTHING	06/30/2026	101.20	.00	
1368	C-A-L RANCH STORES	16704/8	STRM DRN/CLOTHING	06/30/2026	79.92	.00	
1368	C-A-L RANCH STORES	16705/8	STRM DRN/CLOTHING	06/30/2026	12.53	.00	
48-41-370 DUMP FEE							
5715	NORTH POINTE SOLID W	116525-063020	STRM DRN/SWEEPING DISPOSAL F	06/30/2026	129.30	.00	
48-41-480 DEPARTMENTAL SUPPLIES							
239	ALLRED'S ACE HARDWA	06302026	MULT DEPT/DEPARTMENT SUPPLI	06/30/2026	15.91	.00	
4201	INTERMOUNTAIN CONCR	2606-182796	STRM DRAIN/DEPARTMENTAL SUP	06/09/2026	204.66	.00	
48-41-600 REPAIR & MAINTENANCE							
4201	INTERMOUNTAIN CONCR	2606-185549	STRM DRAIN/HYDRAULIC WATERS	06/16/2026	62.82	.00	
48-41-610 MISCELLANEOUS EXPENSE							
993	BLUE STAKES OF UTAH 8	UT202601591	EXCAVATION MARKING SERVICES	06/30/2026	166.29	.00	
Total GENERAL GOVERNMENT:					4,083.33	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total STORM DRAIN UTILITY FUND:					4,083.33	.00	
CAPITAL PROJECTS FUND							
EXPENDITURES							
49-40-205 POLICE 2027							
682	AXON ENTERPRISE, INC.	INUS457894	PD/BUNDLE TASER TRUE UP-FLEE	07/01/2026	10,069.49	.00	
Total EXPENDITURES:					10,069.49	.00	
49-60-856 BATTLECREEK RESTROOM							
9040	UTOPIA FIBER	CIV202607-02	INTERNET INSTALLATION	07/01/2026	5,580.00	.00	
Total :					5,580.00	.00	
MISC PROJECTS							
49-90-912 LIBRARY 2027							
8722	UNIVERSAL EXPORTS LL	20172055	LIB/NOOK SOLO BOOTH	06/30/2026	13,480.00	.00	
Total MISC PROJECTS:					13,480.00	.00	
Total CAPITAL PROJECTS FUND:					29,129.49	.00	
WATER FUND							
EXPENDITURES							
51-40-250 VEHICLE EXPENSE							
675	AUTO ZONE STORES, IN	06231909869	WATER/VEHICLE MAINTENANCE	06/30/2026	42.66	.00	
3166	FUELMAN	NP70782972	MULTI DEPT/VEHICLE FUEL EXPEN	06/30/2026	1,607.64	.00	
51-40-280 TELEPHONE EXPENSE							
1480	CENTRACOM INTERACTI	07022026	PUBLIC WORKS/PHONE EXPENSE	07/01/2026	41.28	.00	
51-40-285 CELLULAR SERVICES							
9131	VERIZON WIRELESS	6146914584	MULTI DEPT/CELL PHONE EXEPNS	06/23/2026	257.58	.00	
51-40-300 PPE SAFETY & UNIFORM							
1760	CINTAS CORP	9379292812	MULTI DEPT/FIRST AID SUPPLIES	06/30/2026	49.18	.00	
51-40-330 ENGINEERING							
3229	GATEWAY MAPPING, INC	197097	WATER/GIS ANALYST	06/08/2026	390.00	.00	
51-40-480 DEPARTMENTAL SUPPLIES							
81	ACE INTERMOUNTAIN R	53940	WATER/WASTE REMOVAL	06/30/2026	34.24	.00	
239	ALLRED'S ACE HARDWA	06302026	MULT DEPT/DEPARTMENT SUPPLI	06/30/2026	69.42	.00	
675	AUTO ZONE STORES, IN	06231897059	WATER/DEPARTMENTAL SUPPLIES	06/11/2026	48.11	.00	
51-40-481 CHEMICALS							
8233	THATCHER COMPANY	202610010837	WATER/CHLORINE	06/26/2026	8,568.50	.00	
8233	THATCHER COMPANY	202610090036	WATER/CHLORINE EMPTIES	06/26/2026	2,800.00-	.00	
51-40-600 REPAIR & MAINTENANCE							
239	ALLRED'S ACE HARDWA	06302026	MULT DEPT/DEPARTMENT SUPPLI	06/30/2026	343.30	.00	
993	BLUE STAKES OF UTAH 8	UT202601591	EXCAVATION MARKING SERVICES	06/30/2026	166.28	.00	
5482	MOUNTAINLAND SUPPLY	S107966609.0	WATER/DEPARTMENTAL SUPPLIES	06/25/2026	3,348.52	.00	
7510	SKM ENGINEERING, LLC	33280	WATER/SCADA EXPENSE	06/26/2026	2,603.56	.00	
7750	SPEED-E-CRETE READY	16058-2	WATER/CONCRETE	03/18/2025	347.00	.00	
51-40-760 TECHNOLOGY							
9040	UTOPIA FIBER	CIV202607-02	INTERNET SERVICE	07/01/2026	400.00	.00	
Total EXPENDITURES:					15,517.27	.00	
WATER CAPITAL PROJECTS							
51-70-885 FIRE HYDRANT REPLACEMENT							
58	AWOLF CONSTRUCTION,	135	WATER/HYDRANT INSTALLATION	06/01/2026	14,990.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
58	AWOLF CONSTRUCTION,	140	WATER/HYDRANT INSTALLATION	06/23/2026	15,990.00	.00	
51-70-987 800 NORTH AND 680 NORTH							
4040	HYDRO SPECIALTIES CO	31029	WATER/BADGER METERS	06/24/2026	78,336.00	.00	
Total WATER CAPITAL PROJECTS:					109,316.00	.00	
Total WATER FUND:					124,833.27	.00	
SEWER FUND							
52-21320 ACCTS PAYABLE-TIMP SERV DIST.							
8422	TIMP. SPECIAL SERVICE	06302026	IMPACT FEES	06/30/2026	90,312.87	.00	
Total :					90,312.87	.00	
EXPENDITURES							
52-40-250 VEHICLE EXPENSE							
675	AUTO ZONE STORES, IN	06231847382A	SEC WATER/VECHICLE EXPENSE	03/26/2026	49.92	.00	
3166	FUELMAN	NP70782972	MULTI DEPT/VEHICLE FUEL EXPEN	06/30/2026	1,607.64	.00	
52-40-280 TELEPHONE EXPENSE							
1480	CENTRACOM INTERACTI	07022026	PUBLIC WORKS/PHONE EXPENSE	07/01/2026	41.28	.00	
52-40-285 CELLULAR SERVICES							
9131	VERIZON WIRELESS	6146914584	MULTI DEPT/CELL PHONE EXEPNS	06/23/2026	257.58	.00	
52-40-300 PPE SAFETY & UNIFORM							
239	ALLRED'S ACE HARDWA	06302026	MULT DEPT/DEPARTMENT SUPPLI	06/30/2026	23.99	.00	
1368	C-A-L RANCH STORES	167068	SEWER/CLOTHING	07/01/2026	29.99	.00	
1760	CINTAS CORP	9379292812	MULTI DEPT/FIRST AID SUPPLIES	06/30/2026	49.17	.00	
52-40-480 DEPARTMENTAL SUPPLIES							
239	ALLRED'S ACE HARDWA	06302026	MULT DEPT/DEPARTMENT SUPPLI	06/30/2026	93.24	.00	
52-40-600 REPAIR & MAINTENANCE							
993	BLUE STAKES OF UTAH 8	UT202601591	EXCAVATION MARKING SERVICES	06/30/2026	166.28	.00	
Total EXPENDITURES:					2,319.09	.00	
Total SEWER FUND:					92,631.96	.00	
SECONDARY WATER							
EXPENDITURES							
54-40-250 VEHICLE							
3166	FUELMAN	NP70782972	MULTI DEPT/VEHICLE FUEL EXPEN	06/30/2026	1,607.64	.00	
54-40-280 TELEPHONE EXPENSE							
1480	CENTRACOM INTERACTI	07022026	PUBLIC WORKS/PHONE EXPENSE	07/01/2026	41.28	.00	
54-40-300 PPE SAFETY & UNIFORM							
1368	C-A-L RANCH STORES	16682/8	SEC WATER/BOOTS	06/25/2026	108.74	.00	
1368	C-A-L RANCH STORES	16696/8	SEC WATER/CLOTHING	06/29/2026	359.95	.00	
1760	CINTAS CORP	9379292812	MULTI DEPT/FIRST AID SUPPLIES	06/30/2026	49.17	.00	
54-40-480 DEPARTMENTAL SUPPLIES							
239	ALLRED'S ACE HARDWA	06302026	MULT DEPT/DEPARTMENT SUPPLI	06/30/2026	310.30	.00	
5482	MOUNTAINLAND SUPPLY	S107975658.0	SEC WATER/DEPARTMENTAL SUPP	07/01/2026	241.96	.00	
54-40-600 REPAIR & MAINTENANCE							
239	ALLRED'S ACE HARDWA	06302026	MULT DEPT/DEPARTMENT SUPPLI	06/30/2026	358.83	.00	
993	BLUE STAKES OF UTAH 8	UT202601591	EXCAVATION MARKING SERVICES	06/30/2026	166.28	.00	
5185	METALMART INC.	383528	SEC WATER/DEPARTMENTAL SUPP	06/22/2026	250.60	.00	
5482	MOUNTAINLAND SUPPLY	S107975658.0	SEC WATER/DEPARTMENTAL SUPP	06/30/2026	6,122.26	.00	
Total EXPENDITURES:					9,617.01	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total SECONDARY WATER:					9,617.01	.00	
EMPLOYEE BENEFITS							
EXPENDITURES							
57-40-330 PROFESSIONAL SERVICES							
8670	ULLIANCE, INC	40594	EMPLOYEE ASSISTANCE PROGRA	07/01/2026	3,500.00	.00	
Total EXPENDITURES:					3,500.00	.00	
Total EMPLOYEE BENEFITS:					3,500.00	.00	
SANITATION FUND							
EXPENDITURES							
62-40-432 TIPPING FEES							
5715	NORTH POINTE SOLID W	116520-063020	RESIDENTIAL GARBAGE DISPOSAL	06/30/2026	38,846.21	.00	
62-40-437 CITY CLEANUP							
5715	NORTH POINTE SOLID W	116521-063020	CITY CLEAN UP EXPENSE-DUMP P	06/30/2026	12.00	.00	
Total EXPENDITURES:					38,858.21	.00	
Total SANITATION FUND:					38,858.21	.00	
SWIMMING POOL							
SWIMMING POOL							
71-73-280 TELEPHONE EXPENSE							
1480	CENTRACOM INTERACTI	07012026	POOL/PHONE EXPENSE	07/01/2026	74.79	.00	
71-73-390 BUILDING MAINTENANCE							
8678	UNIFIRST CORPORATIO	06292026	MULTI DEPT/ RUG CLEANING	06/29/2026	211.30	.00	
71-73-420 CONTRACTED SERVICES							
407	AMERICAN RED CROSS	23345066	POOL/LIFEGUARDING TRAINING	06/24/2026	384.00	.00	
71-73-460 CONCESSION STAND EXPENSE							
8088	SYSCO INTERMOUNTAIN	785411896	POOL/CONCESSIONS	06/24/2026	1,062.60	.00	
8088	SYSCO INTERMOUNTAIN	785432115	POOL/CONCESSIONS	07/01/2026	1,124.23	.00	
8088	SYSCO INTERMOUNTAIN	785435774	POOL/CONCESSIONS	07/02/2026	91.79	.00	
71-73-480 DEPARTMENTAL SUPPLIES							
239	ALLRED'S ACE HARDWA	06302026	MULT DEPT/DEPARTMENT SUPPLI	06/30/2026	17.27	.00	
71-73-481 CHEMICALS							
9259	WASATCH AQUATIC SPE	2211	POOL/CHEMICALS	06/28/2026	5,423.60	.00	
9259	WASATCH AQUATIC SPE	2213	POOL/CHEMICALS	06/28/2026	1,524.90	.00	
9259	WASATCH AQUATIC SPE	2249	POOL/CHEMICALS	07/07/2026	8,832.85	.00	
Total SWIMMING POOL:					18,747.33	.00	
Total SWIMMING POOL:					18,747.33	.00	
COMMUNITY CENTER							
72-34-310 RECREATION FEE REVENUES							
2029	COX, CAROLYN	06302026	REC/CONTRACTED SERVICES	06/30/2026	559.50	.00	
5632	NEWBRY, JULIA ANN	06302026	REC/CONTRACTED SERVICES	06/30/2026	315.00	.00	
Total :					874.50	.00	
72-71-062 COMMUNITY CTR - BLDG MAINT							
8678	UNIFIRST CORPORATIO	06292026	MULTI DEPT/ RUG CLEANING	06/29/2026	396.79	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
72-71-410 PROGRAM SUPPLIES & EQUIPMENT							
239	ALLRED'S ACE HARDWA	06302026	MULT DEPT/DEPARTMENT SUPPLI	06/30/2026	123.78	.00	
5412	MORRIS, JOHN D.	07022026	REC/CONTRACTED SERVICES	07/02/2026	343.00	.00	
72-71-411 ADULT SPORTS							
8965	UTAH NSA SOFTBALL	PG2026-1005	REC/UMPIRING	06/20/2026	459.00	.00	
72-71-412 YOUTH SPORTS							
239	ALLRED'S ACE HARDWA	06302026	MULT DEPT/DEPARTMENT SUPPLI	06/30/2026	9.59	.00	
72-71-416 SPECIAL EVENTS							
239	ALLRED'S ACE HARDWA	06302026	MULT DEPT/DEPARTMENT SUPPLI	06/30/2026	3.05	.00	
72-71-417 ADAPTIVE							
5033	MACEYS	405278	REC/ASSORTED SUPPLIES	06/25/2026	23.46	.00	
72-71-420 CONTRACTED SERVICES							
6540	PRO TECH PEST MANAG	28314	REC/PEST CONTROL	06/29/2026	115.00	.00	
Total :					1,473.67	.00	
Total COMMUNITY CENTER:					2,348.17	.00	
RECREATION							
CARE TAX							
76-76-704 LIBRARY							
308	AMAZON CAPITAL SERVI	19GF+4PYY-G	LIB/ASSORTED SUPPLIES	06/30/2026	26.99	.00	
308	AMAZON CAPITAL SERVI	19Q63-PF4Y-D	LIB/ASSORTED SUPPLIES	06/30/2026	130.08	.00	
308	AMAZON CAPITAL SERVI	1FT3-4J99-7M	LIB/ASSORTED SUPPLIES	06/30/2026	10.18	.00	
308	AMAZON CAPITAL SERVI	1HT9-WGM9-D	LIB/ASSORTED SUPPLIES	06/30/2026	49.56	.00	
308	AMAZON CAPITAL SERVI	1LQD-GVWD-L	LIB/ASSORTED SUPPLIES	06/30/2026	101.05	.00	
308	AMAZON CAPITAL SERVI	1MWR-K1VM-	LIB/ASSORTED SUPPLIES	06/30/2026	17.99	.00	
308	AMAZON CAPITAL SERVI	1QNP-3DDH-D	LIB/ASSORTED SUPPLIES	06/30/2026	32.96	.00	
308	AMAZON CAPITAL SERVI	1V4P-VVDG-X	LIB/ASSORTED SUPPLIES	06/30/2026	159.01	.00	
8075	SWANK MOTION PICTUR	10111433	LIB/SITE LICENSE	06/04/2026	804.00	.00	
76-76-970 ARTS PROJECT 2024							
308	AMAZON CAPITAL SERVI	16YM-MNT4-6	LIB/BOOKS	06/30/2026	295.80	.00	
Total CARE TAX:					1,627.62	.00	
Total RECREATION:					1,627.62	.00	
Grand Totals:					775,569.38	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
--------	-------------	----------------	-------------	--------------	-----------------------	-------------	-----------

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

City Finance Director: _____

Report Criteria:

Invoices with totals above \$0 included.

Only unpaid invoices included.