

**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.

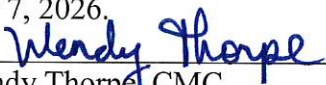
Council Member LeMone asked about the property tax increase survey. Administrator Darrington reported that the surveying company used an email list to distribute the survey question. There have been emails and text messages sent out to several thousand residents. Not every resident will receive the survey.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

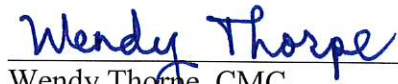
16) ADJOURN AS THE PLEASANT GROVE CITY COUNCIL

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.)

