NOTICE OF PUBLIC 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. on Tuesday October 6, 2026** in the Community Room 108 S 100 E, prior to the **City Council meeting at 6:00 p.m**. This is a public meeting and anyone interested is invited to attend, however, Work Sessions are not designed to hear public comment or take official action. Members of the Council may participate electronically.

AGENDA

4:30 P.M. WORK SESSION

a. Historic Preservation Commission Project List Presentation – Laurel Cunningham
b. Secondary Water Rates Discussion.
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. **OPEN SESSION**

6. **CONSENT ITEMS:** (Consent items are only those which have been discussed beforehand, are non-controversial and do not require further discussion)
   a. City Council Minutes:
   City Council Minutes for the August 18, 2026 and September 1, 2026 meeting.
   b. To consider for approval Change Order No. 4 for Condie Construction Co., LLC for the 800 North Area Waterline, Drainage & Roadway Reconstruction Project.
   c. To consider for approval Payment No. 7 to Condie Construction Co., LLC for the 800 North Area Waterline, Drainage and Roadway Reconstruction Project.
   d. To consider for approval Payment No. 5 to Black Forest Paving for the 1100 East Area Waterline and Roadway Reconstruction Project.
   e. To consider for approval Change Order No. 1 for Black Forest Paving for the 1100 East Area Waterline and Roadway Reconstruction Project.
   f. To consider approval of Payment Reports for October 1, 2026.

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

7. **BOARD, COMMISSION, COMMITTEE APPOINTMENTS:** ***No items at this time***.

8. PRESENTATIONS: ***No items at this time.***

9. PUBLIC HEARING ITEMS:

A. Public Hearing to consider an Ordinance (2026-030) for a code text amendment to amend Section 10-15-47: Accessory Apartments, to revise the parking requirements for accessory apartments. *Presenter: Director Cárdenas*

10. ACTION ITEMS READY FOR VOTE:

A. To consider awarding S&L Inc., the Pleasant Grove Library Landscape and Pavilion Project based on a Request for Proposals (RFP) amount not to exceed $406,922.68 *Presenter: Director Winterton*

B. To consider Resolution (2026-045) amending the Timpanogos Library Consortium Memorandum of Understanding between American Fork, Highland, and Pleasant Grove City. *Presenter: Attorney Petersen*

C. To consider a Resolution (2026-046) authorizing the Mayor to sign An Engineering, Design, and Construction Management Services Agreement with Ridgeline Consultants for the 600 West and Center Street Improvements Project. *Presenter: Director Winterton*

11. ITEMS FOR DISCUSSION:

a. Continued Items from the Work Session if needed.

12. REVIEW AND DISCUSSION ON THE OCTOBER 22, 2026 CITY COUNCIL MEETING AGENDA.

13. MAYOR AND COUNCIL BUSINESS.

14. SIGNING OF PLATS.

15. REVIEW CALENDAR.

16. 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: September 29, 2026
Time: 3:00 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.

Agenda

ORDINANCE NO. 2026-030

AN ORDINANCE OF PLEASANT GROVE CITY, UTAH COUNTY, UTAH, AMENDING SECTION 10-15-47-J: "ACCESSORY APARTMENTS - PARKING," TO MODIFY THE REQUIRED NUMBER OF PARKING SPACES FOR PERMITTED ATTACHED ACCESSORY DWELLINGS AND PERMITTED DETACHED ACCESSORY DWELLINGS, INCLUDING AN EFFECTIVE DATE (PLEASANT GROVE CITY APPLICANT).

WHEREAS, Section 10-15-47-J, "Accessory Apartments—Parking," requires a minimum of four (4) off-street parking spaces for the primary dwelling and two (2) off-street parking spaces for the accessory dwelling, for a minimum total of six (6) off-street parking spaces; and

WHEREAS, under the current Code, Section 10-15-47-J, "Accessory Apartments—Parking," establishes a minimum requirement of six (6) off-street parking spaces for any lot containing a primary dwelling and an accessory dwelling, regardless of the size or type of accessory dwelling; and

WHEREAS, Utah State Code Section 10-21-303, "Internal Accessory Dwellings," provides that if a municipality requires four (4) parking spaces for a primary dwelling, no additional parking spaces may be required for an attached accessory dwelling unit; and

WHEREAS, Utah Code Section 10-21-304, "Detached Accessory Dwelling Units," provides that a municipality may not require more than two (2) on-site parking spaces assigned to a detached accessory dwelling unit that is six hundred fifty (650) square feet or larger, or more than one (1) on-site parking space assigned to a detached accessory dwelling unit that is smaller than six hundred fifty (650) square feet; and

WHEREAS, on September 10, 2026, the Pleasant Grove City Planning Commission held a public hearing to consider a proposed amendment to Section 10-15-47, "Accessory Apartments," of the Pleasant Grove City Code, for the purpose of revising the parking requirements for accessory apartments to ensure consistency with applicable Utah State Code; and

WHEREAS, at its public hearing, the Pleasant Grove City Planning Commission determined that the proposed amendment to Section 10-15-47-J, "Accessory Apartments—Parking," is in the public interest and is consistent with the written goals and policies of the Pleasant Grove City General Plan and the Utah State Code; and

WHEREAS, the Pleasant Grove Planning Commission recommended to the Pleasant Grove City Council that the amendment to Section 10-15-47-J, "Accessory Apartments—Parking," in the Pleasant Grove Municipal Code be approved; and

WHEREAS, on October 6, 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 amendment to the Pleasant Grove Municipal Code is in the best interest of the public and is consistent with the goals and policies of the General Plan; and

WHEREAS, it is the legislative body's intent that the city code amendments shall be in the interest of the public; and

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

SECTION 1. Modified Section 10-15-47 -J: ACCESSORY APARTMENTS: Parking, of the Pleasant Grove Municipal Code is hereby amended to read as follows:

10-15-47: ACCESSORY APARTMENTS:

A. Definition Of Accessory Apartment: A subordinate dwelling, which has its own eating, sleeping, and sanitation facilities which is: 1) within or attached to a single-family residential building, or 2) within a detached accessory structure associated with a single-family dwelling.
B. Purpose And Intent: The purpose and intent of this section is to recognize the residential character of Pleasant Grove City and to provide for supplementary living accommodations in the community, as well as provide for supplementary income opportunities of property owners. These provisions are intended to provide for affordable housing with reasonable limitations to minimize the impact on neighboring properties and neighborhoods, and to promote the health, safety, and welfare of the property owners and residents of accessory apartments.
C. Owner Occupied: No accessory apartment shall be created, established, or occupied in a single-family dwelling unless the owner of the property occupies either a portion of the main dwelling or a detached accessory unit on the same single-family lot. For the purpose of this section, the term "owner occupied" shall be defined as follows:
    1. A dwelling shall be considered owner-occupied only if the owner uses the dwelling as his/her primary dwelling and mailing address.
    2. The owner shall be a person (defined for purposes of this section as a human being and not including any other legal entity except as elsewhere expressly allowed) listed as the owner of record in the records of the Utah County Recorder.

3. In the event that more than one person is listed as an owner, the owner shall be the person(s) who owns at least a fifty percent (50%) equity interest in the property. Each person listed on the title shall be presumed to hold an equal equity interest in the property unless otherwise clearly specified. In the event that no single person has a fifty percent (50%) equity interest in the property, a single-family dwelling shall not be considered owner-occupied unless the total equity interest in the property owned by the occupants is at least fifty percent (50%).
4. In the event that title to a dwelling is held in the name of a trust, the occupant(s) of such dwelling may be considered the owner for purposes of this section only if such person(s) created the trust primarily for estate planning purposes, placed the dwelling in the trust, and retains at least a fifty percent (50%) primary beneficial interest in the dwelling. In the event that title to a dwelling is held in the name of a trust, and the occupant(s) of such dwelling does not retain at least a fifty percent (50%) primary beneficial interest in the dwelling, but meets the other criteria contained in this subsection, said occupant may be considered the owner for purposes of this section if occupant can show that said dwelling is their primary residence and has been for at least one (1) year prior to establishing an accessory dwelling unit on the property.
5. In the event that title to a dwelling is held in the name of a corporation or limited liability company, the dwelling shall not be considered to be owner-occupied unless the occupant(s) have bona fide ownership of at least fifty percent (50%) of the corporation or limited liability company that owns the dwelling.
6. Notwithstanding any other provision to the contrary, no person claiming ownership by virtue of his/her status as one of the following classes of individuals shall be deemed an owner for purposes of this section:
    a. A person with only an option to purchase a single-family dwelling.
    b. The children or other relatives of an owner.
    c. Any person other than a spouse or child of the owner who is listed on the title to a single-family dwelling without having paid fair market value for their interest in the property.
    d. Any beneficiary of a trust whose interest is secondary or subordinate to the interest of a primary beneficiary.
    e. A person with a contract to purchase a single-family dwelling.
    f. A person who meets the technical definition of owner by virtue of any transaction or agreement that is not bona fide or serves no

legitimate purpose other than to meet the technical definition of owner under subsections (2), (3), (4), and (5) above.

7. Nothing contained herein shall be construed to allow more than one family to occupy either a single-family dwelling or an accessory apartment.
8. For purposes of establishing that a single-family dwelling is owner occupied, the purported owner shall have the burden of proving his/her status as the owner pursuant to the criteria outlined in this section and of providing documentation to the City to prove that the person qualifies as an owner under this section.
9. A claim that a person is not an owner occupant may be rebutted only by documentation, submitted to the Community Development Department, showing that the person who occupies the dwelling unit has a bona fide intent to make the dwelling unit his/her primary residence by the following documents which show such person:
    a. Is listed as a primary borrower on documents for any loan presently applicable to the property where the dwelling unit is located;
    b. Has claimed all income, deductions, and depreciation on his/her tax returns for the previous year;
    c. Is the owner listed on all rental documents and agreements with tenants who occupy the dwelling unit, including any accessory apartment;
    d. Is the owner listed on all insurance, utility, appraisal, or other contractual documents related to the property; and
    e. Is a full time resident of Utah for Utah State income tax purposes.
10. Any person, or group of persons, who fails, upon request of the Community Development Department, to provide any of the documents set forth above, or who provides a document showing that ownership of a dwelling unit is shared among persons who do not all occupy the dwelling unit shall mean for purposes of this Title that such person or persons shall not be deemed an "owner occupant" of the dwelling unit in question.
11. Owner occupancy for a dwelling shall not be required when:
    a. The owner cannot live in the dwelling because of a bona fide temporary absence of three (3) years or less for a temporary job assignment, sabbatical, or voluntary service;
    b. The owner was living in the dwelling immediately prior to leaving for the temporary job assignment, sabbatical, or voluntary service; and

c. The owner intends to make the dwelling his/her primary place of residence upon returning from the temporary job assignment, sabbatical, or voluntary service.

Indefinite periods of absence from the dwelling shall not qualify for this exception.

D. Apartment Occupancy: The occupants of an accessory apartment shall be limited by one of the following family categories:
   1. One person living alone; or
   2. Two (2) or more persons all related by blood, by marriage, by adoption; by legal guardianship or foster children; or
   3. Up to four (4) related and/or unrelated persons living as a single housekeeping unit.
   4. Any of the above categories plus a temporary guest. A "temporary guest" is defined as a person who stays with a family for a period of less than thirty (30) days within any rolling one year period and does not utilize the dwelling as a legal address for any purpose.
   5. For purposes of the definition of family, the term "related" shall mean a spouse, parent, child, stepchild, grandparent, grandchild, brother, sister, uncle, aunt, nephew, niece, first cousins, great-grandparent, and great-grandchild. The term "related" does not include other, more distant relationships.

E. Zones: An accessory apartment which meets ordinance requirements may be allowed in a single-family dwelling unit or in a detached accessory unit within the A-1, R-R, R-1, RM-7, DV and the grove mixed housing zones. No accessory apartment may be allowed in any multi-family dwelling, or on any lot that cannot satisfy the parking requirements.

F. Number Of Accessory Apartments: A maximum of one accessory apartment shall be allowed in each owner occupied single-family dwelling, or in a detached accessory unit associated with a single-family dwelling.

G. Location: Accessory apartments may be allowed within the main residential dwelling over the garage, in the basement, and in an addition, or in a detached accessory unit, as long as the zoning requirements for properties in a single-family neighborhood are met.

H. Building Entrances: A new single-family structure approved with an accessory apartment attached to or detached from the main dwelling unit, shall have a separate, accessible entrance or stairway. An accessory apartment approved in an existing structure shall use existing entrances on any side of the structure that faces a street, or a side or rear entrance. Dwellings with two (2) front doors side by side

may not be used to provide separate entrances for each unit with the exception of dwellings where the second door provides direct access to the dwelling basement. The purpose of this requirement is to preserve the single-family residential appearance of the building.

I. Address: The principal dwelling unit and the accessory apartment shall have the same address number, but shall refer to the accessory apartment as unit B. Addresses must be located in a visible location on the street frontage side of the home. (Ord. 2016-5, 2-2-2016)

J. **Parking**: ~~A single-family dwelling with an accessory apartment shall provide at least four (4) off street parking spaces for the main dwelling unit, and two (2) off street parking spaces for the accessory unit, for a minimum total of six (6) off street parking spaces. This shall include covered parking, garages and tandem parking in driveways. No parking spaces may be located within the front or side yard setbacks adjacent to a street, except for within an approved driveway. The minimum width of parking areas and driveways shall be paved with concrete or asphalt, except that space used for the accessory unit parking that is not directly connected to the street may be surfaced with masonry, concrete pavers, or as approved by the city engineer, compacted materials such as slag or crushed granite with a four inch (4") minimum thickness placed in accordance with the American Public Works Association standard specifications. This would include only those materials which compact well and do not have small, fine particles that could potentially be tracked into the city right of way. Surface pavement materials must cover the entire area of all driveways and parking spaces. Any tracking that does occur will be the responsibility of the property owner to clean up and maintain including cleaning of storm drain facilities if necessary. (Ord. 2016-24, 10-18-2016)~~

1. Parking for Internal Accessory Apartments: If four (4) off-street parking spaces are provided for the primary dwelling unit, no additional parking spaces will be required for internal accessory apartments. Single-family dwellings that do not have a minimum of four (4) off-street parking spaces shall provide a minimum of one (1) additional off-street parking space for an internal accessory apartment. No existing garage may be converted into a livable space unless a new garage or carport is built prior to occupancy of the converted garage space.
2. Parking for Detached Accessory Apartments: One (1) additional off-street parking space shall be provided for detached accessory apartments that have a maximum square footage of six hundred fifty (650) square feet. Two additional (2) off-street parking spaces shall be provided for detached accessory apartments that have a square footage of greater than six hundred fifty (650) square feet.

3. Location of parking: Parking spaces for an accessory apartment may not be located within the front or side yard setback adjacent to a street, except for within an approved driveway.
4. Parking designation: Parking for accessory apartments shall include covered parking, garages, and tandem parking in driveways, up to two tandem parking spaces.
5. Paving required: The minimum width of parking areas and driveways shall be paved with concrete or asphalt, except that space used for the accessory unit parking that is not directly connected to the street may be surfaced with masonry, concrete pavers, or as approved by the city engineer, compacted materials such as slag or crushed granite with a four inch (4") minimum thickness placed in accordance with the American Public Works Association standard specifications. This would include only those materials which compact well and do not have small, fine particles that could potentially be tracked into the city right of way. Surface pavement materials must cover the entire area of all driveways and parking spaces. Any tracking that does occur will be the responsibility of the property owner to clean up and maintain including cleaning of storm drain facilities if necessary.

K. Separate Living Areas: An accessory apartment must provide living areas for eating, sleeping and sanitation facilities separate from the principal dwelling unit.

L. Building Code: All construction and remodeling shall comply with building codes and ordinance requirements in effect at the time of construction or remodeling, in accordance with Utah state code section 10-20-606 ~~10-9a-511.5~~, changes to dwellings - egress windows.

M. Utility Meters: A single-family dwelling with an accessory apartment may have separate meters for each water, gas, and electricity utility service. Each utility meter shall be in the property owner's name and the property owner shall be responsible for payment of all utilities. (Ord. 2016-5, 2-2-2016)

N. Interior Access: An interior access between the main living area and an attached accessory apartment must be maintained, unless sufficient means of egress have been determined during an inspection by the fire department. (Ord. 2017-10, 2-21-2017)

O. Not Intended For Sale: The accessory apartment shall not be intended for sale or detached by deed and shall only be rented. (Ord. 2016-5, 2-2-2016)

P. Accessory Apartment Registration: Any person owning an existing accessory apartment that has not previously been permitted by the city, or any person constructing or causing the construction of a residence that has an accessory apartment, or any person remodeling or causing the remodeling of a residence for an accessory apartment, shall register the accessory apartment with the community development department. This shall be in addition to a building permit

for the work to be performed. In order to meet the requirements of the registration, the applicant shall:

1. Submit a fee of twenty five dollars ($25.00) with a completed registration form including a site plan that shows property lines and dimensions, the location of existing buildings and building entrances, proposed buildings or additions, dimensions from buildings or additions to property lines, the location of parking stalls, and utility meters,
2. Include detailed floor plans with labels on rooms indicating uses or proposed uses,
3. Pay building permit fees, if applicable, for the construction of a new dwelling, or the remodeling of an existing dwelling, in accordance with the established fees and charges,
4. Make all corrections identified as necessary to comply with building code requirements, as identified by the chief building official or his designee, and provide photos of the life safety items required by building code, including carbon monoxide detectors, smoke detectors, and earthquake strapping on water heaters, and
5. Demonstrate and affirm that their property is otherwise in compliance with all other provisions of the zoning ordinance. (Ord. 2017-2, 1-17-2017)

Q. Failure To Complete Registration: If the property owner does not complete the registration as outlined above, the accessory apartment shall not be considered legal or approved. Failure to complete the registration of an existing accessory apartment within two (2) years of the passing of this section may result in a fine of five hundred dollars ($500.00) which may result in a lien on the property. After the fine is assessed, the building official or his designee shall determine an appropriate deadline for compliance. An additional fine may be assessed for each deadline that is not met.

R. Home Occupation Businesses: Home occupation businesses which may be approved in an accessory apartment shall be restricted to a home office use which creates no customer traffic. No home occupation business shall be established within an accessory apartment without the express written permission of the property owner. (Ord. 2016-5, 2-2-2016)

S. Tiny Homes:

1. Only one tiny home shall be permitted as an accessory apartment per residential lot.
2. The tiny home shall be permanently connected to and approved for all required utilities.

3. The tiny home dwelling structure must be attached to a site built permanent foundation which meets the building code. The type of foundation could be a slab on grade or a perimeter foundation.
4. Building inspections are required for construction of the foundation, as well as to ensure the correct installation of the structure, and to approve the correct connection to the utilities.
5. All manufactured home running gear, tongues, axles and wheels must be removed at the time of installation.
6. The dwelling structure shall be constructed with materials that are weather resistant and aesthetically consistent with the main dwelling.
7. The community development director may approve deviations from the architectural standards on the basis of a finding that the architectural style proposed provides compensation design features and that the proposed dwelling will be compatible and harmonious with existing structures in the vicinity.
8. The parking shall be the same as subsection J of this section. (Ord. 2016-23, 10-18-2016; amd. Ord. 2021-6, 3-30-2021)

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 6th day of October 2026.

_____

Eric Jensen, Mayor

ATTEST:

_____

Wendy Thorpe

City Recorder

Motion: Council Member _____

Second: Council Member _____

ROLL CALL	Yes	No	Abstain	Absent
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

Pleasant Grove
Utah's City of Trees

City Council Staff Report

October 6, 2026

CODE TEXT AMENDMENT

APPLICANT	Pleasant Grove City
REQUEST	Revise parking requirements for accessory apartments
ZONE	City Wide
APPLICATION COMPLETED	April 13, 2026
ITEM DESCRIPTION	Public Hearing to consider the request of Pleasant Grove City for code text amendment to amend Section 10-15-47: Accessory Apartments, to revise the parking requirements for accessory apartments. (Legislative Item)
STAFF RECOMMENDATION	Approve the proposed Code Text Amendment
ATTACHMENTS	Proposed Ordinance Amendments 4

Background

Pleasant Grove currently requires accessory apartments (hereinafter referred to as "ADUs", short for Accessory Dwelling Units) to maintain a total of six parking spaces on the property: four spaces for the primary dwelling, typically included in the garage or carport and in the driveway in front of the garage or carport; and then two separate parking spaces for the ADU.

> *J. Parking: A single-family dwelling with an accessory apartment shall provide at least four (4) off street parking spaces for the main dwelling unit, and two (2) off street parking spaces for the accessory unit, for a minimum total of six (6) off street parking spaces. This shall include covered parking, garages and tandem parking in driveways. No parking spaces may be located within the front or side yard setbacks adjacent to a street, except for within an approved driveway. The minimum width of parking areas and driveways shall be paved with concrete or asphalt, except that space used for the accessory unit parking that is not directly connected to the street may be surfaced with masonry, concrete pavers, or as approved by the city engineer, compacted materials such as slag or crushed granite with a four inch (4") minimum thickness placed in accordance with the American Public Works Association standard specifications. This would include only those materials which compact well and do not have small, fine particles that could potentially be tracked into*

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

the city right of way. Surface pavement materials must cover the entire area of all driveways and parking spaces. Any tracking that does occur will be the responsibility of the property owner to clean up and maintain including cleaning of storm drain facilities if necessary.

Analysis

State Parking Requirements for ADUs

If a single-family home requires four parking spaces, Section 10-21-303 of the Utah State Code prohibits additional parking spaces for internal accessory apartments. If a single-family home is only required to have two or three parking spaces, only one additional parking may be required by the City for internal accessory apartments.

10-21-303. Internal accessory dwelling units

(3) A municipality may:

(a) ...

(b) ...

(c) require a primary dwelling:

(i) regardless of whether the primary dwelling is existing or new construction, to include one additional on-site parking space for an internal accessory dwelling unit, in addition to the parking spaces required under the municipality's land use regulation, except that if the municipality's land use ordinance requires four off-street parking spaces, the municipality may not require the additional space contemplated under this Subsection (3)(c)(i); and

(ii) to replace any parking spaces contained within a garage or carport if an internal accessory dwelling unit is created within the garage or carport and is a habitable space;

Detached accessory apartments may only have one or two required parking spaces, depending on their size:

10-21-304. Detached accessory dwelling units

(1) (a) A specified municipality shall adopt a land use regulation that permits a detached accessory dwelling unit on any lot or parcel that is 11,000 square feet of larger and contains a single-family dwelling, if the single-family dwelling is a permitted use on the lot or parcel.

(b) This section does not prohibit a municipality from adopting a land use regulation that permits a detached accessory dwelling unit on a lot or parcel that is smaller than 11,000 square feet.

(2) ...

(3) A land use regulation described in Subsection (1) may not:

a. *Require a conditional use permit for a detached accessory dwelling unit if the proposed detached accessory dwelling unit is located in a primarily residential zone;*
b. *Require more than two on-site parking spaces assigned to a detached accessory dwelling unit that is 650 square feet or larger;*
c. *Require more than one on-site parking space assigned to a detached accessory dwelling unit that is smaller than 650 square feet; or*
d. *Include design standards for a detached accessory dwelling unit that conflict with Section 10-20-618.*

To meet the requirements set forth by the State, Staff recommends approval of the proposed code text amendment.

Recommendation from Planning Commission

Pleasant Grove City Planning Commission took the following action on the described application at their meeting on September 10, 2026.

1 **Public Hearing: Code Text Amendment – Sections 10-15-47: Accessory Apartments (City Wide)**
Public Hearing to consider the request of Pleasant Grove City for code text amendment to amend Section 10-15-47: Accessory Apartments, to revise the parking requirements for accessory apartments. (Legislative Item)

Approval

MOTION: Commissioner Patten moved that the Planning Commission forward a recommendation of APPROVAL to the City Council for the request of Pleasant Grove City for a Code Text Amendment to City Code Section 10-15-47: Accessory Apartments; and adopting the exhibits, conditions, and findings of the Staff Report.

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

Motion by: Commissioner Patten
Seconded by: Commissioner Nelson
AYE VOTES: Chair Pro Tempore Alicia Redding, Commissioners Jeffrey Butler, Karla Patten, Denise Trickler, Geoff Gregson, and Kenna Nelson
NAY VOTES:

Agenda

Pleasant Grove
Utah's City of Trees

August 26, 2026

Mayor Eric Jensen
70 South 100 East
Pleasant Grove, Utah 84062

Subject: Pleasant Grove Library Landscape and Pavilion Project

Dear Mayor,

Attached is the Proposal and notice of award for Pleasant Grove Library Landscape and Pavilion Project.

A request for Proposals was posted on the Utah Public Procurement Place. There were eight proposals submitted. Seven of the submittals were considered responsive and evaluated. S&L Inc scored the highest as per the RFP scoring criteria.

We recommend the project be awarded to S&L Inc. Pleasant Grove Public Works has checked their license, and references and have found everything in order.

This work will be paid for from the gl code 49-90-910 budget.

Attached is the Notice of Award if the city chooses to award this project to S&L Inc.

Sincerely,

Britton Tveten, P.E.
Capital Projects Manager/Engineer

Pleasant Grove City – Engineering Department
323 West 700 South
Pleasant Grove, UT 84062
Office: (801) 785-2941
FAX: (801) 785-5667

DOCUMENT 003600

NOTICE OF AWARD

To: S&L INC
935 W Center St
Lindon, UT 84042

PROJECT Description: Pleasant Grove City – Library Landscape and Pavilion Project

The OWNER has considered the Proposal submitted by you for Pleasant Grove Library Landscape and Pavilion Project in response to its Request for Proposals dated August 2026.

You are hereby notified that your Proposal has been accepted based on the unit pricing provided within your proposal and a project total not to exceed $406,922.68. Items not included within the unit pricing provided in the proposal will require a change order to be executed.

You are required by the Request for Proposals to execute the Agreement and furnish the required CONTRACTOR'S Performance Bond, Payment Bond, and Certificates of Insurance within ten (10) calendar days from the date of this notice to you.

If you fail to execute said Agreement and to furnish said Bonds within ten (10) days from the date of this Notice, said OWNER will be entitled to consider all your rights arising out of the OWNER'S acceptance of your BID as abandoned and as a forfeiture of your Bid Bond. The OWNER will be entitled to such other rights as may be granted by law.

You are required to return an acknowledged copy of this Notice of Award to the OWNER.

Dated this 15 day of September 2026.

Pleasant Grove City
Owner

ACCEPTANCE OF NOTICE

By_____

Receipt of the above NOTICE OF
AWARD is hereby acknowledged

Title Mayor Eric Jensen

By_____

this the_____ day of _____, 2026.

By_____

Title_____



S&L INC

PG Library Pavilion

RFP



S&L INC

935 W Center St Lindon, Utah

801-785-8458

www.sandlinc.com

Prepared by Dustin Larsen

Dustin Larsen VP

INCORPORATED

INTRODUCTION

Background

The company was founded as a landscaping contractor in 1978 by Scott Larsen, he was joined by his brother Steve in 1985 when the company incorporated in American Fork and expanded in included excavation and general contracting to its services. They expanded the business and continued to grow and work across the state of Utah. Both continue to work with the company and help oversee that all the projects still me the same quality and standards that has built the S&L name. Dustin continues the family tradition as the current head of operations. We've added other skilled employees to completement the growth of the company but maintain the backing a personally run company. We have grown in the area, with local ties to the area and the city. S&L currently has over 85 employees out of our Lindon office.

History

We have a very diverse history of work around the state from landscaping the Governor's Mansion, dredging the Great Salt Lake, installing water systems in remote locations, to specifically city parks. Our team has built many projects in the area and the city. Our team isn't just a name- its years of personal experience we can apply to our project.

Experience

S&L is uniquely suited as one of the premier park builders in the state. We have constructed over 50 parks and recreation projects across the state for many different cities, counties, and entities in the last 20 years. Our experience in excavation, landscaping, and management over such a large variety of projects is unique in the industry. While we are not the only contractor that builds parks, but we are one of the only ones that has site experience, landscaping experience, building experience, design build experience and a relationship with the most qualified vendors, subcontractors and suppliers that also specialize in park construction. While many construction management companies have managed projects, we self-perform the work, including the methodology, techniques, issues and processes involved with all the items. Additionally, our current management and staff have been involved with all of them and continue to be active in the business, so our recommendations come from years of personal experience, not just company experience.

We have worked with PG on many occasions on both park and utilities projects. We are familiar with the city's expectations, staff, and requirements, members of are team live in PG and the area and would take pride in the project.



Dustin Larsen

www.sandlinc.com
dustin@sandlinc.com
801.770.1206

EDUCATION

BA CONSTRUCTION MANAGEMENT
Brigham Young University
2001 – 2004

TECHINCAL SKILLS

- Agtek & GPS Modeling
- Office Suite
- Autodesk
- On-Screen Takeoff
- ComputeEase & Accounting
- Bid2Win

EXPERIENCE

- Site Management- 10 Yrs
- Estimating 17 Yrs
- OSHA Training
- HAZMAT Training
- Various Other Certifications

PROJECT HIGHLIGHTS

DESIGN LEAD | WHEELS PARK CM\CG

2/2023 – PRESENT

- West Jordan City- Korban Lee 801.569.5071
- Skate Park, Pump Track, Bike Trails, Restroom, Pavilion, Detention Basin inc. Dam Development, Parking Lots and Roadway $5 Million
- Team- G Brown, Jones & Demille, Spohn, Avid

DESIGN LEAD| CHERRY RIDGE PARK CM\GC

6/2022 – PRESENT

- Springville City- David Ashton 801.822.8626
- Pump Track, Mountain Bike Trails, Retaining Walls, Multiuse Trails, Restroom, Drainage $2.5 Million
- Team- G Brown, Jones & Demille, ARC, Envision

DESIGN LEAD| SUNCREST\BROOKSIDE PARK CM\GC

4/2018 – 4/2019

- Draper City- Brad Jensen 801.576.6523
- Athletic Field, Retaining Walls, Parking Lot, Storage Building, Restroom, Playground $2 Million
- Team- Civil Science, IGES

CLIENTS

- Provo City- John Bunderson
- Highland City- Andy Spencer
- Utah County- Glen Tanner
- Salt Lake County- Dustin Wiberg
- Salt Lake City- Stephanie Toombs
- Salem City- Matt Marzel
- Cedar Hills- Charl Louw
- Eagle Mountain- Brad Hickman

PROJECT EXPERIENCE

- Provo River Trail 2018
- Broadleaf Channel 2021
- DSR #1- Santaquin 2020
- Magna Park 2019
- Three Creek Confluence 2020
- Cole & Loafer Pickleball 2022
- Heritage Park 2023
- Corey Wride Memorial Park 2017



Shelby McCune

www.sandlinc.com
Shelby@sandlinc.com
801.420.4177

EDUCATION

BA Business Administration
Chaminade University
1998

Project Management
University of Phoenix
2005

TECHINCAL SKILLS

- Autodesk
- Office Suite
- PlanGrid
- Project

EXPERIENCE

- S&L Inc- 07-PRESENT
- Cal Underground- 98-07
- US Army Ranger 93-98
- OSHA & MSHA Training
- Various Other Certifications

PROJECT HIGHLIGHTS

P. MANAGER| MAGNA PARK

8/2018 – 8/2019

- Salt Lake County- Dustin Wiberg 801.569.5071
- Splash Pad, Athletic Fields, Playgrounds, Restroom & Storage, Parking Lots and Roadway $9 Million
- Team- G Brown, AK Concrete, CEM, Hansen

P. MANAGER| CHERRY RIDGE PARK CM\GC

6/2022 – PRESENT

- Springville City- David Ashton 801.822.8626
- Pump Track, Mountain Bike Trails, Retaining Walls, Multiuse Trails, Restroom, Drainage $2.5 Million
- Team- G Brown, Jones & Demille, ARC, Envision

P. MANAGER| SUNCREST\BROOKSIDE PARK CM\GC

4/2018 – 4/2019

- Draper City- Brad Jensen 801.576.6523
- Athletic Field, Retaining Walls, Parking Lot, Storage Building, Restroom, Playground $2 Million
- Team- Civil Science, IGES

CLIENTS

- Provo City- John Bunderson
- Lehi City- Steve Marchbanks
- Herriman- Johnathan Bowers
- Salt Lake County- Dustin Wiberg
- Steed- Matt Haroldsen
- Salem City- Matt Marzel
- Cedar Hills- Charl Louw
- Eagle Mountain- Brad Hickman

PROJECT EXPERIENCE

- Provo River Trail 2018
- Ivory Ridge, Sunrise, Traverse Ridge
- Arches Park, K-9 Park, Basin
- Magna Park 2019
- Sandy Challenger School 2022
- Cole & Loafer Pickleball 2022
- Heritage Park 2023
- Corey Wride Memorial Park 2017



Matt Cox

www.sandlinc.com
matt@sandlinc.com
801.602.8565

EDUCATION

BA Parks Recreation and Tourism
University of Utah
2006 – 2010

TECHINCAL SKILLS

- Plan Grid
- Zoho Books
- Xactware
- BIM
- BuildTools

EXPERIENCE

- Client Relations
- General Contractor
- Project Manager
- Estimating
- Property Preservation
- Hotel Management

PROJECT HIGHLIGHTS

Project Manager/Heritage Park

2022- PRESENT

- Cedar Hills Heritage Park
- Playground, parking lot, restrooms, pavilion, retaining wall, pedestrian bridge

Project Manager MS4 project for UDOT

Decant building, storage building, plow truck wash rack, pavement

Team

CK Construction, Hansen Fabrication, B Hansen Constuction, Post

Custom Homes and Remodels

4200sqft custom home in Ephraim

5000 sqft home remodel American Fork

1000 sqft service project remodel ADA compliant Sandy

CLIENTS

- Cedar Hills – Charl Louw
- UDOT Kendall region 2 Engineer Kelly Region supervisor
- John Sharp UDOT region 2 area Engineer
- Various Banks/Lenders
- Amelia ADA service project/remodel

PROJECT EXPERIENCE

- Heritage Park 2022-present
- I-15 I-70 215 bangerter bridge decks and panels tear out/replace
- MS4 project, decant building, wash rack, salt storage building
- Property Preservation commercial/residential
- **Skills**, all finish work, carpentry, painting, flooring, framing, drywall, exterior finishes.

S&L Incorporated

PROJECT TEAM

Dustin LARSEN
DESIGN LEAD

- Schedule & Organize Team Meetings
- Assist with Plan Design
- Review Feasibility of Design
- Develop & Consult on Budgets
- Source Subcontractors & Suppliers

Shelby MCCUNE
PROJECT MANAGER

- Weekly Coordination Meetings
- Subcontractor & Supplier Coordination
- Construction Scheduling
- Project Tracking (Autodesk\Plangrid)
- Source Subcontractors & Suppliers

Luke RAINEY
PROJECT ENGINEER

- Submittals
- Safety Documentation
- Construction Scheduling
- Site Logistics & Planning
- Source Subcontractors & Suppliers

Dustin LARSEN
ESTIMATING

- Develop & Consult on Schedules
- Assist with Public Input & Coordination
- Consult & Coordinate with Public Entities
- Respond to any County Needs or Concerns
- Contracting & Documentation

Jesus VIERYA
SITE SUPERINTENDENT

- Oversee Site Work & Utilities
- Subcontractor & S&L Coordination
- Layout
- Safety & Quality Control
- Assist with Scheduling

Matt COX
STRUCTURES SUPERINTENDENT

- Oversee Buildings, Structures & Amenities
- Subcontractor & S&L Coordination
- Installation & Specialty Work
- Safety & Quality Control
- Assist with Scheduling

Incorporated

RELEVANT EXPERIENCE



Cherry Ridge Park
Springville City

Under Construction, est. completion July 2023. Project is city park with a $2,500,00 design build contract on 6 acres. Project includes a small parking lot, utilities, mountain bike trails, walking trails, an asphalt pump track, bike playground, basin and restroom. Design team includes G brown design, Jones & Demille as civil, Envision Electric and ARC

Dustin Larsen as principal, Shelby McCune is the PM, Jesus Vieyra as Site Superintendent and Matt Cox as Building Superintendent.

Owner is the city of Springville ; Dave Ashton can be contacted at 801-822-8626 or by email at dashton@springville.org

Wheels Park
West Jordan City

West Jordan, Utah; Under Construction, est. completion Sept 2023. Project is city park with a $5,000,00 design build contract on 12 acres. Project includes a small parking lot, utilities, mountain bike trails, walking trails, an asphalt pump track, bike playground, skate park, longboard trails and restroom. The existing basin onsite will be expanded to increase capacity and reclassify the dam. Team include G Brown, Jones & Demille, Spohn, Avid and Gerhart Cole.

Dustin Larsen is the Design Lead, Shelby McCune will act as the PM

Owner is the city of West Jordan City ; Korban can be contacted at 801-569-5071 or by email at korban.lee@westjordan.utah.gov

Incorporated

RELEVANT EXPERIENCE

Magna Regional Park
Salt Lake County

Magna, Utah; est. Completion July 2021. Project is county park designed by G Brown Design with a $8,900,000 contract on 35 acres with extensive earthwork and grading, utelite soccer fields, concessions & maintenance building, state of the art splash pad w/many unique elements, asphalt trail system, parking lots, multiple pavilions & shade structures, a large playground with climbing wall, many unique play elements, intricate rock walls and monuments, and other site amenities.

Shelby McCune is the PM, Sean Crow PE, Jesus Vierya as Site Superintendent and Sean Crow as Building Superintendent.

Owner is the city of Salt Lake County, Dustin Wiberg is the County Manager can be contacted at 385-468-1817 or by email at dwiberg@slco.org. We have also worked for Dustin on multiple other small county negotiated projects.

Corey Wride Park
Eagle Mountain City

Eagle Mountain, Utah; Completed July 2018. Project was city park with a $6,561,637 contract on 40 acres with 4 baseball fields, soccer fields, six pickle ball courts, two tennis courts, concessions building, splash pad, detention basin, extensive, asphalt trail system, parking lots, multiple pavilions, 2 restrooms & storage buildings, concessions & score keeping building, 3 large playgrounds with ADA play area, zipline, play mounds and other site amenities.

Shelby McCune was the PM, Sean Crow PE, Jesus Vieyra as Site Superintendent and Sean Crow as Building Superintendent.

Owner is the city of Eagle Mountain, Brad Hickman can be contacted at 801-789-6664 or by email at bhickman@emcity.org

Incorporated

RELEVANT EXPERIENCE

Suncrest Park
Draper City

Draper, Utah; Completed August of 2019. Project was for two CM\GC city parks with a $2,100,000 contract on approx. 10 acres. Project was constructed on steep sloping sight near existing homes. There was a soccer field with a wrap-around asphalt trail and parking lots with a connecting mountain bike trail. Also included play area with shot-crete climbing wall, playground and other play elements. There is a prefabricated restroom and custom storage building. Team included Civil Science, IGES, AK Concrete

Dustin Larsen as Design Lead, Shelby McCune was the PM, Sean Crow was the PE and building superintendent.

Owner is Draper City ; Brad Jensen can be contacted at 801-576-6523 or by email at brad@draper.ut.us.

Provo River Trail
Provo City

Provo, Utah; Projected completion August of 2019. Project was a CM\GC trail improvements with a $1,900,000 contract extending about two miles along the river. Project replaced an existing trail and infrastructure to increase width, safety and deterioration. Scope included demolition, new asphalt trail, concrete underpasses, river stabilization, dewatering, retaining walls, landscaping, solar lighting, utilities and miscellaneous restoration items.

Shelby McCune was the PM, Sean Crow was the PE and Dustin Larsen was the Estimator.

Owner is Provo City ; John Bunderson can be contacted at 801-852-6643 or by email at jbunderson@provo.org.

S&L Incorporated

RELEVANT EXPERIENCE

Ivory Ridge Park
Lehi City

Lehi, Utah; Completed June of 2016. Project was city park with a $2,290,031 contract on approx. 15 acres with a large multiuse grass field, natural landscaping and restoration, two parking lot areas with access roads and asphalt trails, large specialty pavilions with custom matching storage and restroom building, splash pad with river feed, shade sails and basketball court.

Shelby McCune was the PM, Dustin Larsen PE, Jesus Vieyra as site & landscaping superintendent and Chris Chamberlain as building superintendent.

Owner is the city of Lehi; Steve Marchbanks can be contacted at 385-201-1900 or by email at smarchbanks@lehi-ut.

Vista Park
Salt Lake County

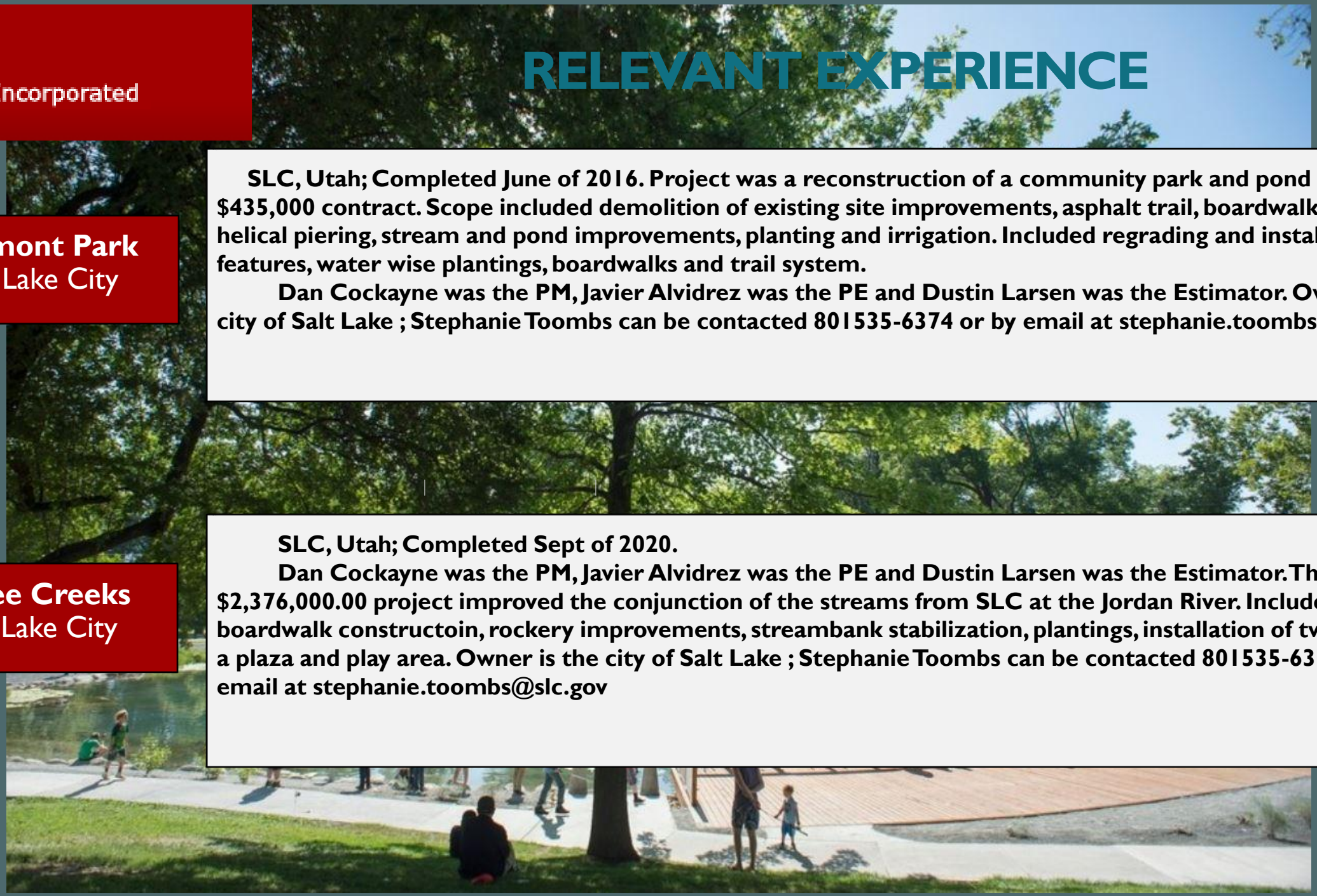
Taylorsville, Utah; Completed October of 2009. Project was an addition to city park with a $3,750,000 contract on approx. 20 acres. Project was constructed on an old landfill requiring a methane gas venting system, cleaning and disposal of garbage and debris, HDPE liner and piering of structural elements. Park included four baseball fields complex with concessions building and retaining walls. S&L assisted in the redesign of the project to address site conditions.

Steve Larsen was the PM, Shelby McCune Superintendent PE and Chris Chamberlain as building superintendent.

Owner is Salt Lake County; Lynn Larsen was the county manager but has since retired.

Incorporated

RELEVANT EXPERIENCE



Fairmont Park
Salt Lake City

SLC, Utah; Completed June of 2016. Project was a reconstruction of a community park and pond with a $435,000 contract. Scope included demolition of existing site improvements, asphalt trail, boardwalk with helical piering, stream and pond improvements, planting and irrigation. Included regrading and installing rock features, water wise plantings, boardwalks and trail system.

Dan Cockayne was the PM, Javier Alvidrez was the PE and Dustin Larsen was the Estimator. Owner is the city of Salt Lake ; Stephanie Toombs can be contacted 801535-6374 or by email at stephanie.toombs@slc.gov

Three Creeks
Salt Lake City

SLC, Utah; Completed Sept of 2020.

Dan Cockayne was the PM, Javier Alvidrez was the PE and Dustin Larsen was the Estimator. This $2,376,000.00 project improved the conjunction of the streams from SLC at the Jordan River. Included boardwalk constructoin, rockery improvements, streambank stabilization, plantings, installation of two bridges, a plaza and play area. Owner is the city of Salt Lake ; Stephanie Toombs can be contacted 801535-6374 or by email at stephanie.toombs@slc.gov

CM\GC Project Approach

Team Assembly

- Identify agencies and team members
- Create team hierarchy
- Establish communications, schedule and methodology
- Outline preliminary goals, difficulties and expectations
- Review all regulations and documentation
- Establish meeting schedule and milestones
- S&L will self-perform all demolition, site work, grading, swppp, and pavilion installation. We have the ability to perform the landscaping in house if needed but will subcontract the scope as needed to expedite schedule.
- We will use a group of proven subcontractors that we team with to ensure quality and the level of service we expect.
- Project will be managed by Shelby McCune. He has built over 25 parks and has worked with City on 6 project as well
- Our office is located 3 miles from the site. This will make sure we have the maximum level of service and attention

Pre-Construction

- Review scope and sign contracts
- Finalize and approval budgets
- Begin submittals and scheduling.
- Acquire all permits, access, etc.
- Team meeting and kickoff
- Community involvement and notifications
- Software implementation and signup
- Safety orientation and documentation

Construction

- Preconstruction meeting w/all agencies
- Site setup and mobilization
- Weekly meeting with all involved on a monthly look ahead
- Identify and incorporate any changes
- Reconcile all costs monthly
- Update schedules, review 3 week look ahead
- Update pay requests
- Gather all O&M and warranties
- Produce punch lists
- Handoff & turn over
- Grand Opening
- Closeout and warranty period

Project Specific

Methodology

Area will be secured with fencing due to the central location and public use around the project.

S&L will install all SWPPP measures in house. We have 3 certified inspectors on staff that will ensure compliance

S&L will use in-house GPS technology for locating

Existing irrigation system will be capped and modified to make sure the system can function during construction

S&L will remove all sod, topsoil will be removed from hardscape areas and used as fill in landscaping.

Pavilion footing would be installed 1st and then move to flatwork. We would install the pad under the pavilion next to allow for erection of the pavilion during the winter. The remaining concrete would be installed during the spring

S&L has installed over 30 pavilions on park projects and is very familiar with the methods needed for successful install. We have a relationship with the supplier to easily direct and manage the entire process

Electrical system will be started after grubbing to allow connection to the pavilion

Landscaping will begin early spring so planting and establishment are in the optimal window for success.

We would recommend a minimum of 30 days of sod establishment before public use, so our goal would be to have it planted in April for the opening in May.

Work will be tracked through Autodesk\Plangrid including photos, redlines and comments to produce accurate redlines

S&L will standby work with warranties and corrections. With our location and history, we will make sure the project will meet the owners expectations

Project Specific Advantages

Specialty Trades & Contractors

CHALLENGES- Playground, Pergola & Amenities

SOLUTION- Playgrounds, shelters, and other items included city parks can be unique to many contractors. We have experience with available options, costs, installation methods, coordinating factors, ADA requirements, surfacing depth etc. We have worked with all the local recreation suppliers and installers on multiple projects in the past successfully.

CHALLENGES- Bike & Skate Park

SOLUTION- Pump tracks & skate parks are a similar specialty element that isn't typically seen on project. S&L has been involved in multiple projects in a design build and typical construction. We can recommend what is popular and needed in the field. We also have a working relationship with all the major subcontractors, and we are familiar with the challenges, costs associated with the scope

CHALLENGES- Splash Pads, Pool & Water Features

SOLUTION- Splash Pad are another specialty element that requires planning and coordination. The grades, concrete, balancing tanks, sealants, layout, handoff in addition to the right subcontractor is critical for success. We have installed many splash pads and know what is needed to get it right. Splash pads are the most popular location in the park and this will be one of the best in the state.

CHALLENGES- Creative Design

SOLUTION- Projects with creative design elements make budgeting & constructability difficult. Our experience on unique projects will identify the feasibility of the design and make suggestions on improvements and cost saving methods to accomplish the goals set by the City. We have worked with G Brown on many challenging projects successfully and created some amazing projects.

Schedule Narrative

Design

Design process will begin early February or as soon as contracting and documentation are completed. S&L anticipates supporting the design process for approximately three months to final design including budgeting and permitting. This may be accelerated depending on how quickly plans are reviewed an approved. In our experience this takes much longer than anticipated. Also, we recommended spending right amount of time in getting the design right. This will result in a better, more cost effective project in the long run.

Budgeting

Construction

To expedite the project, we would propose bidding and starting SWPP and demolition ahead of plan approval if possible, this would need to be done under separate permitting. We could also to start the mass grading and possibility the utilities ahead of plan approval to expedite the schedule.

We anticipate the rest of the construction package would be released early May, with construction beginning early June. This would allow structures to begin and the ordering of the special items this year. It would still be critical to award all scopes to begin in early 2024. Many elements may have lead times including pavilions, pool and electrical equipment. Certain subcontractors will also need to scheduled early. As a VE option we would recommend seeding fields early spring 2025. We believe the time frame is correct and we actually consulted with the design time on the feasiblity

Schedule

Project name		PG Library Pavilion		
Project manager		Shelby McCune		
Project start date		10/1/2026		
Project finish date		5/15/2027		
Duration		220 days		
#	Name	Start	Finish	Duration
1	Award/Documentation	9/14/2026	9/18/2026	4 days
2	Submittals & Permitting	9/18/2026	9/28/2026	10 days
3	Preconstruction Meeting	9/28/2026	9/28/2026	1 days
4	Mobilization	9/29/2026	9/30/2026	2 days
5	SWPPP	10/1/2026	10/2/2026	2 days
6	Site Demo & Grubbing	10/3/2026	10/6/2026	3 days
7	Irrigation Modification	10/3/2026	10/6/2026	3 days
8	Rough Grading	10/7/2026	10/12/2026	5 days
9	Pavilion Footings	10/13/2026	10/17/2026	4 days
10	Rough in Electrical	10/15/2026	10/20/2026	5 days
11	Fine Grading\Base	10/19/2026	10/31/2026	8 days
12	Pavilion Pad	11/2/2026	11/8/2026	6 days
13	Stairs & Walk	11/8/2026	11/18/2026	11 days
14	Hand Rail	11/8/2026	11/17/2026	10 days
15	Fine Grading for Landscaping	11/19/2026	11/27/2026	5 days
16	Rough irrigation	11/25/2026	12/15/2026	15 days
17	Pavilion Installation	11/15/2026	12/25/2026	15 days
18	Pavilion Electrical Rough-in	11/18/2026	11/21/2026	3 days
19	Winter shutdown	12/25/2026	3/1/2027	
20	Topsoil & Grading	3/1/2027	3/8/2027	7 days
21	Irrigation	3/15/2027	3/20/2027	5 days
22	Planting	3/21/2027	4/15/2027	15 days
23	Establishment	4/15/2027	5/15/2027	30 days
25	Cleanup & Punchlist	4/1/2027	4/15/2027	3 days
26	Project Completion	5/15/2027	5/15/2027	1 days

Incorporated

References

Draper City
Robert Markle\Brad Jensen

801-576-6565 robert.markle@draper.ut.us
& 801-576-6523, brad@draper.ut.us.
Recent Projects
121st Storm Drain 2019 $305,000
138th S Improvements 2019 $155,000
Suncrest & Brookside CM\GC Park 2019 $2,250,000
Golf Course Improvements 2018 $75,000
Fire station Retaining Wall 2017 $65,000
Lone Peak Parkway 2016 $602,256
1300 E Turn lane 2016 $300,087
Manilia Drive 2016 $181,500
Suncrest Detention Basin 2015 $2,054,000
Lone Peak Waterline 2014 $217,085
South Fork Park 2014 $990,921
Traverse Ridge Drainage & Wall 2013 $490,000

Eagle Mountain City
Brad Hickman

Owner- Brad Hickman
801-789-6664 or by email at bhickman@emcity.org
Architect- Don Leslie- Langvardt Design
801-726-6670 or by email at don@langvardtdesigngroup.com
Recent Projects
Smith Ranch 2023 $3,960,000
Corey Wride Park 2019 $6,450,000
Shadow Ridge Park 2023 *$3,850,000*

Lehi City
Steve Marchbanks

Owner- Steve Marchbanks
385-201-1900 or by email at smarchbanks@lehi-ut.org
Recent Projects
Pilgrims Landing Trail 2023 $165,000
Traverse Ridge Park 2020 $880,000
Ivory Park 2016 $2,165,000
Lehi CDBG 2016 $579,803
Lehi CDBG 2018 $380,000
Jordan River Crossing 2016 $228,956
Cranberry Ridge Basin 2016 $269,896
Lehi Center Parking Lot 2016 $269,248
1700 E Roadway 2015 $420,000
Sunrise Park 2014 $812,369

References

Salt Lake County
Dustin Wiberg

Owner- Dustin Wiberg
801-828-7865 or by email at dwiberg@slco.org.
Recent Projects
Magna Park 2020 $8,850,000
Butterfield Trails 2023 $1,750,000

West Jordan City
Tyler Crawford

Owner- Tyler Crawford
385-443-3024 or by email at tyler.crawford@westjordan .
Recent Projects
Wheels Park CM\GC 2023
$5,000,000

Springville City
David Ashton

Owner- David Ashton
801-822-8626 dashton@springville.org
Current Projects
Cherry Ridge Bike Park $2,800,000

Incorporated

References

Herriman City
Johnathan Bowers

Owner- Jonathan Bowers
801-446-5323 or by email at
jbowers@herriman.org.
Recent Projects
Arches Park 2019 $1,350,000
Herriman Blvd 2019 $1,368,000
K9 Park 2021$1,300,000
Herriman Basins $1,200,000

Provo City
John Bunderson

Owner- John Bunderson
801-852-6643 or by email at
tmckenna@provo.org.
Recent Projects
Provo Trail CM\GC 2019 $1,950,000
Rotary Park 2021 $940,000
Franklin Park 2014 $688,248

Utah County
Glen Tanner

Owner- Glen Tanner
801-851-8602 or by email at
glent@utahcounty.gov
Current Projects
Bridal Veil Falls CM\GC 2023- $7,000,000
Recent Projects
DSR #1- Santaquin $2,180,000

Incorporated

AOE References

Yeh & Associates
David Hyatt

Owner- FHWA
Representative- David Hyatt
720-930-7062 or by email at
dhyatt@yeh-eng.com.
Recent Projects
Santaquin Canyon 2023 $7,995,000

G Brown
Mike Wonenberg

Owner- SLCO
Representative- Mike Wonenberg,
Ladd Schiess, Carly Reed
801-575-6066 or by email at
mwonenberg@gbrowndesign.com
Recent Projects
Magna Park 2020 $8,850,000
Heritage Park 2023- $1,075,000
Herriman Basins 2023- $1,300,000
Wheels Park 2022- $5,000,000
Cherry Ridge Park 2022-$2,800,000

Horrocks
Zach Scott

Owner- Pleasant Grove
Representative- Dave Dillman, Zach Scott
435-659-4771 or by email at
Zach.scott@horrocks .com
Current Projects
Bridal Veil Falls CM\GC 2023- $7,000,000
Discovery Park 2022- $1,400,000
Battle Creek Springs 2019- $2,075,000
North Union Ditch 2020

Why S&L?

- **Industry Experience**
- **Project Specific Experience**
- **Team Experience**
- **Project Relationships**
- **Local Connection**
- **Value Engineering Possibilities**
- **Creativity**
- **Location**
- **Resources**
- **Adaptability**
- **Personal Team**
- **Specialty Items**
- **Owner Investment**

S&L INCORPORATED

When you have the choice of bigger general contractors, with huge portfolios, bigger offices and more staff, why should you choose S&L as your partner on one of the premier project in the state?

When you choose S&L, you aren't getting a name, or an intern, or an assignment, you get the entire company. You get owners, management, and staff with 45 years of hard-earned construction experience. You don't get an extension; you get cell phone numbers. You get an office five minutes from the job site and a Team that can be there in six.

You get a Team that has working relationships with the City, the Engineer, the Geotech, the subcontractors and even our competitors.

You get a Team that has built over 60 park and recreation projects in the last 20 years. You get a company that has experience in not just parks, but splash pads, playgrounds, athletic fields, skate parks, pump tracks, cemetery construction, trails, soil remediation, dam safety, pavilion, amenities,

You get a partner that is invested in the community, that wants the project to not just be a financial success, but a personal one that we can show our families and community members. You get a personal guarantee from the start of the project to years after.

We may not be biggest, we may not be perfect, but you will not have a better choice to build the best park for the money. We look forward to working together and would love that opportunity to build a legacy project together.

REQUEST FOR PROPOSALS

For

Library Landscape and Pavilion Project

For the

Pleasant Grove City

Contract

Pleasant Grove
Utah's City of Trees

Department of Public Works
Engineering Division
323 West 700 South
Pleasant Grove, Utah 84062

RFP # 2025-10

Date of Issue: August 2026

S&L Inc
Library Landscape and Pavilion Bid Schedule

Item No.	Description	Quantity	Units	Unit Price	Total Price
Base Bid					
1	Mobilization/Demobilization	1	LS	$ 50,000.00	$ 50,000.00
2	Clear and Grub	1	LS	$ 15,000.00	$ 15,000.00
3	Construction Survey	1	LS	$ 5,000.00	$ 5,000.00
4	Erosion Control	1	LS	$ 10,000.00	$ 10,000.00
5	Grading, excavation and imported fill	1	LS	$ 20,000.00	$ 20,000.00
6	Handrail	131	LF	$ 175.00	$ 22,925.00
7	Concrete Pavement	1	LS	$ 67,000.00	$ 67,000.00
8	Electrical, complete	1	LS	$ 42,000.00	$ 42,000.00
9	Road Base (12" depth) Installation for Storage Shed	10	CY	$ 75.00	$ 750.00
10	City furnished Pavilion Installation	1	LS	$ 65,000.00	$ 65,000.00
11	Irrigation (turf sod + mulch area)	1	LS	$ 42,000.00	$ 42,000.00
12	Turf Sod	9862	SF	$ 1.19	$ 11,735.78
13	Boulder Retaining Wall	435	SF	$ 21.00	$ 9,135.00
14	8" Concrete Mow Curb	280	LF	$ 22.00	$ 6,160.00
15	Trees	14	EA	$ 600.00	$ 8,400.00
16	Plants	191	EA	$ 40.00	$ 7,640.00
17	Topsoil	283	CY	$ 35.00	$ 9,905.00
18	Rock Mulch at 4" depth	62	CY	$ 180.00	$ 11,160.00
19	Weed Barrier Fabric	5373	SF	$ 0.30	$ 1,611.90
				BASE BID SUBTOTAL	$ 405,422.68
Additive bid Items					
20	Surge Protective Device	1	LS	$ 1,500.00	$ 1,500.00
				ADDITIVE BID	$ 1,500.00
				BID TOTAL	$ 406,922.68

*See the Measurement and Payment in attachment D.

AIA® Document A310™ – 2010

Bid Bond

CONTRACTOR:
(Name, legal status and address)
S & L, Inc.
935 West Center Street
Lindon, UT 84042

SURETY:
(Name, legal status and principal place of business)
United States Fire Insurance Company
305 Madison Avenue
Morristown, NJ 07960

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

OWNER:
(Name, legal status and address)
Pleasant Grove
323 W 700 S
Pleasant Grove, UT 84062

BOND AMOUNT:
Five Percent (5%) of amount bid

PROJECT:
(Name, location or address, and Project number, if any)
Library Landscape and Pavilion Project
#RFP 2025-10

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 20th day of August, 2026

	S & L, Inc.
(Witness)	*(Principal)* 8/26/2026 *(Seal)*
	(Title)
Cam Douglas	United States Fire Insurance Company
(Witness)	*(Surety)* *(Seal)*
	(Title) David T. Smedley, Attorney-in-Fact

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

Init.
/

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061110

POWER OF ATTORNEY
UNITED STATES FIRE INSURANCE COMPANY
PRINCIPAL OFFICE - MORRISTOWN, NEW JERSEY

12490

KNOW ALL MEN BY THESE PRESENTS: That United States Fire Insurance Company, a corporation duly organized and existing under the laws of the state of Delaware, has made, constituted and appointed, and does hereby make, constitute and appoint:

Robyn B. Jensen, Brett Palmer, David T. Smedley, Michael R. Vowles, Danise Worwood, Valarie Trujillo, Cameron Colligan

each, its true and lawful Attorney(s)-In-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver: Any and all bonds and undertakings of surety and other documents that the ordinary course of surety business may require, and to bind United States Fire Insurance Company thereby as fully and to the same extent as if such bonds or undertakings had been duly executed and acknowledged by the regularly elected officers of United States Fire Insurance Company at its principal office, in amounts or penalties: **Unlimited**

This Power of Attorney limits the act of those named therein to the bonds and undertakings specifically named therein, and they have no authority to bind United States Fire Insurance Company except in the manner and to the extent therein stated.

This Power of Attorney is granted pursuant to Article IV of the By-Laws of United States Fire Insurance Company as now in full force and effect, and consistent with Article III thereof, which Articles provide, in pertinent part:

Article IV, Execution of Instruments - Except as the Board of Directors may authorize by resolution, the Chairman of the Board, President, any Vice-President, any Assistant Vice President, the Secretary, or any Assistant Secretary shall have power on behalf of the Corporation:

(a) to execute, affix the corporate seal manually or by facsimile to, acknowledge, verify and deliver any contracts, obligations, instruments and documents whatsoever in connection with its business including, without limiting the foregoing, any bonds, guarantees, undertakings, recognizances, powers of attorney or revocations of any powers of attorney, stipulations, policies of insurance, deeds, leases, mortgages, releases, satisfactions and agency agreements;
(b) to appoint, in writing, one or more persons for any or all of the purposes mentioned in the preceding paragraph (a), including affixing the seal of the Corporation.

Article III, Officers, Section 3.11, Facsimile Signatures. The signature of any officer authorized by the Corporation to sign any bonds, guarantees, undertakings, recognizances, stipulations, powers of attorney or revocations of any powers of attorney and policies of insurance issued by the Corporation may be printed, facsimile, lithographed or otherwise produced. In addition, if and as authorized by the Board of Directors, dividend warrants or checks, or other numerous instruments similar to one another in form, may be signed by the facsimile signature or signatures, lithographed or otherwise produced, of such officer or officers of the Corporation as from time to time may be authorized to sign such instruments on behalf of the Corporation. The Corporation may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Corporation, notwithstanding the fact that he may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, United States Fire Insurance Company has caused these presents to be signed and attested by its appropriate officer and its corporate seal hereunto affixed this 28th day of September, 2021.

UNITED STATES FIRE INSURANCE COMPANY

Matthew E. Lubin, President

State of New Jersey}
County of Morris }

On this 28th day of September, 2021, before me, a Notary public of the State of New Jersey, came the above named officer of United States Fire Insurance Company, to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seal of United States Fire Insurance Company thereto by the authority of his office.

MELISSA H. D'ALESSIO
NOTARY PUBLIC OF NEW JERSEY
Commission # 50125833
My Commission Expires 4/7/2025

Melissa H. D'Alessio (Notary Public)

I, the undersigned officer of United States Fire Insurance Company, a Delaware corporation, do hereby certify that the original Power of Attorney of which the foregoing is a full, true and correct copy is still in force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of United States Fire Insurance Company on the 20th day of August 20 26

UNITED STATES FIRE INSURANCE COMPANY

Michael C. Fay, Senior Vice President

Pleasant Grove Public Works
323 West 700 South
Pleasant Grove, UT 84062
801-785-2941

Attachment A

Pleasant Grove City
Engineering Department

Pleasant Grove Library Landscape and Pavilion Project

THIS PAGE MUST BE COMPLETED, PROPERLY SIGNED, AND RETURNED FOR THIS PROPOSAL TO BE CONSIDERED COMPLETE.

CERTIFICATION

I, the undersigned, affirm that this proposal is made on behalf of the below-named individual/company, for whom I have legal authority to commit to the terms and conditions set forth in the RFP and this response, to which I/we agree to be bound if this proposal is found acceptable by Pleasant Grove City; and that this proposal is made without any collusion or coercion on the part of any person, firm, corporation, or other entity.

Company Name:	S&L Inc			
Address:	935 W. Center St Lindon Utah 84042			
Representative:	Dustin Larsen			
Title:	Vice President			
Phone:	801-785-8458	Fax:	801-785-8453	
Email address:	dustin@sandlinc.com			
Insurer:	United Fire Group	Policy #:	13021	Coverage Amounts: 1 mil/2 mil

Signature of authorized representative:

_____ Date: 8/20/26

Agenda

RESOLUTION NO. 2026-046

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN ENGINEERING DESIGN AND CONSTRUCTION ENGINEERING MANAGEMENT SERVICES AGREEMENT FOR PROFESSIONAL SERVICES WITH RIDGELINE CONSULTANTS FOR THE CENTER STREET AND 600 WEST IMPROVEMENT PROJECT.

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

WHEREAS, Ridgeline Consultants ("Contractor") is a company organized under the laws of the State; and

WHEREAS, Contractor can provide certain design, engineering and construction engineering consulting services on the subject Project; and

WHEREAS, City has need of said consultant engineering services; and

WHEREAS, Contractor has the knowledge and experience to provide said services; and

WHEREAS, Contractor was selected as the service provider that can provide the requested services in a cost-effective manner; and

WHEREAS, the City finds that Contractor has met the criteria to provide services; and

WHEREAS, the City Council finds it to be in the best interests of the citizens of Pleasant Grove City to engage Contractor, and enter into a professional services Agreement, to provide said services; and

WHEREAS, the Council finds that the Contract comports with state law and adequately addresses the City's needs for services at this time; and

WHEREAS, on October 6, 2026, the Municipal Council held a duly noticed public meeting wherein they considered the facts regarding this matter; and

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

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

SECTION I

1. The Mayor of Pleasant Grove City is hereby authorized to sign the "Engineering Design, Construction Engineering Management Services Agreement" for professional services with Ridgeline Consultants, for services connected to professional engineering services on the Center Street and 600 West Improvement Project.

2. This resolution is effective immediately.

SECTION II

THIS RESOLUTION APPROVED AND ADOPTED this ___day of _____, 2026 by the City Council of Pleasant Grove City, Utah.

_____
Eric Jensen, Mayor

ATTEST: (SEAL)

_____
Wendy Thorpe, CMC
City Recorder

Motion: Council Member _____

Second: Council Member _____

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

AGREEMENT
For The
Engineering Design and Construction Engineering
Management services
For The
Center Street and 600 West Improvements Project

This AGREEMENT, dated October 1, 2026 is made and entered into between Pleasant Grove City (herein called OWNER) and Ridgeline Consultants a Utah Corporation (herein called CONSULTANT). This AGREEMENT sets forth the general terms and conditions that will apply to this project and will be in addition to the Request for Proposals dated August 2026 prepared by the OWNER, Contractors proposal dated August 27, 2026 prepared by CONSULTANT, and the Scope and Fee prepared by CONSULTANT.

In consideration of the mutual promises herein contained, CONSULTANT and OWNER agree as follows:

1. TERM AND AUTHORIZATION TO PROCEED

A. This Agreement shall be effective and applicable hereunder for 5 years from the Effective Date of the AGREEMENT.

B. This AGREEMENT may be extended or renewed by the Parties, with or without changes, by written instrument.

C. Execution of this agreement by OWNER will be authorization for the CONSULTANT to proceed with the authorized work associated with the Center Street and 600 West Improvements Project (PROJECT), pursuant to the terms and conditions of this AGREEMENT.

2. CONSULTANT'S SERVICES

A. The SCOPE OF SERVICES associated with this AGREEMENT is attached hereto as Exhibit A. The CONSULTANT will perform the defined services in a professional manner using the degree of care and skill that is normally employed by professionals or consultants on similar projects of equal complexity.

B. The relationship of the CONSULTANT to the OWNER is that of an independent contractor and nothing in this AGREEMENT or the attachments hereto creates any other relationship. As an independent contractor, the CONSULTANT shall have the sole responsibility for paying taxes, workers compensation, employee benefits (if any), and all similar obligations.

C. SERVICES associated with this AGREEMENT are anticipated to be ready to bid by fall of 2028 following approval and execution of this AGREEMENT dated and signed below.

3. COMPENSATION AND PAYMENT

A. FEES. OWNER shall reimburse for services provided under this AGREEMENT on a time and expense basis not to exceed amount in accordance with the Standard Fee Schedule ("FEE SCHEDULE") attached hereto as Attachment C.

B. OWNER hereby agrees that all fees and charges set forth in the FEE SCHEDULE are acceptable to OWNER, and OWNER further agrees to pay all fees and charges to CONSULTANT in accordance with the FEE SCHEDULE, not to exceed **$552,932.90** as per the SCOPE OF SERVICES and FEE SCHEDULE. Additionally, CONSULTANT will be reimbursed for actual costs and expenses incurred in performance of the PROJECT.

C. Invoicing will occur following the last Friday of each month. Payments shall be due within 45 days of receipt of the invoice.

D. Unless otherwise specified in a Work Order, Owner shall pay or reimburse CONSULTANT for fees and other costs that are reasonable and necessary to complete the project or render full performance of this Agreement, such as filing fees, city, state or county plan checking fees, inspection fees, construction permit fees, architectural landscaping fees, soil testing and soil engineering costs, aerial topography costs, and all other permits bonds, premiums, title company charges, blueprints and reproductions, shipping, costs of transportation, meals and lodging for work done away from CONSULTANT's offices or the project site, and all similar charges and costs that are not included in the scope of the work description in this Agreement.

E. An interest rate of 1.5% per month will be applied to all invoices that are not paid in full after 45 days following the invoice date. Payments will be applied to the outstanding interest first and then to the principal.

F. The CONSULTANT may discontinue work on the PROJECT by issuing the OWNER a written seven-day notice if full payment for an invoice is not received within 60 days of the date of the invoice. Suspension of work will continue until full payment is made for all outstanding invoices including interest. The CONSULTANT accepts no liability for damages or delays that result from its suspension of work due to non-payment. The OWNER may not use information or work product provided by the CONSULTANT until full payment is made including applicable interest.

4. INSURANCE

A. The CONSULTANT will maintain insurance coverage throughout the term of the AGREEMENT. Insurance coverage will include:

1) **Professional Liability Insurance**, including Prior Acts Coverage, which covers professional liability for the Services provided herein, retroactive to the earlier of the date of commencement of the Services under this agreement with limits of liability not less than a combined single policy limit of $1,000,000 per claim and $2,000,000 in the aggregate. Such insurance shall be written on a claims-made basis and shall be maintained during the term of this Agreement and for a period

of not less than three (3) years following completion of the last Services performed under this Agreement

2) **Commercial General Liability Insurance** with limits of $1,000,000 per occurrence and $2,000,000 in the aggregate covering bodily injury, personal injury, and property damage, including products and completed operations.

3) **Comprehensive Automobile Liability Insurance** including hired and non-owned vehicles, if any, with limits of $1,000,000 per occurrence, combined single limit, for bodily injury and property damage, covering owned, hired, and non-owned vehicles.

4) **Workmen's Compensation Insurance** in the amount required by applicable law. Avenue shall also maintain Employer's Liability Insurance with limits of not less than $1,000,000 per accident, $1,000,000 disease policy limit, and $1,000,000 disease each employee.

5. LIMITATION OF LIABILITY

A. The CONSULTANT shall not be liable for damages or delays resulting from actions or inaction of a third party that is not under the direct control of the CONSULTANT, such as government agencies that have review and permit authority.

B. The OWNER shall defend, indemnify and hold harmless the CONSULTANT, its subcontractors, agents and employees for all liability, other than that caused by the negligent acts, errors, or omissions of the CONSULTANT.

C. The OWNER shall defend, indemnify and hold harmless the CONSULTANT, its subcontractors, agents and employees for all liability resulting from construction of the PROJECT, if the CONSULTANT is not retained to perform construction phase services on the PROJECT.

D. The CONSULTANT shall indemnify and hold harmless the OWNER, its agents, representatives, consultants and employees for all liability, other than that caused solely by negligent acts, errors, or omissions of the OWNER.

E. If the negligence or willful misconduct or both CONSULTANT and OWNER (or a person identified above for whom each is liable) is a cause of such damage or injury, the loss, cost, or expense shall be shared between CONSULTANT and OWNER in proportion to their relative degrees of negligence or willful misconduct and the right of indemnity shall apply for such portion.

F. The CONSULTANT is not responsible for delays or damages caused by acts of God such as floods or earthquakes, or other circumstances beyond control of CONSULTANT.

6. TERMINATION

A. This AGREEMENT may be terminated by either party in the event that the other party has not performed any material covenant or has otherwise breached any material term of this AGREEMENT (i) upon receipt of written notice thereof if the nonperformance or breach is incapable of cure, or (ii) upon the expiration of ten (10) calendar days (or such additional cure period as the non-defaulting party may authorize) after receipt of written notice thereof if the nonperformance or breach is capable of cure and has not been cured.

B. OWNER may terminate this Agreement at any time by giving CONSULTANT thirty (30) days written notice in accordance with the notice provisions of this Agreement. Upon receipt of said notice, CONSULTANT shall cease all work undertaken hereunder, except as may be necessary to provide for an orderly transition of such work. Upon termination, CONSULTANT is entitled to full compensation as computed under this AGREEMENT for the work completed.

7. ASSIGNMENT

This AGREEMENT shall be binding on the heirs, successors and assignees of the parties. This AGREEMENT may not be assigned, transferred, conveyed, or encumbered, whether voluntarily or by operation of law, by either party without the prior written consent of the other party. Unauthorized assignment is void and nonbinding.

8. OPINION OF PROBABLE CONSTRUCTION COST

Opinions of probable construction cost prepared by the CONSULTANT are based on its experience with past projects of similar construction. It is understood that the CONSULTANT has no control over economic factors or unknown conditions that may have a significant impact on actual PROJECT cost. Any cost estimates provided by CONSULTANT will be made, based on its experience and judgment. CONSULTANT cannot and does not guarantee that proposals, bids, or actual PROJECT construction costs will not vary from cost estimates prepared by CONSULTANT.

9. DOCUMENTS

Contract documents, calculations, electronic information and survey information created by the CONSULTANT as "instruments of service" are the property of the CONSULTANT. OWNER's use of the documents and other "instruments of service" on any other project is prohibited and the CONSULTANT accepts no liability for such action.

10. CONSTRUCTION PHASE SERVICES

A. The CONSULTANT has based its cost to provide construction phase services, on the CONSULTANT its employees, subcontractors and agents being named as additional insured under any construction contractor(s) (herein CONTRACTOR) General Liability and Builder's All Risk Insurance.

B. The OWNER shall include in any contract with the CONTRACTOR a statement to defend, indemnify and hold harmless the CONSULTANT; its employees, subcontractors and agents for any and all action resulting from construction activity.

C. Observations performed by the CONSULTANT or its agents are intended to assist the OWNER to obtain the best project possible and not to assume the CONTRACTOR's responsibility to comply with the requirements of any contract documents. The parties to this AGREEMENT recognize that the CONTRACTOR has sole responsibility to ensure that any contract requirements are met. The CONTRACTOR is responsible for all methods used to complete the PROJECT and is responsible to follow all applicable safety procedures.

D. "Record" documents prepared by the CONSULTANT are based on information supplied by the CONTRACTOR and its agents and are only as accurate as the information provided by the CONTRACTOR. The CONSULTANT does not assume responsibility for the accuracy of the "record" documents.

11. ADHERENCE TO APPLICABLE LAWS

A. The laws of the State of Utah shall govern all aspects of this AGREEMENT.

B. The CONSULTANT shall comply with the applicable requirements of the Equal Employment Opportunity Laws, Title VI of the Civil Rights Act of 1964, as amended, and with the provisions contained in 49 CFR 21 through Appendix C and 23 CFR 710.450(b), and the Fair Labor Standards Act.

12. HAZARDOUS WASTE

OWNER will indemnify CONSULTANT from all claims, damages, losses, and costs, including attorney's fees, arising out of or relating to the presence, discharge, release, or escape of hazardous substances or contaminants from the PROJECT. OWNER recognizes that CONSULTANT assumes no risk and/or liability for waste or the waste site.

13. ATTORNEY'S FEES

In the event any action or proceeding is brought by any party against any other party under this AGREEMENT, the prevailing party shall be entitled to recover attorney's fees and costs in such amount as the court may adjudge reasonable.

14. SEVERABILITY

The provisions of this AGREEMENT are severable, and should any provision hereof be void, overly broad or unenforceable, such void, overly broad or unenforceable provision shall not affect any other portion or provision of this AGREEMENT.

15. WAIVER

Any waiver by any party hereto of any breach of any kind or character whatsoever by any other party, whether such waiver be direct or implied, shall not be construed as a continuing waiver of or consent to any subsequent breach of this AGREEMENT on the part of the other party.

16. NOTICES

All notices, demands, and requests required or permitted to be given hereunder shall be in writing and shall be deemed duly given if delivered or if mailed by registered or certified mail, postage prepaid, addressed to the following:

CONSULTANT: Travis Hamilton
Ridgeline Consultants
1886 W Ranch Rd
Farmington, UT 84025

OWNER: Pleasant Grove City
70 South 100 East
Pleasant Grove, UT 84062

Either party shall have the right to specify in writing another address to which subsequent notices to such party shall be given. Any notice given hereunder shall be deemed to have been given as of the date delivered or mailed to the other party.

17. ATTACHMENTS

The following attachments are included as part of the AGREEMENT:
Attachment A - Request for Proposals dated August 2026
Attachment B - Proposal dated August 27, 2026 prepared by CONSULTANT
Attachment C - Scope and Fee prepared by CONSULTANT

This AGREEMENT constitutes the entire understanding and AGREEMENT between the parties and supersedes all prior AGREEMENTS and understandings, whether written or oral, and may only be changed by written amendment executed by both parties.

Approved by OWNER

DATED this _____day of _____, 2026

PLEASANT GROVE CITY By:

_____
Eric Jensen, Mayor

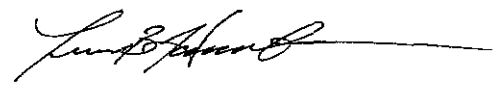
ATTEST:

_____
NAME, CITY RECORDER

Approved by CONSULTANT

DATED this 1 day of October, 2026

Ridgeline Consultants By:



Travis Hamilton, Principal

ATTACHMENT "A"
Request for Proposals dated August 2026

ATTACHMENT "A"
Request for Proposals dated August 2026

REQUEST FOR PROPOSALS

For the

Engineering Design and Construction Engineering Management services

For the

Center Street and 600 West Improvements Project

Pleasant Grove
Utah's City of Trees

Department of Public Works
Engineering Division
323 West 700 South
Pleasant Grove, Utah 84062

RFP # 2026-05

Date of Issue: August 2026

ATTACHMENT "A"
Request for Proposals dated August 2026
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- MAG Concept Study Project Summary Sheet
- Center Street and 600 West Improvements Project MAG Concept Plan and Utility Notes
- Technical Memorandum for 600 West & Center Street Study Assumptions
- UDOT Support letter
- UTA Support letter
- Interlocal Agreement between Utah County and Pleasant Grove City for a project known as Pleasant Grove Center Street 600 West Intersection Improvements

Other addenda posted on Bonfire/ U3P

- Engineers estimate as used on the MAG Concept report
  - "600 West High-T _New UDOT Concept_Cost_Estimate_Form.xlsx"
- 600 West & Center Street Concept Study

ATTACHMENT "A"
Request for Proposals dated August 2026

I. INTRODUCTION

Pleasant Grove City Public Works/Engineering Department, "City" is soliciting proposals from qualified firms, "Proposer" to provide engineering design and construction engineering management services related to the Center Street and 600 West Improvements Project that is anticipated to be constructed in 2029 depending on railroad coordination.

II. PROJECTED SCHEDULE FOR THE RFP PROCESS

Pleasant Grove City reserves the right to modify the following schedule at their discretion:

Activity	Date
Mandatory Pre-Proposal Conference	August 17, 2026
Final day to submit questions	August 20, 2026
City issues final answers to questions	August 25, 2026
Proposal Due Date	August 27, 2026
Anticipated Start of Services	Fall 2026

III. PROPOSAL SUBMISSION AND DEADLINE INSTRCUTIONS

Your electronic proposals will be accepted until **5:00 PM** on **Thursday, August 27, 2026** at **sealedbids@pgcity.org**. **No proposals will be accepted after the closing date and time. Only those Proposers who attend the mandatory pre-proposal conference will be considered for award.**

Proposals shall include the following:

- **Cover page**
- **Content (3-page max)**
- **Appendices**

IV. PROPOSAL FORMAT

All proposals shall be formatted according to the following specifications:

- Content and Page Limit:
  - Cover Letter – 1 Page; include the Design Engineer, contact name, address, phone number and email address on the cover letter.
  - Proposals shall include information to meet the criteria used for evaluation. Proposals are limited to a maximum of three (3) pages single sided 8.5" x 11" sized page. One-inch margins and Font size will be 11-point font minimum – Times New Roman or Arial. The cover letter does not count as one of the 3 pages.

- Appendices must include the following (does not count toward the page proposal total):
  - Resumes – Include resumes of significant team members limit to one page each. Include the amount of time each staff member has been with the consultant and in what office they reside.
  - A page showing the hourly rates and fees for the staff and equipment working on this project.

V. MANADATORY PRE-PROPOSAL CONFERENCE AND QUESTION SUBMISSION

Interested Proposers must attend the **mandatory pre-proposal meeting** to discuss the project and to ask questions about this RFP. The pre-proposal conference will be held on **Monday August 17, 2026 at 1:00 pm**. It will be held in person at the Community Room located at 108 S 100 E, Pleasant Grove, UT 84062.
Proposers are encouraged to attend the meeting and submit their questions in writing before the meeting by emailing btveten@pgcityutah.gov. If the RFP needs to be modified or clarified, a written addendum will be issued and sent to all those who attend the pre-proposal conference. Additional questions may be submitted by email until the deadline for questions as stated above. Following the preproposal conference all attendees will receive an email with questions and answers to all submitted questions.

There will not be any private meetings or conversations with Pleasant Grove City after this request for proposals has been issued.

VI. BACKGROUND

Pleasant Grove City has acquired funding from Utah County through the Mountain Land Transportation Funding program. Utah County will be the program manager.

The Project involves a re-alignment of the 600 West and Center Street intersection with a new high-T signal to improve traffic flow on State Street. This project will consist of abandoning the existing 600 West intersection and installing a new intersection to the east. The new high T signal will include railroad crossing upgrades for both directions. Signal infrastructure will be installed to coordinate the timing of the State Street signal, 600 West signal, and the railroad crossings.

City culinary water, sewer, and storm drain facilities will need to be relocated and/or replaced.

See attachments for further background.

VII. SCOPE OF WORK AND TASKS TO BE COMPLETED

- Contract goals:

- Provide Complete and Accurate Contract Documents.
- Advertise bid package for construction by 2029 pending railroad approvals.
- Provide up to 3 options for geometry review (15% review).
- Provide a comprehensive estimate with the 30% and 60% design.
- Design per the approved concept report as presented to Mountain Land Association of Governments (see Attachments)

➢ Successful consultant team is expected to fulfill the following:
- Consist of individuals with experience in delivering similar types of projects in the local area.
- Provide a local project manager with project delivery experience with managing similar types of projects in the local area.
- Solve problems, be innovative in approach and design to deliver the full project scope within budget and on schedule.
- The design will meet APWA, UDOT, and Pleasant Grove City standards as applicable or as directed by city staff.
- Coordination with UDOT on the State Street project impacts.
- Coordination with UTA and Union Pacific Railroad.
- Municipal waterline, sewer, and storm drain design
- Small project team that has expertise in multiple disciplines
- The Design and construction engineering team that understands the local challenges and maintains full-time office space within 50 miles of the project.

➢ Engineering Design Services to include as a minimum:
- Disciplines that will be included but not limited to are:
  - Survey
  - Pavement design with existing geotechnical recommendations
  - Roadway design
  - Trail design
  - Sub surface utility engineering investigation
  - Storm drain design
  - Waterline design
  - Sewer Design
  - Pavement striping and signing design
  - Conduits and pull boxes for future communication services
  - Lighting design and coordination with city contractor
  - Utility coordination and design
  - 6 parcels will need Right-of-way descriptions and required documents for acquisition. Pleasant Grove City will acquire the ROW as needed. Public involvement services will be through a separate contract.
  - Other services as needed to provide a biddable and constructible plan set with specifications following the latest EJCDC documents, APWA and Pleasant Gove City standards.
- Deliverables
  - 15% Design Provide up to 3 options for geometry review
  - 30% design scroll plot and engineer's preliminary opinion of cost.

- 60% design plans.
- 90% plans, specifications, and engineer's final opinion of cost.
- Final plans and specifications ready for bid. Pleasant Grove City will bid the project through Utah Public Procurement Place.
- Final AutoCAD or MicroStation design files.

- Engineering Construction Management to include at a minimum:
  - Host a pre-bid meeting at a city building or online.
  - Prepare and coordinate bid tabulation, Notice of Award, Notice to Proceed, and prepare executed construction documents.
  - Host a pre-construction meeting at the public works building.
  - Review submittals.
  - Coordinate and prepare change orders, pay requests, and other construction related documents.
  - Coordinate and host weekly progress meetings, substantial completion, punch list, and final completion.
  - Coordinate and prepare record drawings in CAD and PDF format from contractor redlines and other project closeout documents.
  - On site observation
    - Daily on-site observation as needed for concrete, asphalt, soils, and other items that may require oversight. We are anticipating that observation will be needed 60% of the time.
    - Observers will need to be familiar with the current Pleasant Grove City standards, APWA Standards and Specifications, UDOT standards, UTA/UPRR standards, and ADA requirements.
    - Material testing will be performed by the contractors QC and QA testing by the consultant as needed.
    - A daily diary of construction activities will be required to be kept and submitted to the City at the conclusion of the project.
    - Observers must have all necessary equipment such as a measuring tape, measuring wheel, and a smart level to collect quantities and perform inspections in the field.
    - Observers must be willing to resolve issues with contractors regarding discrepancies between approved plans, specifications, and drawings and what is constructed.
    - Observers that have concerns or questions about any work done must be willing to talk with the city staff as needed to resolve issues in a timely manner.

- Public involvement services and property acquisition will be though a separate contract.

VIII. EVALUATION AND SCORING CRITERIA

Proposals will be evaluated, scored, and ranked by a Selection Committee. The Selection Committee may invite the top-ranked proposals for an interview/demonstration. The

purpose of the interview/demonstration is clarification and verification of the written proposal. The Selection Committee may re-rank the proposal after the interview/demonstration. A recommendation will then be presented to the proper signing authority for consideration and approval. Ranking of the proposals will be based on the following criteria and weights:

25 points **Proposed Team.** Provide an organizational structure showing the proposed team and their responsibilities on this project including sub consultants. Provide a brief description of experience with similar projects.

25 points **Related Projects and Local Experience.** Include projects similar to this project performed by the proposed staff in the Wasatch Front area and include the following at a minimum: project manager, key team members, project name, services performed, description, year, location, client, and reference contact information. Explain one or more projects in detail.

25 points **Project Understanding, Scope, and schedule.** Describe your understanding of the scope as it is presented in the RFP document. Your proposal should include a detailed scope of how the project will be completed with a schedule showing milestones.

25 points **Acceptability of Unit Prices and Fees for Services Provided.** Provide names, hourly rates, and multiplier associated with the tasks presented in this RFP. Provide hourly fees for staff and subconsultants for all services, professional fees, costs, tools, or equipment to complete the work. Evaluation does not include a lump sum cost.

IX. PROPOSAL SUBMISSION

By submitting a proposal to this RFP, Proposer understands and agrees to the following:

- RFP Cancellation: This RFP may be cancelled at any time prior to the execution of a written agreement if deemed in the best interests of the City. This includes cancellation of the RFP after an award has been made, but prior to the execution of a written contract. Proposer is not entitled to recover any costs related to the preparation of the proposal due to cancellation of the RFP or withdrawal of an award prior to the execution of a written agreement.

- Acceptability of unit prices and fees for Services Provided: All prices, quotes, or proposals are to remain firm for the duration of this contract. Any escalation will be negotiated with the final contract. After a consultant is selected, the payment for these services will be for engineering design and construction engineering management services and paid for on a time and materials basis not to exceed proposed hours as approved by the City. A scope and fee will be required as part of an agreement and requested after a consultant is selected.

- Costs: Proposers bear all costs and expenses related to this RFP including, but not

limited to, preparation and delivery of the proposal, attending the mandatory pre-proposal conference, and if required, attending interviews.

- Licensing: All applicable federal, state, and local licenses must be acquired before the contract is entered into between the City and the selected respondent. Licenses must be maintained throughout the entire contract period. Persons doing business as an Individual, Association, Partnership, Corporation, or otherwise shall be registered with the Utah State Division of Corporations and Commercial Code. NOTE: Forms and information on registration may be obtained by calling (801) 530-4849 or toll free at 877-526-3994, or by accessing: commerce.utah.gov.

- Changes or Modifications: Any changes or modification to the RFP will be made by written addendum. Proposers submitting a proposal based on any information other than that contained in City's RFP and any addenda, do so at their own risk.

- Receiving Proposals: The Engineering Division Selection Committee will administer receipt and opening of all proposals. After the closing time, only the identity of each Proposer will be made public. If only one proposal is received in response to the City's RFP, the Engineering Division, may recommend an award of a contract to the single Proposer if the conditions cited above are met. Alternatively, the Engineering Division may re-solicit for the purpose of obtaining additional proposals.

- Modifying or Withdrawing Proposals: Proposer may modify or withdraw their proposals at any time prior to the closing time. Requests to modify a proposal before the closing time shall be emailed to sealedbids@pgcity.org.

- Rejection of Proposals: Any proposal containing significant deviations from the specifications of the RFP shall be considered non-responsive and may be rejected in whole or in part.

- Protests: A protest regarding the RFP document shall be submitted in writing prior to the RFP closing date. All other protests shall be submitted in writing within five (5) business days after notification of the award has been sent. A protestor may file only one (1) protest after the RFP closing date. Protest letters shall specifically and completely state the facts that the protestor believes constitute error in the RFP document or the award.

- Free and Competitive Selection: Any agreement or collusion among prospective Proposers to fix a price or limit competition shall render the proposals void, and such conduct is unlawful and subject to criminal sanction. Proposer certifies that not anyone in its firm or company has either directly or indirectly restrained free and competitive selection, participated in any collusion, or otherwise taken any action unauthorized by City Purchasing Ordinances or applicable laws.

- Reasonable Accommodations: Reasonable accommodations for qualified disabled

individuals may be provided upon receipt of a request with five working days' notice. Please contact Public Works Engineering Office, 323 West 700 South, Pleasant Grove, Utah 84062, 801-785-2941. TTY users shall call 711.

X. WRITTEN AGREEMENT REQUIRED

Proposers for this RFP must be willing to enter into an Agreement with Pleasant Grove City. Any, and all work awarded as part of this RFP will be awarded as part of this Agreement. If the proposer already has a master services agreement with the city a task order will be sufficient. A scope and fee will be required as part of an agreement and requested after a consultant is selected.

XI. NOTICE TO PROPOSERS

a. GOVERNMENT RECORDS ACCESS AND MANAGEMENT ACT (GRAMA)

Pleasant Grove City is a governmental entity subject to the Utah Government Records Access and Management Act ("GRAMA"), Utah Code Ann. §§ 63G-2-101 to 901. As a result, Pleasant Grove is required to disclose certain information and materials to the public, upon request. Generally, any document submitted to Pleasant Grove is considered a "public record" under GRAMA. Any person who provides Pleasant Grove a record that the person believes shall be protected under subsection 63G-2-305(1) or (2) shall provide both: (1) a written claim of business confidentiality and (2) a concise statement of reasons supporting the claim of business confidentiality. Generally, GRAMA only protects against the disclosure of trade secrets or commercial information that could reasonably be expected to result in unfair competitive injury. **ALL DOCUMENTS SUBMITTED IN RESPONSE TO THIS RFP WILL BE TREATED AS PUBLIC RECORDS IN ACCORDANCE WITH GRAMA, UNLESS A CLAIM OF BUSINESS CONFIDENTIALITY HAS BEEN PROPERLY MADE AND APPROVED BY PLEASANT GROVE CITY. ALL PROPOSED COSTS/PRICING/FEES SUBMITTED TO THE CITY OF PLEASANT GROVE SHALL BE CONSIDERED PUBLIC RECORDS.**

b. EMPLOYEE STATUS VERIFICATION SYSTEM

Proposer agrees to provide the signed E-Verify Certification (Attachment C) and shall register and participate in the Status Verification System before entering into a contract with Pleasant Grove City as required by Utah Code Ann. § 63G-12-302. The Status Verification System is an electronic system operated by the federal government, through which an authorized official of a state agency or a political subdivision of the state may inquire by exercise of authority delegated pursuant to 8 U.S.C. § 1373 to verify the citizenship or immigration status of an individual within the jurisdiction of the agency or political subdivision. Proposer is individually responsible for verifying the employment status of only new employees who work under Proposer's supervision or direction and not those who work for another Proposer or subcontractor, except each Proposer or subcontractor who works under or for another Proposer shall certify to the main Proposer by affidavit (Attachment C)

that the Proposer or subcontractor has verified, through the Status Verification System, the employment status of each new employee of the respective Proposer or subcontractor. The Proposer shall comply in all respects with the provisions of Utah Code Ann. § 63G-12-302. Proposer's failure to comply may result in the immediate termination of its contract with Pleasant Grove City.

c. ETHICAL STANDARDS

Proposer represents that it has not: (a) provided an illegal gift to any Pleasant Grove City officer or employee, or former Pleasant Grove City officer or employee, or to any relative or business entity of a Pleasant Grove City officer or employee, or relative or business entity of a former Pleasant Grove City officer or employee; (b) retained any person to solicit or secure this contract upon an agreement or understanding for a commission, percentage, brokerage or contingent fee, other than bona fide employees of bona fide commercial agencies established for the purpose of securing business; (c) breached any of the ethical standards set forth in State statute; or (d) knowingly influenced, and hereby promises that it will not knowingly influence, any Pleasant Grove City officer or employee or former Pleasant Grove City officer or employee to breach any of the ethical standards set forth in State statute or Pleasant Grove City ordinances.

Pleasant Grove Public Works
323 West 700 South
Pleasant Grove, UT 84062
801-785-2941

Attachment A

Pleasant Grove City
Engineering Department
Center Street and 600 West Improvements Project Engineering Services Proposal

THIS PAGE MUST BE COMPLETED, PROPERLY SIGNED, AND RETURNED FOR THIS PROPOSAL TO BE CONSIDERED COMPLETE.

CERTIFICATION

I, the undersigned, affirm that this proposal is made on behalf of the below-named individual/company, for whom I have legal authority to commit to the terms and conditions set forth in the RFP and this response, to which I/we agree to be bound if this proposal is found acceptable by Pleasant Grove City; and that this proposal is made without any collusion or coercion on the part of any person, firm, corporation, or other entity.

Company Name:		
Address:		
Representative:		
Title:		
Phone:	Fax:	
Email address:		
Insurer:	Policy #:	Coverage Amounts:

Signature of authorized representative:

_____

Date:_____

This page will be required at time of contract with selected party. Submittal is not required at time of proposal.

Attachment B

Pleasant Grove Public Works
323 West 700 South
Pleasant Grove, UT 84062
801-785-2941

Pleasant Grove City
Engineering Division

Center Street and 600 West Improvements Project
Engineering Services Proposal

E-VERIFY CERTIFICATION

WHEREAS, the undersigned proposes to provide services under a contract for Pleasant Grove City and the Citizens of Pleasant Grove City, County of Utah.

NOW THEREFORE, this _____ day of _____, 2014, the undersigned firm verifies its compliance with Utah Code Ann. § G63-11-103 and 13-47-201, stating affirmatively that the individual, firm, or corporation which is contracting with Pleasant Grove City has registered with and is participating in a federal work authorization program in accordance with the applicable provisions and deadlines established in Utah Code Ann. § G63-11-103 and 13-47-201.

The undersigned contractor/firm further agrees that should it employ or contract with any subcontractor(s) in connection with the physical performance of services pursuant to the contract with Pleasant Grove City, of which this certification is a part, the undersigned contractor/firm will secure from such subcontractor(s) similar verification of compliance with Utah Code Ann. G63-11-103 and 13-47-201. The undersigned contractor further agrees to maintain records of such compliance and provide a copy of each such verification to Pleasant Grove City at the time the subcontractor(s) is retained to perform such services
E-Verify Number_____

_____
Proposer
(Name of sole ownership, corporation or partnership)

{AFFIX CORPORATE SEAL HERE}

_____
(Signature of Authorized Representative)

_____
Title

Attachment C

Useful Sections from the MAG Concept Report

Right-of-Way Work

Describe any right-of-way work already performed.
This year Horrocks Engineers performed the 600 West & Center Street concept study to determine what design would have the best cost to benefit ratio to solve the current problems. See attached study.

Right of Way has been evaluated and accounted for in the cost estimate as entire parcel purchases. Selling the surplus property was also included in the cost estimate.

Describe right-of-way work expected with the project including, if available, the type and number of acquisitions.
Right of Way has been evaluated and accounted for in the cost estimate as entire parcel purchases. Selling the surplus property was also included in the cost estimate.

Utility Work

Describe utility work expected with the project.
The existing alignment of 600 West will need to be preserved as a utility corridor for the City's culinary water, pressurized irrigation, sewer, and storm drain utilities. There are also third-party utilities located in this corridor. The project estimate includes a budget to cover subsurface utility investigation. Storm drain infrastructure will need to be installed to accommodate the proposed design. It is assumed that third party utilities will be impacted and need relocated.

The project will perform the work associated with the City owned utilities and the third party utilities will perform their own work under their franchise agreements or under UDOT's policies depending on the funding requirements.

Environment

Describe how the project incorporates mitigation strategies including wetland bank, natural environment avoidance, and significantly reduces pollution.
This project takes place on existing commercial property so there are not any anticipated negative environmental impacts.

Describe how the project incorporates mitigation strategies including built environment avoidance.
This project will install sections of trail and sidewalk where it was non existent before the project. This will provide the option of walking from downtown Pleasant Grove to State Street. The design of the project will also make it appealing to walk or ride a bike through these intersections.

Other Considerations

How is the project cost effective for the benefit being proposed?

In 2022 MAG awarded funding to perform a study to determine the best solution for this intersection. There were 11 Layouts considered for this intersection during the study. From the 11 layouts, three were chosen for further evaluation and modeling.
In that study it was determined that the proposed layout be implemented. In that study the safety, operation, and cost were evaluated. The proposed project was determined to be the most cost-effective solution to solve the existing problems at the intersection.
That study has been accepted by the Pleasant Grove City Council on February 6, 2024. See attached 600 West & Center Street Concept Study.

Describe any additional funding above the required match that is pledged toward the project (including any soft match, excluding betterments).

This project does not include any betterments currently. The utility work has been assumed to only cover impacts created by the project. By keeping the utility corridor along the existing 600 West alignment the project will be able reduce cost and utility impacts.

Does the project directly or indirectly benefit a Wasatch Choice Center? (Wasatch Choice Map)

This project impacts travel on State Street that is an essential arterial that impacts north and south traffic movements between Lehi and Provo. A new regionally significant park will be completed in 2024 on 600 West just north of this project. This park will create a high volume of traffic that will utilize this intersection often in short bursts. [this park has been completed since the concept report]

Is the project a numbered project within the current RTP? (View RTP)

This project is a numbered project within the current RTP. This project is on the current and past city master plans. In the 2009 city Transportation Master Plan this project was shown to relocate the 600 West and Center Street intersection to the north. Due to development this is no longer feasible and would be cost prohibitive. The current layout is on the 2024 Transportation Master Plan recently approved by city council.

Congestion - Road Projects Only

How does the project reduce congestion by adding to the highway grid and dispersing vehicles?

The Current 600 West Intersection is in very close proximity to the State Street Intersection. This project will relocate the intersection east from where it is today. This will provide more storage between State Street and the 600 W intersection providing more storage in both directions. This will reduce congestion in the State Street intersection, SB traffic on 600 West, WB traffic on Center Street and EB traffic on Center Street and will improve State Street timing efficiency.

Describe how the project makes improvements to multiple transportation systems (e.g., transit and active transportation).

This project will install a portion of the future UTA Rail Trail across 600 West. It will also install the first portion of the future 600 West Trail. Both trails are shown on the Utah's Unified Transportation Plan 2023-2050 and both trails are part of the Phase 1 (2023-2032) assumed funding cycle.

The section of railroad tracks at this location is on Utah's Unified Transportation Plan 2023-2050. It is described as a New Light Rail Service High Frequency Corridor Option. This project will install infrastructure that will be utilized in the future by UTA to make the intersections safer today and in the future. We have already been coordinating with UTA on the concept plan and have received a letter of support for the project from UTA.

Center Street is on Utah's Unified Transportation Plan 2023-2050. This section of roadway has been chosen for the Phase 1 (2023-2032) assumed funding Phase 1, for the Central Corridor State Street Core Bus Route. The changes made with this project will help reduce travel times for buses on this route, both NB and SB.

Attachment D

Other Useful Documents

ATTACHMENT "A"

Request for Proposals dated August 2026

PROJECT SUMMARY SHEET

Key Information

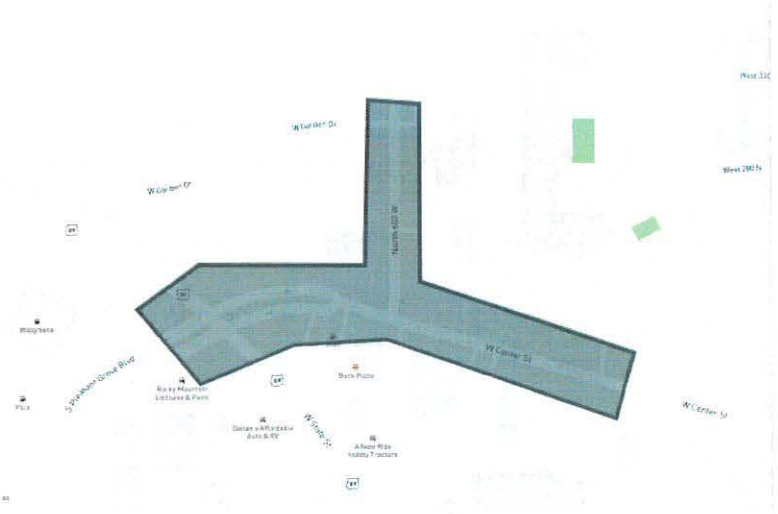
Scope: Re-alignment of the 600 West and Center Street intersection with a new high-T signal to improve traffic flow on State Street. This project will consist of abandoning the existing 600 West intersection and installing a new intersection to the east. The new high T signal will include railroad crossing upgrades for both directions. Signal infrastructure will be installed to coordinate the timing of the State St signal, 600 west signal, and the railroad crossings.

Location: Pleasant Grove

Purpose and Need: The current State Street UDOT project will solve SB storage problems on State Street but will add additional vehicles on Center Street causing additional conflict points on Center Street. Without these improvements, the only remedy will be to modify the State Street Signal timing. The EB traffic, from State Street and Pleasant Grove BLVD onto Center Street, does not have enough storage at the NB 600 W left turn lane. The lack of storage capacity on Center Street backs traffic up into the State Street and Center Street intersection. There is not another collector available to access this part of town. In the Past 10 years, 142 accidents have been reported within this intersection vicinity The proposed improvements will help reduce the weaving and storage that are causing many of the ancients. Currently there are not any sidewalks or pedestrian crossings east of State Street six blocks to downtown Pleasant Grove. Furthermore, there is not a safe way to cross the railroad on 600 West or Center Street. This project will add safe pedestrian friendly street and railroad crossings that can be utilized with future multi-use trail projects (rail trail and 600 west). East to west existing sidewalks will be joined on the north and south side of Center Street that have not been connected in the past connecting State Street to downtown. Neither Railroad intersection have pedestrian, or vehicle, crossings that meet modern day standards. This project will add railroad crossing arms on both railroad intersections that will be timed with the signals to improve vehicle and pedestrian safety. After construction, UDOT will control the timing of both signals and the railroad crossing to maximize State Street efficiency.

Primary Concept: Intersection Improvements

Primary Mode: Roads



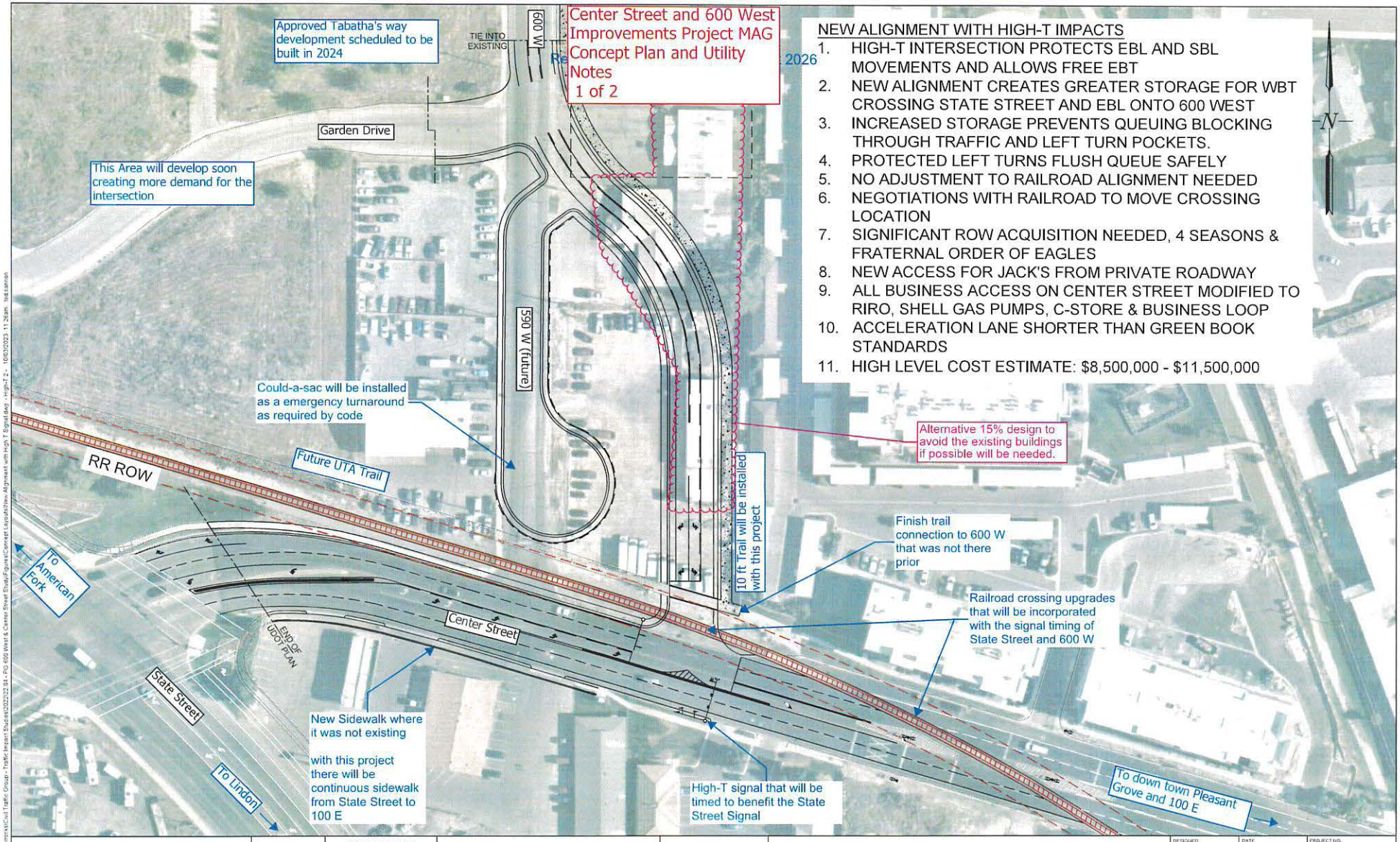
City: N/A

County: N/A

State: N/A

Region/District: N/A

PlanX



PRELIMINARY
NOT FOR CONSTRUCTION

SCALE
HORIZONTAL 1" = 80'
VERTICAL

WARNING
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

Horrocks.

2162 West Grove Parkway
Suite 100
Pleasant Grove, UT 84062
(801) 763-5100

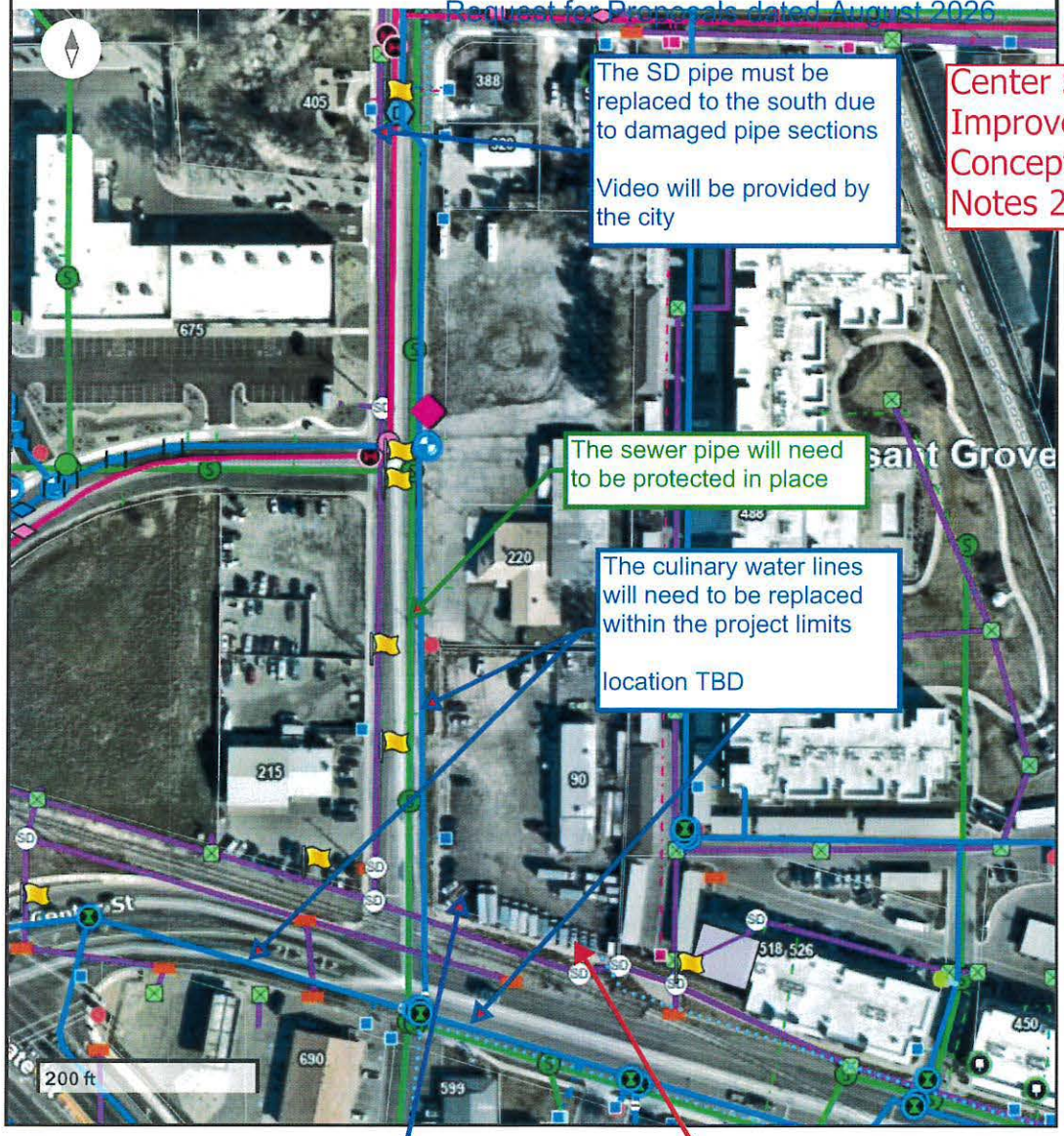
HIGH-T 2

DESIGNED --	DATE 10/2023	PROJECT NO.	UT-5057-22
DRAWN TC	DATE 10/2023	SHEET NO.	2 OF 8
CHECKED --	DATE 10/2023	DRAWING NO.	----

PG Utility App - All On

ATTACHMENT "A"

Request for Proposals dated August 2026



The SD pipe must be replaced to the south due to damaged pipe sections

Video will be provided by the city

Center Street and 600 West Improvements Project MAG Concept Plan and Utility Notes 2 of 2

The sewer pipe will need to be protected in place

The culinary water lines will need to be replaced within the project limits

location TBD

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The SD will need to be modified as required by the design

Casings for future use will need to be installed under the railroad somewhere

Horrocks.

ATTACHMENT "A"
Request for Proposals dated August 2026

TECHNICAL MEMORANDUM

TO: Britton Tveten, P.E.

FROM: Horrocks Traffic Team

DATE: January 25, 2024

SUBJECT: **600 West & Center Street Study Assumptions**

The purpose of this memo is to document assumptions that were made throughout the study and modeling of alternatives. Included are the focus on storage over the level of service, UDOT's planned intersection updates, and the modeling approach to signal timing for existing and proposed signals.

Storage Capacity Over Level of Service

The study area for this project includes the intersections of State Street and Center Street, and 600 West and Center Street. These intersections are approximately 300 ft apart. The observations from Pleasant Grove City were, on Center Street, the westbound through movement would stack past the westbound left-turn storage. Additionally, the eastbound left-turn movement from Center Street to 600 West would stack out of the existing storage into the eastbound through movement. This introduced the possibility of future growth and increased traffic volumes stacking into and blocking the State Street and Center Street intersection. As a result, level of service (delay per vehicle) was not a primary metric used in the analysis. Instead, the 95th percentile queue length metric was used to consider how each alternative stored the projected future growth surrounding the study area.

UDOT State Street Improvements

UDOT has planned intersection improvements that were used as part of the base assumptions for this study. There are several changes, but the following improve the flow of vehicles onto Center Street impacting the study intersection. The State Street southbound left-turn lane will increase from one lane to two lanes, and the northbound right-turns will have a dedicated right-turn lane. These improvements were included for each alternative to ensure that any improvements to 600 West and Center Street would accommodate the improved flow from State Street.

Signal Timing

Several of the alternatives considered in this study included the addition of a traffic signal control for the Center Street and 600 West traffic. The signal timing of a new traffic signal would include coordination with the State Street and Center Street intersection, as well as the train crossing 600 West. UDOT provided the existing signal timing of the State Street intersection for the model as well as planned intersection improvements. This timing served as a baseline for existing conditions. The UDOT improvements were modeled for State Street and the signal timing was optimized using the existing splits and typical UDOT cycle lengths. This timing served as a baseline for State Street and remained constant for each alternative. It was assumed that coordination along the State Street corridor would take priority over coordination with a signal on Center Street. To reflect this, the proposed Center Street signal alternatives were optimized to work with the baseline State Street signal timing.

State of Utah

SPENCER J. COX
Governor

DEIDRE M. HENDERSON
Lieutenant Governor

DEPARTMENT OF TRANSPORTATION

CARLOS M. BRACERAS, P.E.
Executive Director

LISA J. WILSON, P.E.
Deputy Director of Engineering and Operations

BENJAMIN G. HUOT, P.E.
Deputy Director of Planning and Investment

ATTACHMENT "A"
Request for Proposals dated August 2026

January 25, 2024
ATTN: Robert Allen
Mountainland Association of Governments
586 East 800 North, Orem, Utah 84097

Dear Mr. Allen,

Utah Department of Transportation (UDOT) Region Three supports Pleasant Grove's 600 West and Center Street Intersection Improvements application for Mountainland Association of Governments Transportation Improvement Program (TIP) Funding.

UDOT has collaborated with Pleasant Grove on this project to identify scenarios that will benefit both the community of Pleasant Grove and the transportation network. Those benefits include enhanced mobility and safety at a busy intersection on State Street, the only parallel alternative route to I-15. We recognize the regional significance of this project and support this project to be presented to the TIP selection committee for further consideration.

Sincerely,

Rob Clayton, P.E.
Region Three Director

DocuSign Envelope ID: 0E86DDB1-D972-466B-AD06-4BD5B727931E

ATTACHMENT "A"
Request for Proposals dated August 2026

UTA
669 West 200 South
Salt Lake City, UT 84101

December 18, 2023

ATTN: Robert Allen
TIP Program Manager
Mountainland Association of Governments
586 E 800 N Orem, Utah 84097

Dear Mr. Allen,

Utah Transit Authority (UTA) is pleased to support Pleasant Grove's 600 W, Center Street, and State Street Intersection Improvements application for Mountainland Association of Governments Transportation Improvement Program (TIP) Funding.

Utah Transit Authority is dedicated to providing integrated mobility solutions to service life's connections, improve public health, and enhance quality of life. UTA has collaborated with Pleasant Grove closely on projects that further the UTA mission "We Move You" and Vision "Leading Utah's Mobility Solutions and Improving Quality of Life".

Pleasant Grove's 600 West, Center Street and State Street Intersection improvements project is one that UTA is in full support of. The intersection and railroad crossing relocation and improvements are in line with UTA's future plans.

We recognize the regional significance of this project and fully support this project to be presented to the TIP selection process for funding.

Sincerely,

DocuSigned by:
3A24FF46AD114EB...

Jay Fox
Executive Director
Utah Transit Authority

ATTACHMENT "A"
Request for Proposals dated August 2026

Agreement No. 2026-500

INTER-LOCAL COOPERATION AGREEMENT
between
UTAH COUNTY and
PLEASANT GROVE CITY

For A Project Known As

PLEASANT GROVE CENTER STREET 600 WEST INTERSECTION IMPROVEMENTS

THIS AGREEMENT, made and entered into this 24th day of June 2026, by and between **UTAH COUNTY (Program Manager)**, a political subdivision of the State of Utah, with principle offices located at 100 East Center ST, Suite 2300, Provo, Utah 84606 and **PLEASANT GROVE CITY (Project Sponsor)**, a political subdivision of the State of Utah, with principle offices located at 70 South 100 East, Pleasant Grove, Utah 84062.

RECITALS:

WHEREAS, the Utah Interlocal Co-operation Act, Title 11, Chapter 13, Utah Code Annotated (1953), as amended, permits local governmental units including cities, counties, inter-local agencies and political subdivisions of the State of Utah to make the most efficient use of their powers by enabling them to cooperate with other public entities on the basis of mutual advantage and to exercise joint cooperative action for the benefit of their respective citizens; and

WHEREAS, the Program Manager and the Project Sponsor desire to facilitate the construction of a road project known as Pleasant Grove Center Street 600 West Intersection Improvements (**Approved Project**) which consists of the reconstruction, reconfiguration, and improvements of the Center Street 600 West intersection and approaching roadways ; and

WHEREAS, the Program Manager and the Project Sponsor held duly noticed public meetings wherein this Agreement was considered and an Authorizing Resolution was presented for approval by the respective legislative bodies.

NOW THEREFORE, in consideration of the covenants and agreements contained herein and other valuable consideration, the sufficiency of which is hereby acknowledged, the Program Manager and the Project Sponsor hereby agree as follows:

Section 1. PURPOSES.

This Agreement has been established and entered into between the Program Manager and the Project Sponsor for the purpose of outlining the respective rights and responsibilities of the Program Manager and the Project Sponsor in the construction of the Approved Project.

Section 2. ADMINISTRATION OF AGREEMENT.

The parties hereto agree that, pursuant to Section 11-13-207, Utah Code Annotated, 1953 as amended, the Utah County Public Works Director shall act as the administrator responsible for the administration of this Agreement. The parties further agree that this Agreement does not anticipate nor provide for any organizational changes in the parties. The administrator agrees to keep all books and records in such form and manner as the Utah County Auditor shall specify and further agrees that said books shall be open for examination by the parties hereto at all reasonable times.

Section 3. MULTIPLE JURISDICTIONS.

If a project is within multiple jurisdictions and/or agencies, one jurisdiction or agency will enter in to this interlocal agreement and interface with the Program Manager as the Project Sponsor. Multiple jurisdictions and/or agencies interactions will be outlined within a separate interlocal agreement between said jurisdictions and/or agencies. This agreement shall be referenced in this agreement as an Exhibit.

Section 4. EFFECTIVE DATE; DURATION.

This Agreement shall become effective and shall enter into force within the meaning of the Interlocal Cooperation Act, upon the submission of this Agreement to, and the approval and execution hereof by the governing bodies of the Program Manager and the Project Sponsor. The term of this Agreement shall be from the date of execution hereof until the terms and obligations identified herein are completed, but in no event, longer than 5 years from the execution date.

Section 5. NO SEPARATE LEGAL ENTITY.

The Program Manager and the Project Sponsor do not contemplate nor intend to establish a separate legal or administrative entity under the terms of this Agreement.

Section 6. TERMS.

1) **Project Scope –** reconstruction, reconfiguration, and improvements of the Center Street 600 West intersection and approaching roadways including widening and signals.

2) **Procurement** - The Project Sponsor will designate a qualified project engineer from its staff or hire a project engineer from the Project Sponsors consultant pool or the prequalified UDOT pool, who will be responsible for project delivery. The Project Sponsor shall follow Utah State Code Section 63G-6a-101 or its own procurement/purchasing policy. Different project engineers can be designated or hired for different phases of the project.

3) **Project Development** - The Project Sponsor and the designated project engineer, will design, acquire the necessary rights-of-way (ROW), bid out, and manage the construction of the Approved Project.

   a) **Design Standard -** The design and construction of the Approved Project will meet or exceed Pleasant Grove City standards.

   b) **Environmental Work -** The Project Sponsor will acquire the appropriate clearances and permits through the design process. The Project Sponsor can follow their own adopted environmental process, or follow the Recommended Environmental Guidance / Mountainland & Utah County Programmed Projects document (including designating with the Program Manager the type of environmental work to be completed), or any other stricter environmental process under local or federal law. The Project Sponsor must follow any National Environmental Policy Act (NEPA) requirements required (Endangered Species Act, Clean Water Act, etc.), and any other local or government agency requirements for the Approved Project.

   c) **Design Work -** The Project Sponsor will involve the Program Manager at the following design milestones:

      (1) Kickoff Meeting;

(2) 30% Scope and Schedule Review;

(3) 60% On Site Plan Review; and

(4) 90% Plans, Specifications and Estimate.

d) **Final Design Approval** - Once project design is completed, the Project Sponsor will review the final design with the Program Manager. The construction phase will not proceed unless both parties agree that the project is ready.

e) **ROW Acquisition** - The Project Sponsor will be responsible to acquire all necessary ROW adhering to state and local laws. The Project Sponsor can follow their own adopted ROW acquisition process or follow the Recommended Right of Way Acquisition Guidance / Mountainland & Utah County Programmed Projects guidance document, or as required by Utah law.

f) **Construction Advertising** - To advertise construction, the Project Sponsor shall follow Utah State Code Section 63G-6a-101 or its own procurement/purchasing policy. All construction bids will include a 10% construction contingency. The Project Sponsor will provide a copy of the advertisement and the notice of award to the Program Manager.

4) **Project Signage/Contact Info -** It is recommended that the Project Sponsor install signage informing the public of the following:
   a) Project name.
   b) Project description.
   c) Start and completion dates (general).
   d) Contact name, phone number, website address, email.
   e) Use the sentence "This project funded with Mountainland Transportation Funding".
   f) List project sponsors and their logos (Project Sponsor, Mountainland, Utah County).
   g) Generally, one sign at each access point to the project shall be installed.
   h) Signs should be at least 4' x 6', or large enough for passing motorists to read.
   i) Signs should be installed prior to construction and stay in place through construction.

5) **Construction Process -** The Project Sponsor will manage the construction process. The Project Sponsor will notify the Program Manager of any changes that affect the scope of the project or costs that exceed the construction contingency.

6) **Project Completion** - Program Manager staff will be notified and allowed to attend the final inspection of the completed project.

7) **Project Hold** - The Program Manager has the authority to place a project on hold at any time during the project development process or withhold reimbursement of invoices during the construction process if the Program Manager deems that the Approved Project is not within the Approved Project scope or budget. The Program Manager shall notify the Project Sponsor of the hold in writing and will work with the Project Sponsor to rectify the issues promptly. If the Project Sponsor and Program Manager cannot bring the Approved Project back into scope or if additional funding is needed above what the Program Manager or the Project Sponsor can provide, the issues will be brought to the Mountainland TAC committee and MPO Board for their review, recommendations, resolutions, and approvals.

8) **Total Project Cost** - Both the Program Manager and Project Sponsor acknowledge that the Approved Project has been authorized by the Mountainland MPO Board (Utah County Commission must also approve if county funds are used) to be funded at an amount not to exceed $11,067,000.00 (Total Project Cost) for the direct costs of the Approved Project.

   a) **Matching Funds -** The Project Sponsor is required to pay a match or portion of the Total Project Cost. This amount is 6.77% of the Total Project Cost. The use of Project Sponsor equipment and/or Project Sponsor employee time for the project shall not be reimbursable, but can be claimed by the Project Sponsor as a soft match toward the required 6.77% matching funds required from the Project Sponsor. The Project Sponsor is required to pay the difference between the required match and the value of the soft match, if any.

   b) **Multi-Year Funding** - Some projects require funding across multiple fiscal years. Reimbursement for Approved Project activities can only be made up to the available amount identified in a single fiscal year. Any balance from a prior year where available funds have not been expended for the Approved Project are then advanced to the next fiscal year and are added to the funds available that fiscal year. Fiscal year for County Transportation Sales Tax Funds starts on January 1st. The Approved Project has $11,067,000.00 beginning in 2028.

   c) **Funding Availability** - County Transportation Sales Tax funds are generally available each January and are generated by sale tax revenue, which can fluctuate with the economy. MAG will not reimburse expenses on an Approved Project unless funding is made available by UDOT and Utah County. This could require the Approved Project to be placed on hold by the Program Manager or that the Project Sponsor advance their own funds

toward the Approved Project with reimbursement to be made by the Program Manager upon receipt of available funding from UDOT and/or Utah County.

d) **Reimbursement -** The Project Sponsor, if desiring reimbursement for the direct costs of the Approved Project, will provide the Program Manager with one monthly itemized invoice detailing actual costs for the ROW acquisition, design, utility relocation, construction, or other approved elements of the project. Appropriate backup materials shall also be supplied by the Project Sponsor to the Program Manager without requiring separate inquiry. The Program Manager agrees to reimburse the Project Sponsor within 30 days of receiving acceptable itemized invoices establishing the validity of the direct costs of the Approved Project. The maximum amount of reimbursement from the Program Manager to the Project Sponsor for any fiscal year shall be the available funds actually received by the Program Manager for such fiscal year. The maximum amount of reimbursement from the Program Manager to the Project Sponsor for the entire cost of the Approved Project shall not exceed $10,317,764.00 (Total Project Cost less Matching Funds). Any costs which exceed $10,317,764.00 shall be the sole responsibility of the Project Sponsor. The Program Manager will review and approve monthly each itemized invoice and will reimburse the total invoice amount less the required matching funds.

e) **Cost Overruns -** The Program Manager maintains a contingency account for cost overruns. The Project Sponsor may request additional funds above the approved Total Project Cost with supporting documentation demonstrating the need for additional funds. The Program Manager may approve up to 10% of the Total Project Cost up to a maximum of $500,000. The MPO Board can approve higher amounts (Utah County Commission must also approve if county funds are used). The addition of these contingency funds would require a modification to this Agreement. If no additional funds are awarded or the Approved Project still requires additional funds, the Project Sponsor will be responsible to fund the overrun.

f) **Surplus Funds -** Any surplus funds remaining after the completion of the Approved Project will be returned to the Utah County fund balance to be reallocated to other projects selected through the MPO project selection process. Note that Mountainland and Utah County selects and funds projects, not project sponsors. Surplus funds cannot be moved to a new project not already approved though the MPO project selection process. Any surplus funds paid by the Project Sponsor shall be returned to the Project Sponsor.

9) **Liability, Ownership and Maintenance of Approved Project** - The Project sponsor bears all liability through all stages of project development and construction. The Project Sponsor shall own and be responsible for maintenance, repair and replacement of the completed project.

10) **Inspection of Approved Project** - The Program Manager and its designees, upon reasonable notice, reserve the right to enter upon the Approved Project to inspect the same to verify compliance with this Agreement.

11) **Other Expenses -** Except as otherwise expressly stated herein, all expenses not identified as a part of the Approved Project or executed prior to the Agreement shall be the sole responsibility of the Project Sponsor.

12) **No Third-Party Rights** - The obligations of the parties set forth in this Agreement shall not create any rights in or obligations to any persons or parties other than to the Project Sponsor and Program Manager. This Agreement is not intended to nor shall it be construed to benefit any third party.

13) **Recitals -** The Recitals portion of this Agreement constitutes a part of this Agreement.

Section 7. FILING OF INTERLOCAL COOPERATION AGREEMENT.

Executed copies of this Agreement shall be placed on file with the official keeper of records of the Program Manager and the Project Sponsor and shall remain on file for public inspection during the term of this Agreement.

Section 8. AMENDMENTS.

1) **Amending this Agreement** - This Agreement may not be amended, changed, modified or altered except by an instrument in writing which shall be: (a) approved by Resolution of the governing body of each of the parties, (b) executed by a duly authorized official of each of the parties, and (c) filed in the official records of each party.

2) **Change Orders** - Changes can occur throughout a project. Changes that are outside the scope outlined in this contract must be amended as stated above. Minor changes and adjustments that fall within the original project scope can be addressed with a change order. A change order does not require amending this agreement. A change order is defined as that additional effort

necessary by reason of changed conditions which are radical, unforeseen, and completely beyond the control of the Project Sponsor. The Project Sponsor shall create the change order and keep records of them. Any additional costs incurred can be covered by the construction contingency or by added local funding and should be addressed in the change order. If additional costs are more than the construction contingency and available local funds, the Project Sponsor shall contact the Program Manager to review funding options.

Section 9. EXTRA WORK

Extra work shall be undertaken only when previously authorized in writing by the Program Manager and is defined as additional work which is neither shown nor defined in this Agreement. Extra work includes additional improvements adjacent to the Approved Project or in other locations that the Project Sponsor desires to complete as a package of projects. Extra work can be for utility projects, facilities that tie into the Approved Project, project betterments, or other work desired by the Project Sponsor. No costs incurred by extra work can be billed to the Approved Project. Any invoices submitted by the Project Sponsor shall clearly detail costs incurred by the Approved Project and list separately costs incurred by the extra work. This agreement shall be referenced in this agreement as an Exhibit.

Section 10. SEVERABILITY.

If any term or provision of this Agreement or the application thereof shall to any extent be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to circumstances other than those with respect to which it is invalid or unenforceable, shall not be affected thereby, and shall be enforced to the extent permitted by law. To the extent permitted by applicable law, the parties hereby waive any provision of law, which would render any of the terms of this Agreement unenforceable.

Section 11. GOVERNING LAW.

All questions with respect to the construction of this Agreement, and the rights and liability of the parties hereto, shall be governed by the laws of the State of Utah.

Section 12. INDEMNIFICATION.

The Project Sponsor shall indemnify and hold the Program Manager harmless from any and all claims of liability for any injury or damage to any person or property whatsoever occurring in, on or about the Approved Project or any part thereof. The Project Sponsor shall further indemnify and hold the Program Manager harmless from and against any and all claims arising from any breach or default in the performance of any obligation on the Project Sponsor's part to be performed under the terms of this Agreement, or arising from any act or negligence of the Project Sponsor, or any of the Project Sponsor's agents, employees, contractors, subcontractors, or invitees and from and against all costs, reasonable attorney's fees, expenses and liabilities incurred in the defense of any such claim or any action or proceeding brought thereon. Both the Project Sponsor and Program Manager agree that the terms of this Agreement are subject to, and not a waiver of, the protections, immunities and liability limits of the Governmental Immunity Act, U.C.A. 63G-1-101, et. seq. The Project Sponsor's obligations under this provision shall survive the expiration or other termination of this Agreement.

Section 13. ENTIRE AGREEMENT

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.

IN WITNESS WHEREOF, the parties have signed and executed this Agreement, after resolutions duly and lawfully passed, on the dates listed below:

UTAH COUNTY

Authorized and passed on this 24th day of June 2026,

BOARD OF COUNTY COMMISSIONERS,
UTAH COUNTY, UTAH

Signed by:
Skyler Beltran
659A934B495A4BC...
SKYLER BELTRAN, Chair

Signed by:

ATTEST:
AARON R. DAVIDSON
Utah County Clerk

By: Signed by: Jolynn Clegg 9D992F0F25144C0...
Deputy

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

By: Signed by: Brittany Thorley 089204CD1F96438...
Deputy County Attorney

PLEASANT GROVE CITY

Authorized and passed on this 22 day of June 2026,

PLEASANT GROVE CITY
UTAH COUNTY, UTAH

Mayor

ATTEST:

City Recorder

REVIEWED AS TO FORM AND COMPATIBILITY WITH APPLICABLE LAW:

By:
City Attorney

ATTACHMENT "B"
Proposal dated August 27, 2026 prepared by CONSULTANT

RIDGELINE CONSULTANTS 13688 S Belmont Park Ave Herriman | (801) 419-8706 |

August 27, 2026

Britton Tveten, P.E.
Department of Public Works, Engineering Division
Pleasant Grove City
323 West 700 South
Pleasant Grove, Utah 84062

Re: Proposal for Engineering Design and Construction Engineering Management Services — Center Street and 600 West Improvements Project (RFP #2026-05)

Dear Mr. Tveten,

Thank you for the opportunity to submit our proposal for the Center Street and 600 West Improvements Project. After reviewing the RFP and the MAG Concept Report, it is clear that Pleasant Grove City's priority is to significantly reduce congestion and improve safety by increasing storage between State Street and 600 West. We recognize that success for this project relies heavily on coordination with UDOT, UTA, and UPRR to implement the new high-T signal and railroad crossing upgrades, all while preserving the critical utility corridor.

Ridgeline Consultants has teamed with DEA and ESI to deliver a complex roadway realignment and municipal utility designs for Pleasant Grove City. We have structured our proposed approach to directly address your goals of improving traffic flow, integrating the future UTA Rail Trail and 600 West Trail, and minimizing disruptions during the 2029 construction phase.

We are uniquely positioned to partner with Pleasant Grove City on this initiative because:

- **Local Expertise & Multi-Agency Coordination:** Operating from our local office, our team has extensive experience navigating UDOT and UTA/UPRR standards and approvals for similar high-traffic corridor projects.
- **Comprehensive Project Management:** We offer a cohesive team that seamlessly bridges 15%–90% design options with robust construction engineering management, ensuring what is designed is precisely what gets built.

We confirm that this proposal is fully compliant with all instructions, specifications, terms, and conditions outlined in RFP #2026-05. Our design will strictly adhere to Pleasant Grove City, APWA, and UDOT standards. Furthermore, we are fully prepared to enter into the required Agreement with the City and maintain all necessary E-Verify and GRAMA compliances.

Travis Hamilton is authorized to make representations for our firm and to bind us to the terms of this proposal, including the unit prices and fees provided.

We are excited about the prospect of partnering with Pleasant Grove City to deliver a biddable, constructible plan that brings lasting safety and efficiency to the Center Street and 600 West intersection. Please contact me directly at (801) 419-8706 or thamilton@ridgecon.org if you have any questions regarding our submission.

Sincerely,

Project Manager/Principal
Ridgeline Consultants

PROPOSAL: Center Street and 600 West Improvements (RFP #2026-05)

PROJECT UNDERSTANDING, SCOPE, AND SCHEDULE

Ridgeline Consultants (RC) understands that Pleasant Grove City requires engineering design and construction engineering management services to realign the Center Street and 600 West intersection. Based on the MAG Concept Report, the current proximity to State Street causes westbound queues on Center Street to stack past the left-turn storage, creating congestion and a history of accidents (142 over ten years).

Our primary objective is to implement a high-T signal layout east of the State Street intersection to increase storage capacity, reduce conflict points, and improve State Street flow. Success dictates preserving the existing 600 West access as a crucial traffic and utility corridor, avoiding costly relocations, and maintaining tight coordination with UDOT (for State Street impacts) and UTA/UPRR (for railroad crossing upgrades and future Rail Trail/600 West Trail integrations).

Detailed Scope of Work

We have assembled a team consisting of Ridgeline, David Evans & Associates (DEA), and ESI Engineering (ESI). We will deliver constructible, biddable documents by 2029 that strictly adhere to Pleasant Grove City, APWA, and UDOT standards. In addition, with DEAs expertise we will ensure that each UPRR submittal will advance to the next milestone.

- **Phase 1: Railroad Diagnostic/Initial Coordination, Subsurface Utility Investigation & Survey:** DEA will immediately perform the crossing diagnostic and initial railroad coordination while ESI gathers survey and existing right-of-way information. RC will begin the subsurface utility engineering (SUE) to map the City's culinary water, pressurized irrigation, sewer, and storm drain facilities, as well as all third-party utilities.
- **Phase 2: 15% Geometry & 30% Preliminary Design:** We will develop up to three (3) geometry options for the 15% review, optimizing the high-T alignment, the right-in/right-out (RIRO) modifications for local businesses, and pedestrian/trail crossings. At 30%, we will submit a scroll plot, draft storm drain/utility layouts, and our preliminary Engineer's Opinion of Probable Cost (EOPC).
- **Phase 3: Railroad Permitting / Right-of-Way (ROW) Coordination:** After the preferred design is selected, we will continue the railroad permitting process and identify potential ROW impacts, minimizing and mitigating those impacts to the greatest extent possible.
- **Phase 4: 60% & 90% Design Iterations:** We will finalize roadway, trail, signing, striping, signal, lighting, and pavement design using existing geotechnical reports. We will coordinate signal timing, conduit layouts, and railroad crossing improvements with UDOT, UPRR, and UTA. We will prepare the necessary legal descriptions, exhibits, and acquisition documents for impacted parcels to support the City's acquisition efforts. We will also finalize utility relocations and utility agreements. A comprehensive EOPC and draft specifications will accompany both the 60% and 90% design submittals.
- **Phase 6: Construction Engineering Management (CE&M):** We will host the pre-bid and pre-construction meetings, issue the Notice of Award & NTP, and manage submittals & RFIs. During the 2029 construction, our local inspectors will provide on-site observation 60% of the time, keeping daily diaries and coordinating QA material testing. We will lead weekly progress meetings, manage pay requests, and coordinate project closeout and CAD record drawings.

Anticipated Project Schedule (Includes UPRRs Min. 4 Week Review Period Per Milestone)

- **Notice to Proceed & Kickoff:** Fall 2026
- **Railroad Diagnostic/Coordination, Survey, SUE, & 15% Geometry Review:** Fall 2026
- **30% Design & Preliminary Estimate:** Spring 2027

- **60% Design & Estimate:** Summer 2027
- **ROW Documents Provided to City:** Summer 2027
- **90% Design, Estimate:** Winter 2027
- **UPRR/UTA Final Approval (Ready for Bid):** Spring 2028
- **Bidding & Award / Pre-Construction:** Fall 2028
- **Construction Phase & CE&M:** Spring 2029 – Fall 2029
- **Project Closeout:** Late Fall 2029

PROPOSED TEAM

Ridgeline Consultants has assembled an appropriately sized, highly integrated, local team with DEA (RR and UTA design/coordination), and ESI (Survey and Right-of-Way).

Team Member	Role	Responsibility
Travis Hamilton, PE	Project Manager	Budget, schedule control, project team coordination, and final QA/QC.
Jacob Everitt, PE	Lead Roadway & Trail Design	High-T intersection design, trail integration, signing, striping, and alignment alternatives.
Spencer Taylor, PE	Signal & Utility Engineer	Signal infrastructure, SUE coordination and mapping.
Travis Colledge, PE	Lead UTA Coordination/Design	UTA Infrastructure Design and Coordination.
Zach Bailey, PE	UPRR Grade Crossing	Grade crossing coordination for UPRR-affected segments.
Dave Lehman, PE	UDOT/RR Coordination	UDOT and railroad diagnostic coordination.
Travis Hamilton, PE	Construction Manager	Manage the on-site (60% time) inspector, QA testing, daily diaries, change order coordination, and contractor dispute resolution.
Matt Peterson, PLS	Surveying & ROW	Topographic survey, property boundaries, and creating the 6 ROW acquisition documents.
Alan McKean, PE	Waterline Design	Culinary and pressurized irrigation waterline design.
Jason Armstrong, PE	Sewer Design	Sanitary sewer design and coordination.

Resumes detailing the time each staff member has been with the firm and their office location are included in the Appendix.

RELATED PROJECTS AND LOCAL EXPERIENCE

Our proposed team has a rich history of collaborating with Pleasant Grove City, other municipalities, UDOT, UPRR and UTA to deliver multi-modal intersection and rail-corridor improvements across Utah County and the wider Wasatch Front.

Ephraim RD Safety & Economic Development Phase 2

Location: Ephraim **Year:** 2026
Client: UDOT **Reference:** Tyson Jewkes, Project Manager
Team: Travis Hamilton, Jacob Everitt, Spencer Taylor | **Services:** Roadway Design, SUE Coordination, Storm Drain Design, Signing and Striping.
Description: This project required a full team effort to accomplish the roadway widening and intersection modification of US-89 in Ephraim. Schedule and efficiency were paramount, as we

were tasked to complete the advertised documents in an 8-week time frame while keeping design quality and coordination exemplary.

Side By Side Left Turn Lanes on 400 N Under I-15

Location: Weber County **Year:** 2024
Client: UDOT Region 1 **Reference:** Rob Astle, Project Manager
Team: Travis Hamilton, Jacob Everitt | **Services:** SUE, Roadway Design, Water/Sewer Relocation, Construction Observation.
Description: This project involved roadway widening, striping, and signal modifications. The challenge was maximizing storage lengths and finding width without disturbing the I-15 structure. Storm drain design and connections were also completed to capture the new roadway width.

Pleasant Grove Projects: 3300 N, 1550 E, 1050 E, Windsong, 1520 N, & 200 W

Location: Pleasant Grove **Year:** 2024–2026
Client: Pleasant Grove **Reference:** Britton Tveten, Capital PM
Team: Travis Hamilton, Jacob Everitt, Matt Peterson (ESI) | **Services:** Roadway Design, Storm Drain, Water, and Sewer Design.
Description: Ridgeline Consultants has provided engineering services for various projects for Pleasant Grove City spanning the last 2 years, including roadway widening, new curb & gutter, storm drain, water line, and sewer design.

FrontRunner Forward (FR2X) Environmental and Progressive Design Build (PDB)

Location: American Fork, Lehi, Murray, Warm Springs **Year:** 2022–2023 (Env.), 2024–Current (PDB)
Client: UTA **Reference:** Brian Allen, Transit Project Director
Team: Travis Colledge, Alan McKean, Jason Armstrong, Dave Lehman, Zach Bailey
Services: Track design, drainage and utility review, at-grade layouts and cost estimating.
Description: UTA's FrontRunner commuter rail system runs Ogden to Provo along an 82-mile corridor, currently single track and limited to a 30-minute frequency. This project will add double track to improve operations. During the environmental phase, DEA supported UTA in obtaining environmental clearance for double-tracking — track design, drainage and utility review, structural and retaining wall concepts, and at-grade crossing layouts to establish a realistic impact footprint and cost estimate. DEA now supports UTA and UDOT through the PDB phase, leading design of four segments (American Fork, Lehi, Murray, Warm Springs) — track, roadway, at-grade crossing, drainage, and structures design — and is finishing UPRR crossing approvals in the American Fork and Murray segments.

UDOT Railroad Diagnostic Support

Location: Statewide **Year:** Ongoing
Client: UDOT **Reference:** Bill Ashman, Diagnostic Engineer
Team: Dave Lehman, Zach Bailey | **Services:** Railroad Coordination.
Description: DEA is one of three firms currently retained by UDOT to help coordinate and administer required railroad diagnostics under Utah Admin. Rule R930-5. DEA schedules and leads diagnostic meetings (virtual and in-field), prepares minutes including recommendations and action items, and generates diagnostic letters and reports with supporting attachments.

US-6: Chicken Hollow to Tie Fork

Location: Spanish Fork Canyon **Year:** 2024–2025
Client: UDOT **Reference:** Darren Bunker, Project Manager
Team: DEA, ESI | **Services:** ROW, Railroad Coordination, and Roadway Design.
Description: DEA and ESI teamed together on this project to establish historic UPRR railroad right-of-way and existing roadway right-of-way limits for the US-6 widening. DEA provided the roadway design and railroad coordination while ESI provided the right-of-way documents and plans pursuant to the widening.

APPENDICES

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Travis Hamilton, PE (Ridgeline Consultants)

Project Manager, Construction Manager

Time with Firm: 2 years | **Office:** Herriman, Utah

In 21 years of experience, Travis has successfully managed a variety of federally funded and local government projects, including roadway widening, roadway reconstruction, safety improvements, drainage systems, utility coordination, multi-use trails, traffic signals, and Intelligent Transportation Systems (ITS). Several of these projects involved railroad crossings, providing Travis with direct experience coordinating with the Utah Transit Authority (UTA) and Union Pacific Railroad (UPRR) throughout the design and approval process. Many of these projects also required the preparation of plans, deeds, and other documents to support right-of-way acquisitions. Travis has also led numerous projects involving utility relocations and complex utility coordination efforts, including the negotiation of master utility agreements, project-specific utility agreements, and betterment agreements, ensuring effective coordination among utility owners, agencies, and project stakeholders.

Relevant Project Experience

North Salt Lake Center St Queue Cutter

Project Manager: Led the project to design a queue cutter signal that crossed UPRR and UTA Front Runner tracks. The project required extensive coordination with UPRR and UTA to determine railroad preemption design and coordination with the traffic signal, permits to bore under the railroad tracks, coordination with local oil refineries to mitigate impacts to large underground pipes, and connection to UDOTs ITS system.

SR-92 (Timpanogos Hwy) & 500 W High Tee

Project Manager: This project included a high tee signal design, ITS connection, traffic camera, median barrier, and striping. The project also included utility investigation to mitigate impacts to several fiber lines as well as coordination with Jordan Valley Water Conservancy District and the Bureau of Reclamation to obtain a permit to cross a 72 inch aqueduct.

5300 South & College Dr (Murray City)

Project Manager: The project included intersection widening to add additional turn pockets, driveway tie-ins, pedestrian ramps, median barrier, striping, modular block walls, landscaping, storm drain, and full signal reconstruction. Several utilities had to be relocated including a major overhead power line, fiber, telephone, gas, and culinary water. Right-of-way acquisitions and easements were required on all legs of the intersection.

Various Pleasant Grove Projects: 3300 N, 1550 E, 1050 E, Windsong, 1520 N, & 200 W

Project Manager: Managed various projects for Pleasant Grove City spanning the last 2 years, including roadway widening, new curb & gutter, storm drain, water line, and sewer design.

Education: MS, Civil Engineering, Utah State University

Licenses: Professional Engineer, Utah (5338599)

Jacob Everitt, PE (Ridgeline Consultants)

Lead Roadway & Trail Design

Time with Firm: 2 years | **Office:** Herriman, Utah

Jacob is a transportation engineer with 8 years of experience delivering roadway, drainage, and pedestrian access designs for UDOT and municipal clients. He has designed more than 100 intersections, specializing in roadway geometry improvements, intersection widening, stormwater system design, and UDOT-standard signing and striping. Jacob is known for resolving complex design challenges involving utilities, easements, and pedestrian accessibility, ensuring projects advance smoothly through design and construction by producing clear, constructible plans.

Relevant Project Experience

US-89 & 200 N Intersection

Lead Designer: Developed the 50-percent design for the realignment of 200 North and the widening of the US-89 intersection, incorporating options of a new center lane median with no signal, a realignment only or realignment with a signal. Facilitated the bike lanes, design of sidewalk and pedestrian access ramps while preparing detailed project estimates to ensure fiscal and technical feasibility.

Ephraim Rd Safety & Economic Development Phase 2

Lead Designer: Engineered the drainage for the widening of US-89 in Sanpete County to include an additional through lane and right-turn lanes. Hydrologically modeled a specialized UDOT drainage design to size a system of dry wells at two central locations, specifically addressing the challenges of the corridor's relatively flat slopes and nonexistent storm drain system.

Murdock Dr; 1550 East to 1600 East Waterline & Roadway Reconstruction

Lead Designer: Worked with Pleasant Grove City to resolve pavement and drainage issues for Pleasant Grove City on Murdock Dr. Responsible for the design documents for a roadway surface, municipal waterline, and new drainage system. This included grading sheets, drainage profiles among other typical project documents.

Education: MS, Civil Engineering, Utah State University

Licenses: Professional Engineer, Utah (13012524-2202)

Spencer Taylor, PE (Ridgeline Consultants)

Signal & Utility Engineer

Time with Firm: 1 year | **Office:** South Jordan, Utah

Spencer has worked extensively with Utah's railroads to coordinate grade crossing design drawings, requirements, deviation memos, wireline crossings, signal preemption documents, and railroad review documentation. Spencer has railroad experience on more than 15 integrated preemption signals and numerous utility grade crossings with UP and UTA. Spencer recently worked on the UDOT Railroad diagnostic review team and also the UDOT Railroad standards group. While on these projects Spencer's focus and expertise were on the Railroad Preemption manual revisions and technical requirements. Spencer has also completed the UPRR TE 101 Grade Crossing course, and passed the associated Olssen led railroad exam.

Spencer has completed signal designs for over 130 traffic signals in Utah, including signals of every kind from ped and bike signals, advanced warning signals, signal upgrades, railroad preemption, signal priority, queue cutters, pre-signals, CFIs, RICWS, and rural T intersections. He has also supported R2 as UDOT's Interim R2 Signal Engineer and understands signals from UDOT's unique perspective as an owner/operator. Spencer will use his expertise to implement the best signal design with full integration of new ADA, detection, and active transportation technology.

Spencer also brings utility design experience on dozens of roadway reconstruction projects. He is an expert in overhead/underground conflict identification, relocation design, and mitigation solutions for power, water, sewer, telecommunications, and gas. From gathering existing utility mapping, creating existing utility files, working with SUE firms, through full coordination with the 3rd Party utility companies, Spencer can complete all utility coordination required. His established relationships will lead to quick solutions and responses from the impacted utility companies. He has also worked to coordinate and execute unique agreements and specialty items such as powder coated steel, decorative luminaires, emergency relocations, construction RFI's, and emergency preemption device procurement

Relevant Project Experience

Region Two Queue Cutters (7 locations in Region 2)
UTA & UPRRR Grade Crossing improvements with Advanced Signal Preemption & Queue Cutter detection. Prepared the Signal design plans and preemption forms and exhibits. Coordinated utility services and relocation locations. Prepared UTA and UPRR applications and review materials.

SR-114 Geneva Rd & 200 S Preemption Signal (2025)
Pre-Signal with Advanced Signal and Pedestrian Preemption. Coordinated with UPRR, UDOT, and Pinetop to determine the appropriate preemption timing and signal placements. Prepared all signal and utility documents. Reviewed railroad plans and designs. Prepared railroad right of way exhibits and coordinated 3rd party relocations within the railway. Prepared wireline crossing forms and documentation for Lindon City.

SR-114 Geneva Rd 400 South Queue Cutter (2022)
Queue Cutter detection with Advanced Signal Preemption

SR-30 I-15 to Logan, Utah (2020-2022)
Advanced Railroad Warning Signal prepared in direct coordination with UDOT and UPRR. Worksheet and AWS forms prepared and revised with UDOT direction.

Travis Colledge, PE (DEA)

UTA Coordination/Design

Time with Firm: 1 year | **Office:** South Jordan, Utah

Travis brings 29 years of transportation and civil engineering experience, with unmatched expertise in rail safety and railroad crossing design. He has held key leadership roles with UDOT, UTA, and in the private sector, developing strong skills in transit and rail engineering and planning, at-grade crossing design, railway drainage, roadway design, and grant writing. He served as UDOT's Rail Safety Program Manager from 2008–2015.

Relevant Project Experience

FrontRunner 2X PDB (UDOT/UTA) — Salt Lake City, UT
Role: DEA Project Manager, Segment Lead — Manages 4 of 12 segments for the double-track expansion; oversees UDOT/UTA and UPRR grade crossing and track plan submittals; leads drainage design.

Provo Commuter Rail APE and Design (UTA) — Provo, UT
Role: Civil Project Engineer/Project Manager — Responsible for civil site design of 8 park-and-ride facilities and at-grade crossing/safety treatments across 40 miles, including 37 public crossings.

Southwest Corridor Environmental Study (UTA) — Salt Lake County, UT
Role: Project Manager — Led alignment/alternatives analysis, conceptual at-grade crossing layout, and roadway mitigation treatments.

UDOT Rail Safety Program 2008–2014 (UDOT) — Statewide, UT
Role: Consultant Program Manager — Managed Section 130 Program tasks and supported the Chief Railroad Engineer on UTA/UPRR project development.

First/Last Mile Tiger Grant Program (UTA) — Salt Lake City and Provo, UT
Role: Owner's Project Manager (UTA) — Provided construction oversight and managed contractor contracts; led program team and field construction oversight; delivered an FTA-acceptable schedule recovery to finish the program in 2023.

Education: BS, Civil Engineering, University of Utah

Licenses: Professional Engineer, Utah (343577)

DAVID EVANS AND ASSOCIATES INC.

Zach Bailey, PE (DEA)

UPRR Grade Crossing Coordination/Design

Time with Firm: 7 Years | **Office:** South Jordan

Zach specializes in UPRR grade-crossing design and coordination, having designed seven grade crossings on the FrontRunner Forward project and helped lead the skewed-crossing design effort being incorporated into UDOT's new standards. He is well versed in FRA quiet zone standards, UPRR's review and estimating processes, and UDOT's diagnostic review process, and has delivered signal design on projects including Mountain View Freeway, 300 South, and SR-108 across municipalities including Lehi, Murray, Provo, Clinton, Sunset, Logan, and Vernal.

Relevant Project Experience

FrontRunner Forward (UTA/UDOT) — Salt Lake City, UT
Role: Roadway and Signal Engineer — Led civil/roadway design for six grade crossings in Lehi and Murray; designed two new queue-cutter signals with UPRR/UTA signal house interconnect; managed UPRR comment resolution and estimates.

Mountain View Corridor (UDOT) — Herriman and Riverton, UT
Role: Segment 2 Signal & Lighting Design Lead — Designed 10 signals on frontage roads at Rose Crest, 13400 S, 13200 S, 12600 S, and 11800 S; designed understructure and comfort sag lighting and ramp gores.

I-15, 1800 N Interchange (UDOT) — Sunset City, UT
Role: Signal, Lighting & ITS Design Lead — Designed I-15 and 1800 North mainline street lighting and ITS/ramp metering improvements; redesigned signals at 1500 W and 1000 W.

Education: BS, Civil Engineering, University of Utah, AS, General Studies, Utah Valley University

Licenses: Professional Engineer, Utah (13440266)

DAVID EVANS AND ASSOCIATES INC.

Dave Lehman, PE (DEA)

UDOT Coordination/Diagnostics

Time with Firm: 1 year | **Office:** South Jordan, UT

Dave has managed and delivered a range of state- and federally funded projects for UDOT and local municipalities over his 20-year career, with project management and design leadership spanning environmental documents, roadway widening, intersection improvements, traffic signals, ITS infrastructure, pavement preservation and reconstruction, and safety improvements.

Relevant Project Experience

US-6 Improvements (UDOT) — Spanish Fork, UT
Role: Project Engineer — Prepared alternatives and design exceptions/deviations with UDOT Design Oversight and Traffic & Safety groups.

1600 N; 1200 W to State Street (UDOT) — Orem, UT
Role: Project Engineer — Led multi-discipline design coordination and delivered a federally compliant advertising package, including ROW acquisitions.

FRA Quiet Zone Support (WJC) — West Jordan, UT
Role: Project Manager, Coordinator, QC — Led evaluation of 11 at-grade crossings for quiet zone compliance, including ASM credits and a draft NOI letter.

Railroad Diagnostic Support (UDOT) — Statewide, UT
Role: Project Manager, Technical Lead — Coordinates and administers required railroad diagnostics under Utah Admin. Rule R930-5.

SR-224 Bus Rapid Transit (High Valley Transit) — Summit County & Park City, UT
Role: Design Manager — Manages multi-discipline design team through 30%, 60%, and 100% designs; coordinates delivery schedule and QC with High Valley Transit, Summit County, Park City, and UDOT.

9000 S; MVC to 6205 W Environmental (WJC and UDOT) — West Jordan, UT
Role: Project Manager — Managed scope, schedule, and budget to deliver an approved Cat-Ex environmental document; directed conceptual alignment development across five alternatives.

Education: BS, Civil Engineering, University of Utah, MS Civil Engineering University of Utah

Licenses: Professional Engineer, Utah (8002197)

DAVID EVANS AND ASSOCIATES INC.

Matt Peterson, P.L.S. (ESI)

Senior Vice President, Survey and ROW Manager

With ESI since 2005 | Office: Salt Lake City, Utah

As Responsible-In-Charge, Matt brings over 26 years of professional surveying experience, including 17 years as a licensed Land Surveyor dedicated to survey and right-of-way projects. Since joining ESI Engineering in 2005, he has managed or supported projects across Utah, from urban signal improvements to complex freeway reconstructions. His experience spans the full survey and ROW lifecycle, including establishing project control, CADD deliverables, recorded plats, plan sets, legal descriptions, and ROW document submittals such as surplus property disposal, highway abandonments, fee acquisitions, easements, and access openings. He is a member of the Utah Council of Land Surveyors, serving as 2023–2024 Salt Lake Chapter Vice President.

Relevant Project Experience

F-I84-6(160)109 Replace (F153) Long Bridge over Weber River (HNTB) — UT
Role: Survey and Right-of-Way Lead — Currently completing 8,000 linear feet of bathymetric river survey, unmanned aerial LiDAR survey, and traditional survey for bridge replacement design; completing railroad and highway ROW research.

F-0006(231)195 US-6; Chicken Hollow to Tie Fork (DEA) — UT
Role: Survey and Right-of-Way Lead — Completed existing ROW research for historic UPRR railroad and roadway ROW limits along US-6, which overlapped substantially; completed ROW documents and plans for the widening.

S-0085(19)4 MVC; Old Bingham Hwy to Porter Rockwell (UDOT R2) — UT
Role: Survey and Right-of-Way Lead — Completed unmanned aerial LiDAR survey combined with traditional survey of 11 miles of Mountain View Corridor median and travel lanes; delivered topographic survey, terrain models, and aerial imagery.

400 East; Pages Lane to Porter Lane (Centerville City) — UT
Role: Survey and Right-of-Way Lead — Completed full topographic survey for street reconstruction design and existing ROW/property research and determination.

Various Pleasant Grove Projects: 3300 N, 1550 E, 1050 E, Windsong, 1520 N, & 200 W
Role: Survey and Right-of-Way Lead — Completed full topographic survey for street reconstruction design and existing ROW/property research and determination.

Licenses: Professional Licensed Surveyor, Utah (343577)

ESI Engineering, Inc.

Alan McKean, PE (DEA)

Waterline Design

Time with Firm: 4 | **Office:** South Jordan

Alan is a professional engineer with 19 years of wet and dry utility design and relocation experience, including extensive UDOT and municipal work. As a former assistant city engineer for Layton City, he managed infrastructure projects and coordinated closely with utility providers, railroads, and third parties. He is experienced with UDOT's utility relocation process end-to-end and has served as project manager or task lead on water distribution, storage, pump station, sewer collection, master planning, and water rights work.

Relevant Project Experience

Mountain View Corridor (UDOT) — West Jordan, UT
Role: Third-Party Utility Coordinator (1 of 3) — Assisted in utility coordination and design efforts, managing coordination among internal teams, external utility owners, and project stakeholders.

SR-39; 4700 W to SR-26 (UDOT) — Marriott-Slaterville, UT
Role: Utilities Task Lead — Led utility coordination and design efforts, including railroad coordination, among internal teams and external stakeholders.

Parkin Overpass / Bamberger Railroad Bridge (UDOT) — Centerville, UT
Role: Utilities Task Lead — Led utility coordination and design efforts across internal teams and external utility owners.

I-84/US-89 Interchange Reconstruction (UDOT) — South Weber, UT
Role: UDOT Program Management, Utilities Design Oversight — Oversaw utility coordination and design efforts for a progressive design-build project.

I-15, 1800 N Interchange (UDOT) — Sunset, UT
Role: Utilities Task Lead — Led utility coordination and design efforts, including railroad coordination, among internal teams and external stakeholders.

Suction Vault Upgrade (Jordan Valley Water Conservancy District) — Taylorsville, UT
Role: Project Manager — Design manager; coordinated with client and QC manager.

Education: BS, Civil Engineering, Montana State University, MBA, Weber State University

Licenses: Professional Engineer, Utah (8408200-2202)

DAVID EVANS AND ASSOCIATES INC.

Jason Armstrong, PE (DEA)

Sewer Design

Time with Firm: 1 year | **Office:** South Jordan, UT

Jason is a professional engineer with 22 years of experience in public utility design and relocation, project and operations management, site and subdivision development, and water/wastewater treatment. He has managed multidisciplinary teams delivering design and construction documents for sanitary sewer collection systems, pumping stations, and treatment facilities, and has provided utility design, project management, and QA services on UDOT projects, coordinating with agencies and stakeholders to secure permits and approvals.

Relevant Project Experience

I-15 Reconstruction, Farmington to SLC Design-Build RFP Phase (UDOT) — Salt Lake City, UT
Role: Project Management, Design Oversight — Managed team producing potable water, sanitary sewer, and pressure irrigation relocation designs for the Design-Builder's RFP proposal.

I-84/US-89 Interchange Reconstruction (UDOT) — Davis and Weber Counties, UT
Role: Utilities Design Oversight — Coordinated with third-party utility owners; oversaw relocation designs and identified project risks.

SR-108; SR-37 to 4275 South (UDOT) — Davis County, UT
Role: Quality Assurance — Performed QA drawing review for relocated and reconstructed wet utilities as part of the widening/reconstruction project.

Winco Foods Distribution Center — Boise, ID
Role: Design Engineer — Produced design and construction documents for roadways, sanitary sewer, and drainage conveyance/storage for an 80-acre distribution center within Ada County Highway District ROW.

Sun City Anthem (Pulte Homes) — Henderson, NV
Role: Design Engineer — Produced comprehensive design and construction documents for multiple subdivisions, including roadway, utility, drainage, grading design, and technical drainage studies.

Education: BS, Civil Engineering, Brigham Young University

Licenses: Professional Engineer, Utah (5561915)

DAVID EVANS
AND ASSOCIATES INC.

UNIT HOURLY RATES

Name	Firm Name	Proposed Role	Unit Rate	Certification Category/Level
Travis Hamilton	Ridgeline Consultants	Project Manager	$ 189.44	PE
Jacob Everitt	Ridgeline Consultants	Roadway & Trail Design	$ 153.92	PE
Spencer Taylor	Ridgeline Consultants	Signal & Utility Engineer	$ 159.40	PE
Dan Snell	Ridgeline Consultants	Project Support	$ 189.44	EIT
Karlee Floyd	Ridgeline Consultants	Project Support	$ 89.99	EIT
EIT	Ridgeline Consultants	Construction Support	$ 85.00	EIT
Travis Colledge	DEA	UTA Coordination/Design	$ 291.59	PE
Connor Mangelson	DEA	UTA Coordination/Design	$ 118.02	EIT
Zach Bailey	DEA	Grade Crossing Coordinatin/Design	$ 115.75	PE
Nick Garcia	DEA	Grade Crossing Coordinatin/Design	$ 208.32	PE
Dave Lehman	DEA	UDOT Coordination/Diagnostics	$ 279.43	PE
Alan McKean	DEA	Water Line Design	$ 277.17	PE
Jason Armstrong	DEA	Sewer Design	$ 254.82	PE
Matt Peterson	ESI	Survey/ROW	$ 175.00	PLS
Mike Williams	ESI	Survey/ROW	$ 160.00	LSIT
Survey Tech	ESI	Survey/ROW	$ 120.00	Survey Tech

* Per Pre-Proposal Conference, unit rate includes hourly rate and multiplier.

Pleasant Grove Public Works
323 West 700 South
Pleasant Grove, UT 84062
801-785-2941

Attachment A

Pleasant Grove City
Engineering Department
Center Street and 600 West Improvements Project Engineering Services Proposal

THIS PAGE MUST BE COMPLETED, PROPERLY SIGNED, AND RETURNED FOR THIS PROPOSAL TO BE CONSIDERED COMPLETE.

CERTIFICATION

I, the undersigned, affirm that this proposal is made on behalf of the below-named individual/company, for whom I have legal authority to commit to the terms and conditions set forth in the RFP and this response, to which I/we agree to be bound if this proposal is found acceptable by Pleasant Grove City; and that this proposal is made without any collusion or coercion on the part of any person, firm, corporation, or other entity.

Company Name: Ridgeline Consultants		
Address: 13688 S Belmont Park Ave		
Herriman, UT 84096		
Representative: Travis Hamilton		
Title: Principal		
Phone: (801) 419-8706	Fax:	
Email address: thamilton@ridgecon.org		
Insurer: CSU	Policy #: CSU0224728	Coverage Amounts: $1M

Signature of authorized representative:

Date: 8/27/26

ATTACHMENT "C"
Scope and Fee prepared by CONSULTANT

ATTACHMENT "C"
Scope and Fee prepared by CONSULTANT

Ridgeline Consultants
13688 Belmont Park Ave Herriman, UT 84096

Travis Hamilton - Project Manager
801-419-8706
thamilton@ridgeco.org

Pleasant Grove City
Britton Tveten
323 West 700 South, Pleasant Grove, Utah 84062

Subject: Center Street and 600 West Improvements Project

This project will re-align the 600 West & Center Street intersection with a new high-T signal and will include: abandoning the existing 600 West intersection and installing a new intersection to the east. The new high T signal will include railroad crossing upgrades for both directions. The signal will be coordinated with the State Street signal, 600 West signal, and the railroad crossings. City culinary water, sewer, and storm drain facilities will be relocated and/or replaced.

Project Team:

- Ridgeline Consultants – Prime Consultant
  - Project management, roadway/trail design, storm drain design, signing & striping design, signal & lighting design, SUE coordination, construction
- David Evans & Associates – Sub Consultant
  - Railroad coordination and design, culinary waterline design, secondary waterline design, and sewer design.
- ESI Engineering – Sub Consultant
  - Survey and right-of-way

The following items will be included in the scope of work:

- 15% Design
  - Perform survey and identify existing right-of-way
  - Contact UTA and UPRR Railroads and perform crossing diagnostic
  - Request QL-D utility mapping and prepare an existing utilities file
  - Design up to 3 options for geometry review
  - Conduct review meeting and select the preferred design option
- 30% Design
  - Prepare the preferred roadway model, signal and lighting layout, city utility layout, and future communications conduit layout
  - Identify preliminary utility conflicts and right-of-way impacts
  - Coordinate with UDOT regarding the connection to State St and signal timing
  - Prepare pavement design based on reports provided by the city
  - Determine what permits will be needed from UTA and UPRR and submit milestone design for approval
  - Provide engineer's estimate
  - Conduct review meeting
- 60% Design
  - Finalize the design and prepare plan sheets

This work will be completed using the actual hours worked with rates and a not-to-exceed total as shown in the attached Fee Schedule.

Sincerely,

Travis Hamilton

Project Manager

Britton's Notes from 9/21/2026 interview (city staff included Britton, Aaron, and Neal)

Travis Ridgeline, Wrote UDOTS current signal manual

Spencer Taylor Ridgeline --> signals, worked for avenue on other crossings, SUE, understands RXR process (15 RXR plan sets), on udot pre-emption standards team, PG to 5th east in AF and 15 RXR crossings total in Utah

Matt Petterson ESI --> survey, UDOT & RXR properties,

Travis Colledge DEA --> Railraod, diagnostics is very important and will likely be revised. works with Grey Turner, over ths shoulder review, BNSF and UP projects

Ridge line
Ephraim city RXR widening, SD,
100 Plus signals

DEA
30 yrs experience with railroad, UDOT safety lead for railroad, UTA PM, city utilties

ESI

Get started ASAP, start with concepts and Diagnostics, 30% Nail down ROW and make final decisions,
ROW started next year,
final acceptance in winter 2027 or spring bidding.

ATTACHMENT "C"

Scope and Fee prepared by CONSULTANT

FEE SCHEDULE

PROJECT: Center St and 600 West Improvements Project

Task	Description	Travis Hamilton	Dan Snell	Spencer Taylor	Jacob Everitt	Karlee Floyd	Lily Snell	Hours/Task
1	15% Design	20	2	40	40	60	20	182
2	30% Design	40	2	160	80	120	20	422
3	60% Design	80	2	120	160	160	160	682
4	90% Design	80	8	40	80	80	80	368
5	Final	20		8	8	16	32	84
	Rate	$189.44	$189.44	$159.40	$153.92	$89.99	$53.28	
	PE Hours/Individual	240	14	368	368	436	312	
	PE Cost/Individual	$45,465.60	$2,652.16	$58,659.20	$56,642.56	$39,235.64	$16,623.36	
							PE Labor Hours	1738
							PE Labor Cost	$219,278.52

Sub Consultants	Unit	Unit Cost	Sub Total
ESI Engineering	1	$33,985.28	$33,985.28
David Evans & Associates	1	$172,214.06	$172,214.06
Potholing	15	$1,000.00	$15,000.00
		Total	$221,199.34

Project Total		
PE Labor Cost		$219,278.52
Sub Consultants		$221,199.34
Total Cost		$440,477.86

im guessing this will be more like $600k

ATTACHMENT "C"

Scope and Fee prepared by CONSULTANT

FEE SCHEDULE

PROJECT: Center St and 600 West Improvements Project

Task	Description	Travis Hamilton	Dan Snell	Spencer Taylor	Jacob Everitt	EIT	Lily Snell	Hours/Task
6	Engineering Construction Management	240	80			576		896
	Rate	$189.44	$189.44	$159.40	$153.92	$89.99	$53.28	
	CE Hours/Individual	240	80			576		
	CE Cost/Individual	$45,465.60	$15,155.20			$51,834.24		
							CE Labor Hours	896
							CE Labor Cost	$112,455.04

Sub Consultants	Unit	Unit Cost	Sub Total
Materials Testing	0	0	
		Total	

Project Total		
CE Labor Cost		$112,455.04
Sub Consultants		
Total Cost		$112,455.04

ATTACHMENT "C"
Scope and Fee prepared by CONSULTANT

PROJECT NAME: Pleasant Grove – Center Street and 600 West Improvements
Ridgeline Consultants
DATE: September 10, 2026
RE: Proposed Scope of Work

Brief Description

David Evans and Associates, Inc. (DEA) proposes to contract with Ridgeline Consultants as a subconsultant to provide support for railroad design and coordination and utility design, namely sewer and water, for the proposed Center Street & 600 West Improvements in Pleasant Grove, Utah. Work includes scheduling diagnostic team meetings with Utah Department of Transportation (UDOT), Union Pacific Railroad (UPRR) and Utah Transit Authority (UTA) project coordination, utility design support and project support on grade crossing design and signal preemption. DEA may also assist with other related work items to support this effort.

DEA is a subconsultant to Ridgeline Consultants and will perform services with its qualified in-house employees.

Assumptions

- Grade crossing design to be done by Ridgeline Consultants. DEA to support efforts in review of crossing design for compliance and completeness for UPRR Submittals.
- The contract scope, schedule, and budget will be monitored by DEA on a monthly basis. If at any point the upcoming project work is anticipated to exceed the remaining scope, schedule, or budget, DEA and Ridgeline Consultants will discuss prior to additional work being assigned or performed. A contract modification may be discussed in order for DEA to provide continued support.
- Waterline and sewer design will be done with the CADD platform that Ridgeline Consultants are doing their drawings. Base files and survey will be provided by Ridgeline Consultants and/or their survey subconsultant (ESI)
- DEA will not be responsible for preparing designs, drawings, specifications, estimates, etc. nor will be responsible for approving or stamp/seal construction documents other than in scope design of water line and sewer line utilities.
- Assuming there will only be two utility crossings that require railroad utility agreements
- It is assumed that UPRR grade crossing reviews will occur at 30%, 60%, 90% and final submittal in accordance to standard review milestones provided by the UPRR Public Projects guidelines

Phasing

There are no phases to this contract.

Fee Type

This contract will be Unit Price.

ATTACHMENT "C"
Scope and Fee prepared by CONSULTANT

Work Plan

Phase 1: Railroad Diagnostic/Initial Coordination

DEA will assist with coordinating the efforts to scheduling the railroad diagnostic meeting with UDOT and other required stakeholders. DEA will begin initial coordination efforts with both UPRR and UTA.

- Schedule virtual and field diagnostic meeting
    - Contact the UDOT Rail Division to identify the project and coordinate stakeholders to be at the review including but not limited to: UDOT, UPRR, UTA, Pleasant Grove
    - Support items required to develop the diagnostic report for initial required safety elements and geometric requirements
- Initial UPRR Coordination
    - Coordinate initial setup with UPRR to enter into preliminary engineering
    - DEA will prepare meeting agenda and meeting minutes for the initial scoping meeting
- Initial UTA Coordination
    - DEA will set up initial coordination kickoff meeting with the UTA Civil Design Manager
    - DEA will prepare meeting agenda and meeting minutes for the initial scoping meeting

Phase 2: 15% & 30% Preliminary Design

DEA will provide support for the initial 15% geometry layout and 30% preliminary design.

- At-Grade Crossing Design Coordination
    - Provide initial review support and coordination for design development, meeting the required items identified in the diagnostic report
    - Identify required elements needed in initial grade crossing submittal to UPRR
    - Initial 30% UPRR Grade Crossing Submittal
- Utility Design Development
    - DEA will design and provide initial horizontal layout of water line and sewer line adjustments as required from initial preliminary design
    - Design development of profile of utilities may be provided if enough data is available
        - This task will either be at concept at 30% or 60% depending on utility vertical data attained through survey

Phase 3: Railroad Permitting/ROW

DEA will support the project team in providing required railroad permitting elements for UPRR Approval:

- UPRR Railroad Coordination

    - DEA will coordinate UPRR crossing agreements for the required crossing improvements
    - DEA will coordinate utility crossing agreements required for utility crossings that have to be improved through the railroad ROW
- UTA Coordination
    - Coordinate with UTA Civil Design Manager for UTA review

Phase 4: 60% & 90% Design Iterations

DEA will support UDOT's Rail Division program by completing the following anticipated tasks:

- At-Grade Crossing Design Coordination
    - Coordinate 30% Comments from UPRR
        - Provide guidance to address comments given from UPRR
        - Provide responses for UPRR submittal to 60%
    - 60% UPRR Grade Crossing Submittal
        - Support guidance to preemption worksheet submitted to UPRR
    - Coordinate 60% Comments from UPRR
        - Provide guidance to address comments given from UPRR
        - Provide responses for UPRR submittal to 90%
    - 90% UPRR Grade Crossing Submittal
        - Support guidance to preemption worksheet submitted to UPRR based on initial comments from 60% UPRR submittal
- Utility Design Development
    - Design development of water and sewer based on comments received at 30%
        - Design drawings will include plan and profile of wet utilities.

Final Submittals

- Final railroad agreements and approvals
    - Submit 100% UPRR Grade Crossing for Approval
    - Complete UPRR Railroad Crossing Agreement
- Utility Final Design Documents
    - Complete design drawings and prepare for seal

Project Management

DEA will support the Ridgeline Consultants project manager by completing the following anticipated tasks:

- Internal project setup and coordinate with internal project team regarding this contract's scope, schedule, and budget
- Prepare and submit monthly invoices

ATTACHMENT "C"
Scope and Fee prepared by CONSULTANT

DAVID EVANS AND ASSOCIATES INC.

PROJECT NAME: Pleasant Grove - Center Street and 600 West Improvements

DATE: September 10, 2026

	TASK DESCRIPTION	UTA Coordination/ Design Lead	UTA Coordination/ Design Support	UPRR Grade Crossing Design Lead	UPRR Grade Crossing Coordination/ Design	UDOT Coordination/ Diagnostics	Waterline Design	Sewer Design	Project Coordinator	Project Accountant	HOURS PER TASK	COST PER TASK
		$296.16	$119.87	$158.19	$211.59	$283.81	$281.51	$258.81	$132.58	$128.95		
		LABOR HOURS										
Phase 1: Railroad Diagnostic/Initial Coordination		**12**	**20**	**12**	**20**	**40**	**0**	**0**	**0**	**0**	**104**	**$23,433.80**
1.1	Schedule virtual and field diagnostic meetings	4	4	4	4	24					40	
1.2	Initial UPRR Coordination			8	16	8					32	
1.3	Initial UTA Coordination	8	16			8					32	
1.4											0	
Phase 2: 15% Geometry and 30% Preliminary Design		**4**	**40**	**24**	**0**	**2**	**32**	**32**	**0**	**0**	**134**	**$27,633.86**
2.1	At-Grade Crossing Design Coordination	4	40	24		2					70	
2.2	Utility Design Development						32	32			64	
2.3											0	
Phase 3: Railroad Permitting/ROW		**8**	**44**	**40**	**64**	**4**	**0**	**0**	**0**	**0**	**160**	**$28,648.16**
3.1	UPRR Railroad Coordinaton	4	4	40	64	2					114	
3.2	UTA Coordination	4	40			2					46	
3.3											0	
Phase 4: 60% & 90% Design Iterations		**4**	**0**	**32**	**0**	**0**	**64**	**64**	**0**	**0**	**164**	**$40,827.20**
4.1	Grade Crossing Design Coordination	4		32							36	
4.2	Utility Design Development						64	64			128	
4.3											0	
Final Submittals		**4**	**24**	**24**	**40**	**0**	**40**	**40**	**0**	**0**	**172**	**$37,934.48**
5.1	Final Railroad agreement and approvals	4	24	24	40						92	
5.2	Utility Final Design Documents						40	40			80	
5.3											0	
Project Management		**28**	**0**	**0**	**0**	**0**	**0**	**0**	**16**	**24**	**68**	**$13,508.56**
6.1	Project Meetings	8									8	
6.2	Project Coordination with Project PM	4									4	
6.3	Prepare and submit monthly invoices	16							16	24	56	
6.4											0	
	TOTAL LABOR HOURS	60	128	132	124	46	136	136	16	24	**802**	
	DIRECT LABOR COSTS	$17,769.60	$15,343.36	$20,881.08	$26,237.16	$13,055.26	$38,285.36	$35,198.16	$2,121.28	$3,094.80		**$171,986.06**
											TOTAL LABOR	$171,986.06
											DIRECT CHARGES	$228.00
											TOTAL CONTRACT COST	**$172,214.06**

ATTACHMENT "C"
Scope and Fee prepared by CONSULTANT

DELIVERABLES:

1. CADD files of existing topographic survey and aerial imagery.
2. Legal descriptions (6)
3. Spreadsheet containing survey control information.

The man-hour and cost estimate follows. We look forward to working with you on this project. If you have any comments or questions, please feel free to call.

Very truly yours,

ESI Engineering Inc.



Matt Peterson, P.L.S.

ESI Engineering, Inc.
4141 West 2100 South, Suite 100
West Valley City, Utah 84120
Tel: (801) 263-1752
www.esiengineeringinc.com

ATTACHMENT "C"
Scope and Fee prepared by CONSULTANT

Pleasant Grove City - Center Street & 600 West

Task Description	Project Manager / Principal (PLS)	Staff Land Surveyor (PLS)	Survey Cadd Designer	Survey Party Chief	Survey Tech. I	Survey Tech. II	Office Admin.	LABOR HOURS	DIRECT LABOR
	175.00	175.00	160.00	160.00	120.00	120.00	120.00		
Topographic Survey	4		24	40	40	40	1	149	$20,660.00
Right of Way Design & Documents	32	16	8	8	8	8	1	81	$13,000.00
								0	$0.00
								0	$0.00
								0	$0.00
Total Direct Labor	36	16	32	48	48	48	2	230	$33,660.00

	Total Direct Labor	$33,660.00

ESI Engineering, Inc.
4141 W. 2100 S. , Suite 100
West Valley City, Utah 84120
(801)263-1752
www.esiengineeringinc.com

Direct Costs	Quantity	Rate	
Mileage	428	0.76	$325.28
			$0.00
			$0.00
		TOTAL DIRECT COSTS	$325.28
PROJECT TOTAL	**$33,985.28**		

CIVIL ENGINEERING STRUCTURAL ENGINEERING LAND SURVEYING UAS

RIDGCON-05 OLDBR1

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 9/30/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Breanna Olson	
Digital Insurance LLC-SLC, UT 448 S 400 E Salt Lake City, UT 84111-3303	PHONE (A/C, No, Ext): (801) 364-3434	FAX (A/C, No):
	E-MAIL ADDRESS: breanna.olson@onedigital.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : The Cincinnati Specialty Underwriter	13037
INSURED	INSURER B : United Financial Casualty Co	11770
Ridgeline Consultants 1886 West Ranch Road Farmington, UT 84025	INSURER C : WCF Insurance	10033
	INSURER D : XL Specialty Insurance Company	37885
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR			CSU0224728	2/2/2026	2/2/2027	DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 3,000,000
	X POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 3,000,000
	OTHER:							$
B	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	ANY AUTO			978419005	3/5/2026	3/5/2027	BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY X SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						X PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N N	N/A		4081326	2/2/2026	2/2/2027	E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
D	Professional Liab			DPS5052367	2/2/2026	2/2/2027	Each Claim	1,000,000
D	Retro: 01/02/2024			DPS5052367	2/2/2026	2/2/2027	Aggregate	3,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

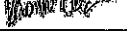
CERTIFICATE HOLDER

Pleasant Grove City
70 S 100 East
Pleasant Grove, UT 84062

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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Agenda

Pleasant Grove City
City Council Meeting Minutes
Work Session
Tuesday, August 18, 2026
4:30 PM

Mayor:	Eric Jensen
Council Members:	Dianna Andersen Cyd LeMone Dustin Phillips Steve Rogers Todd Williams
Staff Present:	Scott Darrington, City Administrator Christine Petersen, City Attorney Sierra Pierson, Assistant to the City Administrator Neal Winterton, Public Works Director Wendy Thorpe, City Recorder Denise Roy, Finance Director Drew Engemann, Fire Chief Keldon Brown, Police Chief Carl Nielson, Police Department Lieutenant Daniel Cárdenas, Community Development Director Soad Sing, Management Intern Megan Zollinger, Recreation Director Deon Giles, Parks Director Sheri Britsch, Library Director

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

4:30 PM WORK SESSION

Mayor Eric Jensen called the meeting to order at 4:30 PM and welcomed those present.

a. Remarks from Miss Pleasant Grove.

Miss Pleasant Grove Teen, Josie Heriford, reported that her community service initiative, the Self-Love Project, encourages self-acceptance, body positivity, and confidence. It is a process to change the way you feel about yourself and treat other people. We often fall into habits that make it harder to be confident, especially in the world today. She believes everyone can flourish and be proud of who they are, but she has seen teens struggle with comparison and other issues. She would be planting a garden in front of the library to serve as a reminder that self-love grows. You need time to become who you want to be and should be proud of the person you already are. She was grateful for the opportunity to serve Pleasant Grove.

Mayor Jensen indicated that Ms. Heriford had been working with him and Parks Director, Deon Giles, on the project. In response to a question, Ms. Heriford confirmed that she would be planting the garden on August 25, and there would be a plaque explaining its purpose. She planned to plant stakes with self-love quotes in the spring. She hoped to continue to maintain the garden after her term was completed.

Photographs were taken with the City Council.

b. Adaptive SHARE Program – Recreation Director, Megan Zollinger.

Recreation Director, Megan Zollinger, introduced the Specialized Higher Adaptive Recreation Education ("SHARE") program, which was a collaborative effort of the Pleasant Grove Recreation Center, United Angels Foundation, and SCERA Arts Education.

United Angels Foundation Program Representatives Kari Teague and Sylvia Lam reported that they completed two five-week sessions over the summer and served 27 participants. The SHARE program provides adaptive programming for adults aged 22 and older who have physical and mental disabilities. These adults have graduated from school but work little to no hours each week and need a place to be. They are low support but do not have the skills to live independently.

At age 22, post-secondary schooling ends for these young adults. Vocational rehabilitation has a long wait list, and there are limited community jobs available. Family, income, and community supports are also limited. Beginning at age 18, each young adult receives Social Security insurance payments of $736, $994 if they submit a rental agreement. Their families did not expect to care for a child for the rest of their lives, and the current economy was challenging. Medicaid-funded state waivers were another option, but they had a five- to 20-year waitlist and prioritized high-need individuals. As a result of these issues, adults face high rates of regression, mental health issues, and health issues.

The SHARE mission statement is to empower adults with special needs through adaptive education and recreation classes and workshops that highlight individual strengths, foster creativity, build life skills, and nurture independence, community connection, and purpose. If community partners share their resources with the program, it will share its kids with them, and everyone will benefit.

The structured program includes arts, academics, independence and leadership, community engagement, life skills, recreation and healthy living, communication skills, and entrepreneurship and vocational skills. A primary goal is to get the participants moving, as it improves both their physical and mental health.

Tyler Skarda stated that the SHARE program had been fun. For physical fitness, he got to do Zumba and dance with friends. He thought it was cool to learn their names in sign language. For cooking, they made soft pretzels and learned about food safety. In science, he liked the seed race. The sunflower was the winner. He had so much fun and felt like he never got bored. For all those who have a disability, you are not alone.

Sarah Teague stated that she is 22 and lives in Cedar Hills. She went to SHARE over the summer and was going back in the fall. She liked dancing, musical theater, cooking, fitness, science, life skills, and other things they did in SHARE. It was good for her, her friends, and everyone.

Lacy Knight stated that she loved being in SHARE, being friends with Sarah, and making bracelets.

Adaptive Programming Coordinator, Alisha Leifson, stated that the SHARE program had been very fun and made everyone smile. She then shared comments from students' parents.

Chelsea Anderson wrote, "I wanted to take a moment to share how much the SHARE program has meant to our family this summer. Our daughter, Simone, participated in the program, and it has been such a wonderful experience for her. She has had the opportunity to be social, have fun, try new things, and genuinely feel engaged and included. Seeing her enjoy herself and build connections has meant so much to us as her family. Programs like SHARE are incredibly important, but many programs serving adults with disabilities are significantly more expensive, making it difficult for families to participate. SHARE provides such a meaningful experience while remaining affordable, and that makes a tremendous difference. The leaders of the program are truly exceptional. Their dedication, compassion, and genuine engagement with the participants are evident in everything they do. It's clear that they genuinely care about the individuals they serve and about creating a welcoming community. Thank you to everyone who makes SHARE possible. What you are providing goes far beyond a summer program. It creates connection, belonging, and opportunities for people who deserve all of those things. We are incredibly grateful that Simone was able to be a part of it."

Lisa Priest wrote, "Our son looks forward to SHARE and comes home extremely happy. We as parents are thrilled to have a safe place for him to engage with others, continue learning and growing, and have fun. SHARE provides organized, prepared, creative lessons and a variety of meaningful experiences. We are so grateful for this program and the opportunities that we haven't been able to provide ourselves."

Coordinator Anderson expressed her gratitude for being able to accommodate the program.

United Angels Foundation Executive Director, Sylvia Lam thanked the City Council for the opportunity to partner with Pleasant Grove and work with its amazing staff. The program came together very quickly, and there were opportunities to build and modify it. They looked all over the country to learn about other cities' adaptive day programs for special needs adults and were disheartened to learn that there were not many programs available. They found a lot of great senior programs, and the two populations have similar needs and face similar challenges stemming from social isolation. They hoped to continue working together with Pleasant Grove to find ways to serve adults with special needs.

Photographs were taken with the City Council.

City Administrator, Scott Darrington, stated that Pleasant Grove was a leader in adaptive programming in Utah. He was grateful to Director Zollinger, her team, and everyone involved in creating the programs because their benefits extend beyond Pleasant Grove's borders.

c. Discussion on Pickleball Courts at Discovery Park.

Administrator Darrington reported that there had been issues with the two tennis courts and six pickleball courts that were constructed approximately three years previously at Discovery Park. Substantial cracks had caused concerns, and Staff had been in negotiations with the general contractor regarding the product warranty. The subcontractor responsible for the courts had gone out of business.

The City had two options that included either replacing the two tennis courts and six pickleball courts or removing the tennis courts and installing six additional pickleball courts for a total of 12. If the City Council wanted to keep the courts in their current configuration, repairs would be covered under warranty. If they were to consider transitioning the tennis courts to pickleball, there would be an additional cost of approximately $280,000, including $130,000 to install the pickleball courts as well as surveying, fencing, gates, posts, footings, nets, etc. New lighting was also included in that estimate. The tennis courts were currently operating with lights that were installed many years previously. If they were replaced with pickleball courts, the lights would need to be adjusted regardless, and Staff recommended installing new lights similar to those on the current pickleball courts. The recommended project budget was $300,000 to account for potential changes.

The courts would be closed for approximately eight months during construction. The estimated project timeline was as follows:

- September/October 2026: Remove existing courts.
- November 2026: Install lighting infrastructure and potentially pour concrete (weather-dependent).
- March/April 2027: Pour concrete if necessary and install surface, both of which need time to cure.
- Memorial Day 2027: Pickleball courts will open.

Administrator Darrington reported that neighboring property owners would need to be considered. He had spoken with Brent Bullock regarding his concerns about the proposal, and Mr. Bullock was present to address the Council. He also had an initial discussion with Pleasant Grove High School Principal Hanks. If two more tennis courts were removed, the City should revisit its agreement for public use of the high school courts. The current system was that four courts were available for public use but a key must be checked out from the Recreation Center. Ideally, those courts would remain unlocked so people could play at any time. The current agreement indicated that the courts were intended for public use unless there was a scheduled high school practice or tournament. Principal Hanks was not familiar with the agreement, so they would have a follow-up discussion after he had the opportunity to review it. Administrator Darrington intended to pursue this discussion regardless of the City Council's decision on Discovery Park.

In response to a question from Council Member Williams, Administrator Darrington reported that the interlocal agreement did not have an expiration date. He then provided an overview of the agreement and its history.

Council Member Rogers expressed concern about the project cost in light of the property tax increase. Administrator Darrington reported that the intention was to use Cultural Arts and Recreation

Enrichment ("CARE") tax funding, not General Fund monies. Public Works Director, Neal Winterton, reported that Staff provided a drawing performed by Horrocks Engineers to the contractor, and they provided a realistic bid approximately one year previously. He was confident in the estimate for that specific design. If it was modified in any way, the price would change.

In response to a question from Council Member Rogers, Administrator Darrington clarified that the lighting did not need to be changed if the tennis courts were retained. Director Winterton indicated that the existing lighting could not be used for pickleball courts, so it would have to be replaced if the Council chose that option. Council Member Rogers stated that his research indicated that the pickleball courts at Veterans Park cost approximately half as much, but he understood that that was several years ago. CARE money can be used for any parks, recreation, arts, or cultural expenses, so those monies could also be used to fund other requests. He did not view it as saving money.

Council Member Rogers asked if the $300,000 estimate was a conversion cost or the cost of new courts. Director Winterton reported that new courts would cost approximately $1 million. The City would essentially be getting all the reinforced concrete at no cost. Most of the costs were associated with fencing, lighting, and gates. Council Member Rogers stated that he was not in favor of the expense as the Council had just asked for a tax increase.

Council Member LeMone asked if all lighting would be replaced. Administrator Darrington reported that the current pickleball courts had brand-new lighting that would remain. The $150,000 cost would cover new lighting at the six new courts. Director Winterton reported that the footing and conduit layout did not allow for repurposing the existing lighting. It was possible that the poles could be reused for a savings of approximately $2,500, but that savings could be used up in costs to relocate the poles.

Council Member LeMone understood Council Member Rogers's concerns but indicated that CARE tax revenue was intended for projects like the one they were discussing. Over the summer, she had been unable to get on a court at Discovery Park until approximately 11:00 a.m. The community was using the courts and they were packed every day. She believed it was a good use of CARE funds, which could not legally be used for public safety, and that it was confusing to refer to both when they were separate pots of money. The pickleball courts were always in use, which showed that the public wanted more courts. She shared a story of a 10-year-old child playing with several senior citizens, and she believed CARE monies should be used for that purpose. She was in favor of moving forward with the project pending feedback from neighboring property owners.

Council Member Rogers stated that the CARE money could be used to facilitate more money being available in the General Fund. For example, it could be used to fund the parks employee that was hired for Cook Family Park. It could fund qualifying ongoing expenses directly related to recreation or the arts that were currently paid through the General Fund. Administrator Darrington reported that CARE tax funding must be renewed every 10 years, and the City chose not to fund staff positions through it because the monies were not guaranteed. However, it was used to fund the Pleasant Grove Players and other costs.

In response to a question raised by Council Member Williams, Administrator Darrington confirmed that it was the same general contractor, but they would use a different subcontractor. The general contractor had no preference on whether to keep the tennis courts or install pickleball courts, but the

conversation they had approximately one year previously indicated that there could be some cost savings for the general contractor in installing pickleball courts. Council Member Williams stated that the City had invested in a product that was now failing, and the Council now needed to decide whether to have them repair it or spend an additional $300,000. He asked about the general contractor's liability.

Council Member Phillips remarked that replacement of the existing pickleball courts was the general contractor's responsibility, and he may potentially make up some of that loss in the margins of installing six additional courtts.

Council Member Williams stated that his concern was whether it was a shell game. Council Member Rogers agreed and indicated that the general contractor was committed to reinstalling the concrete, grading, and ensuring that the subsurface is correct. He asked what another contractor would charge to do the conversion and if the general contractor was charging a premium. In response to his follow-up question, Director Winterton reported that the $150,000 figure was the Musco contract for lighting and was a direct purchase, not through the general contractor. The contractor gave the City a cost of $110,000 to install the six pickleball courts. He added $20,000 for contingencies but then decided that the total budget should be $300,000 to cover all ancillary items.

Director Winterton reported that the contractor typically bids $5 million to $20 million projects and was not trying to get an extra few thousand dollars out of the City. He wanted to be done with the project as he had to cover the warranty costs regardless. The City approached him about potentially installing pickleball courts. The tennis courts were also under warranty, but they had the opportunity to get six new pickleball courts for $130,000.

Council Member Williams asked if soundproofing could be added. Administrator Darrington reported that sound barriers were already installed on the south and east sides and would be reused on pickleball courts. The Bullock family could speak to their effectiveness. Council Member Williams stated that more pads would deaden the sound as much as possible. Council Member Andersen remarked that the barriers increase temperatures on the courts because they block the wind, and people who live on the east side would prefer not to have them because they block access to the park. Administrator Darrington added that they also reduce visibility. Council Member Williams stated that the City has a duty to ensure that it deadens sound as much as possible.

Brent Bullock stated that he met with Administrator Darrington and Mayor Jensen. The current pickleball courts produced a lot of noise from early morning until 10:00 p.m. every day, and the tennis courts were not as busy. However, he had spoken with his son, and they decided not to interfere with the City's decision. They believed it was appropriate for Pleasant Grove because the pickleball courts are always packed with people. The City Council thanked him for his perspective.

Council Member Andersen stated that she would like to see data on the effectiveness of sound deadening from both trees and pads. Council Member Williams recommended conducting an acoustical study. The Acoustical Society of America had conducted over 60 pickleball noise studies. Administrator Darrington stated that he spoke with Mr. Bullock about some minor adjustments the City could make to help mitigate negative impacts. If the Council gave Staff the authority to proceed, he would continue to work with the Bullock family on sound mitigation.

d. Staff Business.

Library Director, Sheri Britsch reported on the following:

- She thanked the Public Works, Police, and Parks Departments for their assistance. Public Works staff assisted with the amphitheater project and helped keep costs low. They also helped with a van for the Timpanogos Library Consortium. Police Chief, Keldon Brown sent a lieutenant to the library for a question-and-answer session with library staff. Officers did not perform regular walkthroughs but were always willing to come when asked.
- The Historic Preservation Commission walking tour had 75 to 80 people in attendance. It was a really good turnout.

ADJOURNMENT

MOTION: At 5:29 PM, Council Member Williams moved to ADJOURN the Work Session. Council Member Andersen seconded the motion. The motion carried unanimously with Council Members Andersen, Rogers, Jensen, Phillips, and Williams voting "Yes."

The City Council Work Session Minutes of August 18, 2026, were approved by the City Council on October 6, 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, August 18, 2026
6:00 PM

Mayor:	Eric Jensen
Council Members:	Dianne Andersen Cyd LeMone Dustin Phillips Steve Rogers Todd Williams
Staff Present:	Scott Darrington, City Administrator Christine Petersen, City Attorney Sierra Pierson, Assistant to the City Administrator Neal Winterton, Public Works Director Wendy Thorpe, City Recorder Denise Roy, Finance Director Drew Engemann, Fire Chief Keldon Brown, Police Chief Carl Nielson, Police Department Lieutenant Daniel Cárdenas, Community Development Director Soad Sing, Management Intern Megan Zollinger, Recreation Director Deon Giles, Parks Director Sheri Britsch, Library Director
Excused:	David Packard, Human Resources Manager

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

6:00 PM REGULAR CITY COUNCIL MEETING

1) CALL TO ORDER

Mayor Eric Jensen called the meeting to order at 6:00 PM and welcomed those present.

2) PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Recreation Director, Megan Zollinger.

3) OPENING REMARKS

The Opening Remarks were offered by Council Member Phillips.

4) APPROVAL OF MEETING AGENDA

Major Jensen reported that the public hearing portion of Item 11A would be heard prior to Item 9A.

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

5) OPEN SESSION

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

6) CONSENT ITEMS

A. City Council Minutes for the July 21, 2026, Meeting.
B. To Consider for Approval Payment No. 5 to Condie Construction Co., LLC for the 800 North Area Waterline, Drainage, and Roadway Reconstruction Project.
C. To Consider for Approval Payment No. 4 to Black Forest Paving for the 1100 East Area Waterline and Roadway Reconstruction Project.
D. Payment Approval Reports for August 6, 2026.

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

7) BOARD, COMMISSION, COMMITTEE APPOINTMENTS

A. None.

8) PRESENTATIONS

A. None.

9) ACTION ITEMS READY FOR VOTE

A. Public Hearing to Consider a Resolution (2026-039) Adopting a Certified Tax Rate for the City of Pleasant Grove for Fiscal Year 2027 (July 1, 2026 – June 30, 2027) and Authorizing the Mayor to sign Form PT-800 and providing an Effective Date. ***Presenter: Administrator Darrington.***

The above item was heard after Item 11A. Administrator Darrington reported that the resolution would adopt the Certified Tax Rate of 0.001020 and authorize Mayor Jensen to sign Form PT-800.

ACTION: Council Member Andersen moved to APPROVE Resolution 2026-039 Adopting a Certified Tax Rate for the City of Pleasant Grove for Fiscal Year 2027 (July 1, 2026 – June 30, 2027) and Authorizing the Mayor to sign Form PT-800 and providing an Effective Date. Council Member LeMone seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers and Williams voting "Yes."

10) PROPERTY TAX IMPACT STATEMENT:

A. Presentation from a Budget Officer or Executive Officer of a Property Tax Impact Statement for the Fiscal Year beginning July 1, 2026 and ending June 30, 2027, as a Separate Document from other Budget Documents. *Presenter: Director Roy*.

Finance Director, Denise Roy, read the following:

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

Pleasant Grove City will consider an increase to its property tax rates from .0009380 to .001020 to generate an additional $365,667. The following information is intended to provide decision-makers and the public with an explanation of how the City's operations would be affected if the proposed property tax increase is adopted.

Pleasant Grove City's Current Property Tax Rate: 0.000938
Pleasant Grove City's Current Property Tax Revenue: $4,178,247
Proposed Revenue with Tax Change: $4,543,914
New Property Tax Revenue to Pleasant Grove City: $365,667
Estimated Increase to Pleasant Grove City's Property Tax Revenue: 8.75%
Estimated Annual Increase to a primary residence of $601,623: $27.16
Estimated Annual Increase to a commercial valued at $601,623: $49.38

Affected Department: Police

- Proposed Budget: $6,541,602
- Budget without Tax Change: $6,387,935
- Budget Change: $153,667
- Impact of Tax Increase: The Police Department will hire one new police officer and provide funding for reserve and retention.

Affected Department: Fire

- Proposed Budget: $3,722,747
- Budget without Tax Change: $3,510,747
- Budget Change: $212,000

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

Total General Fund Change: $365,667

11) PUBLIC HEARING ITEMS

A. Public Hearing to Consider Resolution (2026-040) Adopting the Final Budget for the Fiscal Year beginning July 1, 2026, and Ending June 30, 2027 for Pleasant Grove City, and providing an Effective Date. *Presenter: Finance Director Roy.*

This item was heard prior to Item 9A.

Administrator Darrington reported that the public hearing would be for both the Certified Tax Rate and budget. The proposed tax rate was 0.001020, which was consistent with the rate discussed at the August 11, 2026 Truth in Taxation hearing. He then reviewed the meeting format.

Director Roy reported that one change had been made to the FY 2026-2027 Final Budget since it was last presented. The property tax and proposed property tax increase lines had been combined for a total of $4,858,481.

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

ACTION: Council Member Andersen moved to APPROVE Resolution 2026-040 Adopting the Final Budget for the Fiscal Year beginning July 1, 2026, and Ending June 30, 2027 for Pleasant Grove City, and providing an Effective Date. Council Member Phillips seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers and Williams voting "Yes."

12) DISCUSSION ITEMS

A. Direction to Staff on the Discovery Park Pickleball Courts. *Presenter: Administrator Darrington.*

Administrator Darrington reported that the item was discussed during the Work Session. Staff was open to direction on whether to convert the two tennis courts to six pickleball courts. If the Council directed Staff to move forward, he would continue to dialogue with the high school regarding use of its tennis courts and the Bullock families regarding sound mitigation.

In response to a question raised by Council Member Phillips, Administrator Darrington reported that the project would not be noticed to surrounding property owners as there was no requirement to do so, but it would be announced on social media.

Council Member LeMone shared Council Member Rogers' concerns regarding bids and pricing. However, she would like to have more pickleball courts because families use them and it would be a good use of CARE tax funding, as it would allow the City to gain six courts at a lower cost. She was

in favor of moving forward if Council Member Rogers' and Council Member Williams' concerns were addressed.

Council Member Phillips agreed with Council Member LeMone. There was a clear demand for more courts, and replacement of the surface at the general contractor's expense created a better value for long-term use. He supported use of CARE tax funds.

Council Member Andersen agreed with Council Member LeMone and Council Member Phillips. In response to her question, Administrator Darrington reported that access to the courts would be from the north and west, but access gates would be in similar locations as the existing pickleball courts.

Council Member Rogers stated that his position had not changed. He did not believe the $300,000 expense was necessary. He likes tennis and believes others do as well, and that money could be used in different ways to prevent a future property tax increase.

Council Member Williams stated that the Council was considering two different costs. There was a contractor cost of $130,000 for pickleball courts and a $150,000 lighting upgrade. He did not believe that pickleball courts inherently cost 10% more than tennis courts but rather that there was more demand so contractors could charge more. He asked who the 10% would go to, whether it was the general contractor or subcontractor. He had an issue with signing off on a $300,000 expense, but the lighting should probably be done.

Council Member Williams stated that he had problems with the process as it was the second or third time they were going through it for these specific courts. Administrator Darrington confirmed that the subsurface was substandard, so it was torn out and redone. That installation was also substandard and needed to be torn out. A different subcontractor would be installing the third surface. The additional 10% was not profit; it was to cover the additional costs. Pickleball courts require more lines, nets, fencing, gates, etc. than tennis courts.

Council Member Phillips stated that Council Member Williams' issue seemed to be that he had not seen or vetted the costs. Council Member Williams agreed and remarked that it is the City Council's job to be skeptical.

Mayor Jensen reopened the Open Session to allow for public comment.

Rich Gurnsey stated that he thinks the City does amazing things with the small amount of money it collects. His granddaughter had begun taking him to the pool every day, and it is a very nice facility. In the one-and-a-half years he was away on his mission, a pipe plant was turned into the Cook Family Park. He really appreciated the City Council's efforts and living in Pleasant Grove. He spent two of his last three years on active duty in Baghdad, Iraq, where their nation-building efforts did not work. He owns a small business that had paid almost $500,000 in taxes over the past nine years, and he would pay twice as much for the privilege of living in Pleasant Grove. The City Council has a thankless job, and he appreciates everything they do.

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

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

Community Development Director, Daniel Cardenas, reported on the following:

- The Downtown Master Plan would be presented at the next City Council meeting. As part of the process, the general public was asked about their ideas and desires for the downtown area. The consultant and Staff also met with local business owners and the Historic Preservation Commission. The consortium of consultants included engineers, planners, and architects, and the final plan was a list of recommendations based on that feedback and their professional opinions. Master plans do not contain specific instructions on how to achieve their recommendations. The process was outlined in the City website, and the plan was posted there as well. The plan was presented at the last Planning Commission, which voted 6-to-1 in favor of approval.

  Council Member Rogers stated that he was excited about the master plan and believed that citizens would also be very excited about the ideas it contains. He wanted to make sure they were able to see the things Pleasant Grove would be focusing on to improve the downtown area in the future. Director Cárdenas reported that he spent multiple hours with specific citizen groups, including doing a line-item review with the Historic Preservation Commission. He agreed that it is important to get community buy-in, especially from property and business owners. It can be a great plan, but if property owners are unwilling to work with the City to achieve its goals, they will not be realized. The consultant and Staff met one-on-one with property and business owners multiple times, and the plan was made available to the public.

  Administrator Darrington stated that the City Council would determine whether to approve the recommendations of the Downtown Master Plan. Once approved, it could then be presented to the public in an open house so they have an opportunity to review and understand the plan.

  Council Member Phillips asked if the open house could be held before the Council voted. He spoke with a member of the Historic Preservation Commission who was against the plan, as was one member of the Planning Commission. As he understood it, a vote in favor did not necessarily mean all recommendations would be followed. Council Member Rogers agreed and noted that how projects are actually developed will be decided over the years. He liked that the plan included graphics and ideas taken from other cities' downtowns, and it was better and more usable than he initially thought it would be.

  Director Cárdenas gave the example of going to the doctor with the goal of improving his health. He was told to get more rest, eat better, and exercise, which is similar to the general recommendations of the master plan. How many hours he could sleep or how much protein he needed to eat was not part of the plan. The recommendations outlined in the Downtown Master Plan would inform code. When someone presents a project in the downtown area, he will not look at the plan but rather the code that arises from it. Once approved, the City Council can direct Staff to focus on specific recommendations and begin drafting code.

  In response to a question from Council Member Phillips, Director Cárdenas reported that the Historic Preservation Commission was fully opposed to one recommendation. However,

during the public Planning Commission hearing, individual members indicated that they actually liked that recommendation. It is difficult to achieve full agreement even among individual groups.

Council Member Williams stated that master plans are just a collection of ideas, not a set of rules to be followed.

- Longhorn Steakhouse was under construction.

- At Council Member LeMone's request, he would follow up with Tropical Smoothie Café and ask that the sign be removed.

Police Chief, Keldon Brown, reported on the following:

- He was glad that the budget process was completed. He did not like tax increases and was very judicious in his requests, but society was presenting new challenges, and they needed to provide officers with the tools to serve citizens and still go home at night. He was very grateful for the City Council's support as the Police Department had been the beneficiary of great tools to serve the City.

Recreation Director, Megan Zollinger, reported on the following:

- They were looking for replacement parts for the Wibit.
- There had been a lot of changes at the Recreation Center, and Director Giles and his team had been very helpful in installing the new sound boards in the gym. She is very proud of everyone she works with in Pleasant Grove.
- The summer pool season was almost over. It had been a very smooth season.

Council Member LeMone commended Director Zollinger for her leadership, as the Recreation Center had changed dramatically during her tenure. She asked that the Council be notified when equipment like the Wibit is taken out of service for repairs. The pool was a priority for her, and she did not want people to go somewhere else due to the lack of amenities. Director Zollinger reported that they first worked to see if the Wibit could be replaced under warranty or through insurance, and she had spoken with Administrator Darrington and Director Roy regarding pricing and whether it needs to be replaced or simply repaired. However, she agreed that her team could do a better job of communicating the process.

Parks Director, Deon Giles, reported on the following:

- He reported that the sod at the rodeo grounds was beginning to turn green but was still thin, and they would correct the issue in the fall. Council Member Williams thanked him for his efforts.

Fire Chief, Drew Engemann, reported on the following:

- He agreed with Chief Brown's sentiments. He appreciated the City Council's support and making those difficult decisions. He and Chief Brown want to have the appropriate equipment to provide efficient service. They run a tight ship so when they make requests, it is because those tools are needed.
- The wildland crew spent two weeks in Oregon but was back in Pleasant Grove.
- A lot of training was taking place.
- The Fire Association would be holding a pickleball tournament at Veterans Park for the 25th anniversary of September 11.

Public Works Director, Neal Winterton, reported on the following:

- The storm drain system was not designed for the type of microburst rainstorms that came through recently. The Public Works Department got sandbags ready in anticipation of the storms. Office Manager, Ria Hanna offered to stay late, but he knew the on-call staff could handle it. Pleasant Grove made it through the storms without issue, which would not have been the case not that long ago. A turbidity meter was installed in Battle Creek to measure cloudiness, as well as an automatic turnout, and it functioned as expected. Public Works staff is prepared and willing to do what is needed to take care of the City every day. With the City Council's support, he believed they were one of the most efficient departments in the nation.
- They had begun installing the new water main on Mahogany Drive from 1100 North to 700 North.
- The 680 North and 800 North projects were almost completed.
- They just held a pre-proposal meeting for the library amphitheater.
- A pre-proposal conference was held for hiring an engineer for the Center Street and 600 West project.
- Pleasant Grove and Cedar Hills were holding weekly meetings regarding right-of-way for the 4000 North project and hoped to move forward soon.
- The 10-year plan that was presented in March was still being followed, and priority projects were in process.

Assistant to the City Administrator, Sierra Pierson, reported on the following:

- Youth Council applications would close on August 30. The openings were announced on social media, including the Youth Council's Instagram.

13) REVIEW AND DISCUSSION OF THE SEPTEMBER 1, 2026, CITY COUNCIL MEETING AGENDA

The above item was heard prior to Item 12.

Administrator Darrington reported that the Storm Water Management Plan update and Downtown Master Plan would be presented at the meeting, as well as a Vicinity Plan Amendment for a Church of Jesus Christ of Latter-day Saints Stake Center.

Council Member Rogers stated that he would like to ensure everyone in the community had a chance to see the Downtown Master Plan. He understood that the Planning Commission likely held a public

hearing, but he wanted it to be accessible to residents and would like to hold another open house. Administrator Darrington stated that there would be a general public comment period during the meeting.

14) MAYOR AND COUNCIL BUSINESS

Council Member LeMone thanked Staff for their efforts to maintain services over the long, hot summer. She would be playing in the September 11 pickleball tournament.

Council Member Phillips was impressed with the Historic Preservation Commission walk. Approximately 10 Commission members led the walk. A community is made of people who are willing to serve, and he appreciated their willingness to be there for the City. He was very impressed with the SHARE presentation during the Work Session. The discussion regarding the property tax increases included moving monies from other programs to fund Police and Fire, and it would be programs like SHARE that would be cut. He was emphatically in favor of maintaining those programs as the City needs to be there to serve its residents.

Council Member Andersen thanked Staff for their hard work. Every year, she is reminded of how much she loves the budgeting process. Every director needed manpower and more money. At the Budget Retreat, Chief Brown and Chief Engemann presented facts, statistics, and needs, and the Council agreed that they needed good employees to serve the community. The process begins in January and ends in August with a vetted, scrutinized budget.

Council Member Rogers echoed his colleagues' sentiments. When the Council gives money to City departments, it always comes back in great results. They had seen Director Zollinger's adaptive programs flourish. The City was funding programs to fill gaps that had existed for years. Public Works gets great results from projects that are done on time and under budget. The same is true for the Parks, Police, Fire, and Economic Development Departments. He hoped citizens paid attention because not every city enjoyed the same level of service for the dollars spent. He was grateful that the City had such talented employees. The library's tutoring programs and literacy center also fill a gap that is not filled elsewhere. He attended the Mayor's Night Out at the Ruth, which was another example of a unique City offering that puts on fantastic shows. Pleasant Grove was in a renaissance era, and he was grateful to have Staff guiding and leading the effort. The budget was heavily scrutinized, and he was happy to justify it to any resident because the Council did its job thoroughly.

Council Member Williams appreciated Council Member Rogers' comments. He never wanted it to appear from his questions that he did not trust, support, and appreciate Staff and the work they did before an item was presented to the Council. His concerns were not personal. The City is a business that is funded by its residents, and the City Council is its steward. He had always appreciated, trusted, supported, and respected Staff.

Mayor Jensen stated that he frequently meets with groups of residents. Last night, he met with 30 citizens who call themselves the Empty Nesters. They had tough questions about each department, but they each also had positive comments about the departments and what is happening in the City. He agreed with Council Member Rogers that Pleasant Grove was going through a transformation. Amazing things were happening, and residents were happy with the direction they were moving in. He and the Council knew how hard Staff was working behind the scenes.

15) SIGNING OF PLATS

No plats were signed.

16) REVIEW CALENDAR

No calendar items were reviewed.

17) ADJOURN

MOTION: At 7:13 p.m., Council Member Rogers 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 August 18, 2026, were approved by the City Council on October 6, 2026.

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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, September 1, 2026
4:30 PM

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 Keldon Brown, Police Chief Daniel Cardenas, Community Development Director Soad Sing, Management Intern Megan Zollinger, Recreation Director Deon Giles, Parks Director Sheri Britsch, Library Director David Packard, Human Resources Manager
Excused:	Dustin Phillips, City Council Member Drew Engemann, Fire Chief

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

4:30 PM WORK SESSION

Mayor Eric Jensen called the Work Session to order at 4:30 PM and welcomed those present. He noted that all Council Members are present with the exception of Council Member Dustin Phillips.

a. Introduction of New Employees.

City Administrator, Scott Darrington, explained that no new City employees were able to attend the City Council Meeting. However, the new Chamber Executive Assistant, Rachel Bigler, is present. She grew up in Seattle, but moved to Utah in 2012 for school, where she attended Utah Valley University. Ms. Bigler has studied acting and has done a lot of event coordinating.

b. Cook Family Park Survey Presentation.

Administrator Darrington reported that when the Cook Family Park opened last year, the Assistant to the City Administrator and Intern were sent out to conduct surveys. The intention was to find out who was visiting and what park facilities were used. There is data available from last year and from this year. Management Intern, Soad Sing, shared presentation slides about the park survey.

Intern Sing explained that the process was the same as last year so the data could be compared. She visited Cook Family Park during different times of the day, including morning, night, and afternoon. There were 217 responses received over nine days of surveying in July. She went all over the park to ask visitors to answer four survey questions. The intention was to survey a random sampling of the park visitors. Intern Sing reviewed the four main questions that were asked:

- What city are you visiting from?
- What park features or facilities are you using today?
- Have you visited or do you plan on visiting any businesses in Pleasant Grove before or after your park visit?
- Since its opening, how often have you visited the park?

It is interesting that the data is similar last year and this year. Intern Sing reported that last year, the data showed that 23% of visitors were from Pleasant Grove. This year, the data shows that 24% of visitors were from Pleasant Grove and 76% were from elsewhere. There were visitors from Florida and Hawaii. She conducted the surveys from Monday through Friday over a two-week period. The surveying was not done during Strawberry Days or the Fourth of July, because she did not want the data to be skewed. Intern Sing explained that there were visitors to the park from 29 cities in Utah, 13 states, and there were four countries represented. She noted that this was an interesting summer due to the high temperatures. Information about the park features was shared, including the fact that 89% of survey respondents used the splash pad. Visitors are using more facilities than last year. Last year, there were more first-time visitors, since the park was new. This year, there were a lot of survey respondents who visited the park on a monthly basis.

Intern Sing shared information about the businesses visited in Pleasant Grove. She highlighted several of the top businesses mentioned. Last year, 35% of visitors stated that they would visit a Pleasant Grove business before or after a park visit. This year, there was a 5% increase in that number. Many survey respondents expressed appreciation for the park and stated that the restrooms are clean. Council Member Steve Rogers asked if the people visiting from outside of Pleasant Grove were more or less likely to visit a local business. Intern Sing explained that the information was not broken out in that way, but she still has the raw data, which can be shared. Council Member Cyd LeMone noted that in July, a lot of visitors are on summer vacation, so it makes sense that there are visitors from different areas. She expressed appreciation for the data.

Mayor Jensen reported that this is the last day that Intern Sing will serve as an intern. She was presented with a certificate and a basket of items. Administrator Darrington stated that he is appreciative of the work that was done. Last year, she asked to meet with City Staff, because she

wanted to learn more about working for a city. When it came time to hire an intern, she applied for the internship, and a decision was made to select her for the Management Intern position.

Intern Sing stated that the experience as an intern has been meaningful. She shared pictures from the summer wellness bingo and step challenge. It is important for the employees to be happy and healthy. The initial step challenge goal was 80 million, but it was later increased to 100 million. There were 109,277,595 steps tracked, and there are still some people who need to input their steps. Intern Sing shared several photos that were taken during her time serving Pleasant Grove.

c. Staff Business.

Public Works Director, Neal Winterton, read a text message that he received that afternoon. There was difficulty with a water shutdown on State Street and 100 East. There was a leak on State Street, but the shutdown had to be expanded. There were text messages received later on about the work that was completed. Director Winterton explained that this represents the kind of tasks that is handled by employees. The intention is to handle this work as quickly as possible.

Director Winterton reported that there has been a lot of work done to prepare for various projects. He stated that there have been interviews with consultants and requests for proposal ("RFP") have been reviewed and considered. There is still information needed for the 4000 North project before it can move forward. It is not possible to advertise that for construction until the property issues are resolved. He offered to answer Commissioner questions about any of the current projects.

Council Member Rogers asked for an update on the Mahogany Drive project. Director Winterton explained that this is a water line replacement and roadway replacement project. There were limitations put on the contractor to ensure the work will be completed by October 15, 2026. While it is still possible to pave after that date, the goal is always to have the work finished by then.

Council Member Rogers reported that a citizen spoke to him about the crossings between the Murdock Canal path and some of the major streets. This citizen informed him that there can be difficulties in these areas, because bicyclists are coming through quickly. He wanted to understand the appropriate actions that could be taken to slow down the bicyclists. Director Winterton explained that the trail is administered by the County and originally had gates across. However, there was so much demand that the gates were opened to allow for additional pedestrian and bicyclist access. Since this issue was raised previously, there have been plans created to enhance the crosswalks and install cost-effective enhancements. This information will be shared in the next month. It is possible to narrow the lanes with delineators and paint the crosswalks. The crosswalks will be painted blue in the middle and there will be reflective beads added. Bicyclists and pedestrians are supposed to stop at the trail and then proceed. Vehicles are supposed to yield.

Council Member Rogers asked about 180, which turns into Crestwood. The part that was developed before it was incorporated into Pleasant Grove has no sidewalks and there is a narrow road. The area is also very dark. He noted that a pedestrian was hit and was severely injured. Council Member Rogers wanted to know if it would be possible for the City to look at the area and see if there are natural locations where lights could be added. Director Winterton reported that there is not a dedicated streetlight fund for new streetlight installation. New streetlights are

required for new development and that cost is taken on by the developers, but there can be a discussion about a fund for new streetlight installation as well. From there, the priority areas can be determined.

Council Member Rogers asked what a streetlight costs. Director Winterton reported that it could be between $7,000 and $8,000 per light. There are costs for the lights themselves, but there are also costs associated with bringing power to the area. Council Member LeMone was interested in a discussion about a budget line item for streetlight installation. Director Winterton confirmed that it is possible to add this to the agenda for the future budget and planning meeting.

Mayor Jensen reported that several residents have reached out to him about the tunnel on Murdock and the need for improved lighting. He asked if there should be outreach to the County. Parks Director, Deon Giles, stated that there has been communication with the County. They are looking at installing four additional lights in the tunnel. This item has been added to their work order list.

Council Member LeMone asked who commissioned a pickleball study at Discovery Park. The busiest times are between April and August, but there is now someone there when school is in session. This means that no one is at the courts until 9:00 a.m. or 10:00 a.m. When she visited in the summer, there were many times she was unable to use a court because of the crowds. She wants to make sure that there is accurate information obtained so there can be an informed study.

Administrator Darrington explained that the focus is on night use, because there is a desire to understand how many people are playing at night. Council Member LeMone explained that it will not be as busy during the evenings right now, because school is back in session. Administrator Darrington reported that the City Council already provided their direction on the courts, but he wanted additional data for informational purposes. This morning, Veterans Memorial Park had full courts at 9:00 a.m. and seven groups waiting. On the other hand, Discovery Park had empty courts. He is not sure why one park is more popular than the other, but it is important to have this information. There will be a meeting with the Principal of the high school tomorrow to discuss the tennis courts. He believes the courts will be unlocked so the tennis courts can remain available.

Administrator Darrington spoke to neighboring communities about lit tennis courts. Cedar Hills has two, American Fork does not have any, and Lindon has one. He clarified that there has been an observational survey conducted rather than something statistically significant. He wants to know that the City is heading in the right direction by transitioning two of the courts. Council Member LeMone noted that a resident shared a suggestion to leave the tennis courts at Discovery Park and add more pickleball courts to the north section of Veterans Memorial Park. Administrator Darrington explained that this would cost three times more than what has been proposed.

Council Member Rogers wondered what the cost would be to light some of the courts at the high school. It might be possible to share in those costs. Administrator Darrington offered to speak to the Principal about that. He stated that the Principal has been wonderful to work with in the past.

Library Director, Sheri Britsch, shared information about the library. She reported that there is the Library of Things, where it is possible to check out certain items. Some adaptive tech and wellness kits have been added to the collection. For example, there is a large font keyboard, non-verbal

communication device, and weighted sloth. Council Member Todd Williams asked if the items are cleaned and sanitized. Director Britsch stated that the items are checked and there have not been a lot of problems. Council Member LeMone noted that the UV sanitizer could be used.

Director Britsch reported that there will be Mahjong lessons offered. There will be a teacher as well as different ways to practice. She next highlighted the Arts Council work. PG Players has a play coming up, "Something's Afoot." The Arts Commission will also have a class on the Art of Mocktails. There is limited space, so those interested are encouraged to sign up for the class. She noted that for the fifth year, the Arts Commission will hold the Songwriter Competition.

Community Development Director, Daniel Cardenas, reached out about Tropical Smoothie. This was part of a larger complex and the plan was to have an office building with some retail locations. The applicant will reapply in the next few months and come back with a retail component.

Director Cardenas and Mayor Jensen attended a neighborhood meeting last night. There is an application for a Vicinity Plan Amendment for the Church of Jesus Christ of Latter-day Saints on the Regular City Council Meeting agenda. The idea was for a new religious building. There are 12 acres of land and approximately 7.5 acres of land were envisioned for the new building.

There was a preliminary meeting held where the vision was outlined. The first step was to amend the Vicinity Plan, because that area was thought to be residential. The amendment would remove one road. This item was taken to the Planning Commission and the recommendation made was for approval. The church took the time to meet with the neighbors, and the residents were able to express concerns. Following that meeting, the church decided to pause the item. As a result, Item 9B on the Regular City Council Meeting agenda has been continued at the request of the applicant. He shared additional information about the meeting that was held with the neighbors.

Director Cardenas reported that there is also a Site Plan application on the Regular City Council Meeting agenda. This will be in front of the apartments that are being built on Pleasant Grove Boulevard. There was a requirement for 25,000 square feet of retail and there is now a Site Plan that is ready to be reviewed. He explained that some work will need to be done on the parking.

Recreation Director, Megan Zollinger, reported that an employee passed away unexpectedly over the weekend. Cindy Gordon worked at the front desk for the last three or four years . It is an unfortunate situation, and the funeral will take place on Friday. On Saturday, the Mikey's League event will take place at 10:00 a.m. at Cook Family Park. There will be street hockey and flag football. Some retired NFL players will attend as well as some Utah Jazz members. The Heritage Festival will take place on September 14, 2026, and calendar invites will be sent to the City Council. The event is scheduled from 5:00 p.m. to 8:00 p.m. There are several performances scheduled. In addition, there will be booths, pony rides, candle making, and food trucks.

The fall events and programs are underway. There are 201 children registered with the Funshine Early Learning Center. Most recreation centers do not offer that kind of service, but it is a wonderful program. Director Zollinger shared information about the soccer and volleyball registrations.

Council Member Rogers reported that he was approached by someone who asked whether the City has considered a flag football league that is only for girls. There could potentially be an intercity league. Director Zollinger confirmed that there have been discussions at the State level, but she is not aware of anyone currently providing this. It is something that can be considered in the future. Council Member LeMone asked if girls can sign up for the existing league, which was confirmed.

Human Resources Manager, David Packard, thanked Intern Sing for all of her contributions to the City. She was tasked with handling the wellness activities over the summer and there were record numbers achieved. On September 17, 2026, there will be a party where success stories are shared. Manager Packard reminded those present that flu shots will be available in the fall. Anyone who is on the Public Employees Health Program ("PEHP") insurance can have the flu shot for free. On the same day that the flu shots are done, PEHP will come in and do biometric screenings.

ADJOURNMENT

MOTION: At 5:29 PM, Council Member LeMone moved to ADJOURN the Work Session. Council Member Rogers seconded the motion. The motion carried unanimously with Council Members Andersen, Rogers, Jensen, and Williams voting "Yes."

The City Council Work Session Minutes of September 1, 2026, were approved by the City Council on October 6, 2026.

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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, September 1, 2026
6:00 PM

Mayor:	Eric Jensen
Council Members:	Dianna Andersen Cyd LeMone Steve Rogers Todd Williams
Staff Present:	Scott Darrington, City Administrator Christine Petersen, City Attorney Sierra Pierson, Assistant to the City Administrator Neal Winterton, Public Works Director Wendy Thorpe, City Recorder Denise Roy, Finance Director Keldon Brown, Police Chief Daniel Cárdenas, Community Development Director Soad Sing, Management Intern Megan Zollinger, Recreation Director Deon Giles, Parks Director Sheri Britsch, Library Director David Packard, Human Resources Manager Baylor Hatch, PW Operator
Excused:	Dustin Phillips, City Council Member Drew Engemann, Fire Chief

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

6:00 PM REGULAR CITY COUNCIL MEETING

1) CALL TO ORDER

Mayor Eric Jensen called the meeting to order at 6:00 PM and welcomed those present.

2) PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member LeMone.

3) OPENING REMARKS

The Opening Remarks were offered by Council Member Andersen.

4) APPROVAL OF MEETING AGENDA

Mayor Jensen reported that Item 9B was continued to a date uncertain.

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

5) OPEN SESSION

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

6) CONSENT ITEMS

A. To Consider for Approval Payment No. 6 to Condie Construction Co., LLC for the 800 North Area Waterline, Drainage, and Roadway Reconstruction Project.

B. Payment Approval Reports for August 20, 2026.

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

7) BOARD, COMMISSION, COMMITTEE APPOINTMENTS

A. None.

8) PRESENTATIONS

A. None.

9) PUBLIC HEARING ITEMS

A. Public Hearing to Consider Ordinance (2026-025) to Adopt the Pleasant Grove Downtown Master Plan. ***Presenter: Director Cárdenas.***

Community Development Director, Daniel Cardenas, reported that the City had received funding from the Mountainland Association of Governments ("MAG") for the purpose of creating a Downtown Master Plan. A consortium of consultants was then hired to create the plan that included Downtown Redevelopment Services, MDHN Architects, Township+Range Engineering, and Landmark Design. The City adopted its 2020 Downtown Action Plan in 2008, but not many

of the goals of that plan had been realized by 2020. Because of this, his primary request to the consultants was that the Downtown Master Plan be pragmatic and implementable.

The Downtown Master Plan is a list of recommendations and best practices. For example, the City Council could direct Staff to focus on objectives 2.3 and 2.4 and begin creating code to accomplish those goals, but adoption of the plan would not codify its recommendations. Like the General Plan, the Downtown Master Plan is a live document that provides a good baseline and can be amended in the future. It has multiple elements, including 19 objectives for mobility and circulation, 12 objectives for community and placemaking, and 17 objectives for development approaches. The City Council would determine which specific objectives to focus on. The plan also includes site-specific development recommendations for four sites as well as implementation strategies, a goals calendar, and funding opportunities.

Ben Levenger, president of Downtown Redevelopment Services, presented the Downtown Master Plan and reported that the process began in January 2026 with a kickoff meeting, followed by community visioning, design charrettes, visualization, and creation of the draft plan. These efforts helped them better understand how to improve downtown while preserving the community's character.

Existing strengths of downtown included:

- Historic Main Street
- Downtown Park
- Community events
- Strong neighborhoods
- Existing businesses

Community engagement included the kick-off meeting with stakeholders, visioning survey, a City Council visioning session, the stakeholder charette, and a public design charette. A daylong outreach activity was held at Strawberry Days, including a public workshop and engagement during the street festival. The draft plan was presented to the public in July, and they were currently in the plan adoption phase. The process was built on public engagement, which was encouraged through utility bill inserts, QR codes, social media, websites, and other methods including on knocking on business doors downtown.

In response to a question from Council Member LeMone, Mr. Levenger reported that if the business owner was unavailable, a notice was left with their contact information. Some business owners reached out to them and others did not.

Key themes that emerged from the public engagement efforts included:

- Activate vacant storefronts and properties along Main Street.
- Existing site constraints can increase project cost and complexity.
- Improve pedestrian and bicycle infrastructure.
- Strengthen and enhance connections to community and destinations.
- Strengthen downtown through more public gathering spaces.

- Preserve historic character while reinforcing a distinct identity.

Mr. Levenger reported that the mostly evenly split recommendation was in regard to the desire for more public gathering spaces. People love the park, but they also want to have a better bandshell for concerts. They appreciate the beauty of the recreational assets, but they also want the ability to hold a farmer's market on a concrete pad.

The Vision for Downtown includes three areas:

1. Mobility and Circulation

People want to be able to walk and ride their bikes to and from the downtown. Multiple survey respondents expressed the desire for their children to be able to ride their bike to the park or downtown, and for a place children could go downtown in the summer.

2. Community Placemaking

People love the character of the downtown area and do not want it to change. Character was not defined by just preserving the historic buildings but also by building height, which they found interesting. Over 75% of respondents were not opposed to the height of the new mixed-use building, which showed an opportunity to make changes to code to allow for more development. That needed to be balanced by not allowing buildings to be too high or dense.

3. Development Approach

People want a lively mixed-use downtown. They love the recreation, but the number one complaint was that there are not enough kid-friendly dining opportunities nearby.

Mr. Levenger reported that the plan's Mobility and Circulation goals do not recommend changes to circulation patterns but rather design streets and crossings for better accessibility. Most residents were in favor of bicycle improvements, but not on Main Street.

Regarding Community Placemaking goals, residents want to empower businesses, residents, and organizations to attract private development to downtown, but they do not want to see entire blocks developed at once. They want to preserve small-scale development. They also want to transform Downtown Park into a central civic space or plaza with concert space. In response to a question, Administrator Darrington stated that people would like to have a paved area as concerts were already held in the park.

Additional goals included prioritizing infrastructure investments that unlock development. Each property currently had its own small parking lot, and there was a potential for shared parking lots.

Development Approach goals include focusing on mixed-use corridors. Residents have no issues with office and apartment space on higher floors but prefer retail on the first floor. They want to retain angled parking to the extent that more people preferred keeping the current configuration to moving to parallel parking with extra-wide sidewalks. They want more private businesses, restaurants, and shopping. Mr. Levenger explained that retail can be hard, and niche retail is

always best. For example, his firm recently worked on a project in St. Catharines, Ontario, Canada where there are successful shoe and gun stores next door to each other.

Mr. Levenger stated that the redevelopment process was not about cutting red tape but about making standards more understandable so developers know what to expect. There were issues with existing code regarding height versus floors, setbacks, parking requirements, and other issues that can hinder building on a site that is otherwise developable. It is very expensive to build, and it is important to work with developers to make it happen. The Plan also includes recommendations on interim improvements such as container gardens or other temporary features until the market corrects itself and projects are again feasible.

The Downtown Master Plan includes phased 10-year recommendations for the rail trail that will result in a separated bicycle lane and walking area. It also recommends gateway signage because currently there was none, so people did not really know there was a downtown. That was the lowest barrier of entry to let people know it exists.

Mayor Jensen opened the public hearing.

Shauna Mecham of MAG expressed her appreciation for the process. She enjoyed the community outreach, and seeing the Council work together at work session was very fun. She commended Director Cárdenas and everyone who worked on the project and thanked the Council for letting MAG work with them on the plan.

Denise Trickler stated that her concern is about the historic downtown. She loved a lot of things in the plan, but asked that the Council preserve the two blocks of historic Main Street.

Ben Felix stated that he had lived in one of the mixed-use buildings for the past three years. He is an architect and professor at Utah Valley University and is very passionate about traditional urbanism and architecture. He wanted to ensure that any buildings added to downtown really capture the area's character. His children walk to school, and he takes the bus to work. He would love to see parallel parking and wider sidewalks to make it more walkable for his family. He likes it when the area is closed to vehicles during Strawberry Days and would prefer that it be pedestrian only at all times. He is in favor of downtown development and would like to more shops, mixed-use buildings, houses, and foot traffic. He is happy that the City is preserving its historic buildings, although he didn't know if the ones across the street from his residence were worth preserving. He hoped to see work begin in downtown as soon as possible.

Drew Armstrong reported that he and his partner just completed the new building at 67 South Main Street. He appreciated the process of creating the Downtown Master Plan and many of its objectives but hoped that the City would continue following the guidelines set forth in the Downtown 2020 Action Plan. He hoped they would keep that in mind because the historic look of the buildings is important to keeping the spirit of downtown. When the Fire Marshall inspected their building, he said that he'd never seen an old building that meets current code as well as it does. When he was told that the building was newly completed in October, he said that they did a really good job of remodeling it. That was exactly what they hoped to achieve. They want people to feel like the building has been part of the community forever because it enforces the feel of the

old downtown. However, the new retail space being constructed near the car wash was going for double what they could get per square foot, and it is expensive to develop in downtown. They have a $4 million building that barely cash flows. It was a passion project for them, but those realities make it difficult to build downtown.

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

In response to a question raised by Council Member Rogers, Director Cárdenas confirmed that the Downtown Master Plan would not eliminate any current design standards. The downtown guidelines were already incorporated into code and required that the architecture be turn of the 20th century. If the Council directed Staff to make changes based on Downtown Master Plan objectives, they would begin working on code changes that for potential future adoption.

Council Member Rogers reiterated that the Downtown Master Plan would not change code but rather provide recommendations on how to revitalize parts of downtown.

Administrator Darrington reported that Staff would review the final plan and return to the Council with recommendations. He hoped to prepare a list of recommendations and funding options for discussion with next year's budget, so they not only have a plan but also a way to fund it.

ACTION: Council Member Rogers moved to APPROVE Ordinance 2026-025 to adopt the Pleasant Grove Downtown Master Plan. Council Member Andersen seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, and Williams voting "Yes."

B. Public Hearing to Consider an Ordinance (2026-026) to Adopt a Vicinity Plan Amendment, located within the area delineated by Murdock Canal Trail, 1590 West, 3620 North, and the Western Boundary of Pleasant Grove City, including Parcels #14:004:0362 and 14:004:0365, on approximately 12.079 acres of land. ***Presenter: Director Cárdenas.***

This item was continued to a date uncertain.

C. Public Hearing to Consider an Ordinance (2026-027) to Adopt the Updated Storm Water Management Plan (SWMP) Updating and Including New Standard Operating Procedures; adding New Appendices; and Other Necessary Changes. ***Presenter: PW Operator Baylor Hatch.***

Public Works Operator, Baylor Hatch, reported that the Utah Municipal Separate Storm Sewer System ("MS4") Storm Water Permit requires the City to conduct an annual review of its Storm Water Management Plan, and the proposed changes would bring the City into compliance with current permit requirements. A document outlining the changes has been emailed to the Council by Director Winterton.

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

MOTION: Council Member LeMone moved to APPROVE Ordinance 2026-027 to adopt the updated Storm Water Management Plan (SWMP) updating and including new standard operating procedures; adding new appendices; and other necessary changes. Council Member Rogers seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Rogers, and Williams voting "Yes."

Council Member LeMone was excused at 6:37 p.m.

10) ACTION ITEMS READY FOR VOTE

A. To Consider for Approval a Commercial Site Plan for a Commercial Building, located at approximately 224 South Pleasant Grove Boulevard in the Grove – Commercial Sales Zone with the Boulevard Mixed Use Overlay. Applicant: Kartik Patel. *Presenter: Director Cárdenas.*

Director Cárdenas presented the Staff Report and indicated that it was a long-awaited Site Plan for a commercial building located at the corner of 100 South and Pleasant Grove Boulevard, near DoTERRA and the new apartments that were under construction. The zone requires at least 25,000 square feet of sales-tax-generating uses, and the uses proposed by the Applicant would comply with that requirement.

The Commercial Site Plan was reviewed. The approximately 6,500-square-foot building will be on the corner facing 100 South and will include five units. Director Cárdenas noted that the final number of units could be lower based on tenant improvements, but all tenants would be retail or restaurants. Per code, all commercial parking must be along Pleasant Grove Boulevard. There will be 32 dedicated parking stalls. Per Staff calculations, that number is adequate for restaurants, which is the most intensive parking use.

An aerial map of the overall site was displayed, as well as materials and elevations for the specific project. Director Cárdenas reported that approximately 4,000 square feet of additional retail uses was under construction in conjunction with the residential apartment project, and three additional retail pads were available. The subject property is at a prominent intersection and a great location for retail. The application was reviewed by the Design Review Board and Planning Commission, which forwarded a unanimous recommendation of approval.

In response to a question from Council Member Williams, Director Cárdenas reviewed the building elevations and indicated that the building will face the apartments, but the 100 South façade will include features in keeping with the area.

The Applicant, Kartik Patel stated that he would be developing the property for retail, and Staff had been helpful in providing recommendations.

MOTION: Council Member Rogers moved to APPROVE a Commercial Site Plan for a commercial building, located at approximately 224 South Pleasant Grove Blvd in the Grove – Commercial Sales Zone with the Boulevard Mixed Use Overlay. Applicant: Kartik Patel. Council

Member Andersen seconded the motion. The motion carried unanimously with Council Members Andersen, Rogers, and Williams voting "Yes."

B. To Consider a Resolution (2026-041) Authorizing the Mayor to Sign an Interlocal Cooperation Agreement with Alpine School District for the School Resource Officer Services. *Presenter: Attorney Petersen.*

City Attorney, Christine Petersen, presented the interlocal agreement for school resource officer ("SRO") services that would replace one signed in approximately 1998. The primary difference between the agreements was that it would increase the reimbursement for full-time officers to $54,847 per year. There were currently full-time officers at both the high and junior high schools, and the junior high officer also handled elementary school programs. The agreement included new police department obligations, primarily regarding training and due process requirements for juveniles who engage in criminal behavior versus breaking school rules and policies.

Council Member Rogers asked if the same agreement would be adopted by Timpanogos School District when the district was split. Attorney Petersen reported that she anticipated the agreement would be absorbed by the new district and kept in place until it expires.

MOTION: Council Member Williams moved to APPROVE Resolution 2026-041 authorizing the Mayor to sign an Interlocal Cooperation Agreement with Alpine School District for the School Resource Officer services. Council Member Andersen seconded the motion. The motion carried unanimously with Council Members Andersen, Rogers, and Williams voting "Yes."

11) DISCUSSION ITEMS

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

Police Chief, Keldon Brown reported on the following:

- There have been automobile-bicycle collisions in areas where the Murdock Canal crosses major roads, as well as bicycle-pedestrian collisions on the trail.
- In August, there were 58 traffic accidents. Most accidents were caused by inattentive drivers despite the City's best efforts to install all available safety features.
- There were 15 DUIs in August. Domestic violence calls remained steady. There was a total off 77 arrests covering 166 criminal offenses.
- A total of 156 traffic citations were issued covering 246 violations, which likely meant three times that number of traffic stops.
- There were approximately 800 police reports, which was consistent month to month.
- School was back in session, and there was a consistent police presence at the schools to ensure that police are not only there when there is a problem.
- He receives weekly requests for speed bumps. The speed trailer was being placed around the City to deter speeding.
- They were performing background checks on four potential new hires, and he hoped to extend job offers within the next two weeks.

- They sent an officer to assist in the investigation in Nephi. Those incidents can happen at any time, and officers were attending firearms training that week.
- He receives emails expressing both criticism and appreciation for the Police Department's efforts. He is passionate about having a safe city and officers providing good service to citizens, and if a problem arises, he addresses it.

Council Member Williams stated that there had been a lot of public comments about Flock cameras, but they had all heard stories about them saving lives, finding bad guys, and bringing loved ones home. The City Council voted 5-0 to install the cameras, and he believed the full Council was still in favor of their use because they save lives and keep the community safer.

12) REVIEW AND DISCUSSION OF THE SEPTEMBER 15, 2026, CITY COUNCIL MEETING AGENDA

Administrator Darrington reported that the Work Session would include a report on how closing the pool early affected the City, as well as a discussion on secondary water rates. The City Council meeting would include a lease agreement, the updated PG Cares Coalition agreement, and a potential bid award for the library pavilion. Staff was also working on a parental leave policy to present to the Council.

The Heritage Festival will be held on September 14, and emails have been sent out regarding upcoming ribbon cuttings.

13) MAYOR AND COUNCIL BUSINESS

Council Member Rogers stated that people are passionate about downtown and he is excited about the Downtown Master Plan. He wants to ensure that the Council are good stewards of the history of Pleasant Grove while revitalizing an area that is a real gem of Utah County. He appreciated MAG for the funding to hire talented consultants to evaluate the City and provide really actionable objectives and was excited to begin implementing them over the next few years.

In response to a question raised by Council Member Rogers, Administrator Darrington reported that no decision had been made on whether the State would recommend Pleasant Grove as a Federal Opportunity Zone. Council Member Rogers stated that the head of the Governor's Council for Economic Development had indicated that he would let him know if the City would not be considered, and he had not heard anything either. He believes there will be funding opportunities to help Pleasant Grove create an economic center downtown while preserving its history. He appreciated the County making the program available because it had created a lot of buzz among business and property owners.

Council Member Andersen stated that she found the 15 DUIs listed in Chief Brown's report heartbreaking. Tobacco use was down, and she hoped that drinking and driving would decrease as well.

It is very nice to have a Downtown Master Plan. People can think about what they hope will happen, but Drew Armstrong and Matt Flinders spent a lot of money making something happen.

The Rogers and Russell building is beautiful, and she was grateful for that $4 million investment in beautifying downtown. She would love to see all the old buildings renovated and shops in every building.

Council Member Williams agreed with his Council colleagues.

Mayor Jensen reported that Pleasant Grove won the City Cup in the recent golf tournament against Lehi and American Fork.

14) SIGNING OF PLATS

No plats were signed.

15) REVIEW CALENDAR

No calendar items were reviewed.

16) ADJOURN

MOTION: At 7:03 p.m., Council Member Williams moved to ADJOURN the Pleasant Grove City Council Meeting. Council Member Rogers seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Rogers, and Williams voting "Yes."

The City Council Minutes of September 1, 2026, were approved by the City Council on October 6, 2026.

_____

Wendy Thorpe, CMC
City Recorder
(Exhibits are in the City Council Minutes binders in the Recorder's office.)

Agenda

CONTRACT CHANGE ORDER

Date: 9/23/2026

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

Contractor: Condie Construction Co., LLC

Item No.	Description of Changes, Quantities, Units, Unit Prices, Change in Completion Schedule, etc.	Units	Unit	Unit Price	Decrease In Contract Price	Increase In Contract Price
	Change order items on 800 N					
401	PCO#08 Half Loop on 1450 W	1.00	LS	$7,882.07		$7,882.07
402	PCO#09 Corroded saddle and other down time	1.00	LS	$1,408.01		$1,408.01
403	PCO#10 extra work to relocated meters closer to the sidewalk on 680 N	1.00	LS	$1,800.00		$1,800.00
404	PCO#13 680 N 1570 E SD box lid reconstruct.	1.00	LS	$2,200.00		$2,200.00
405	PCO#14 Extra FH service connection for the FH in the AllStar parking lot	1.00	LS	$7,079.19		$7,079.19
406	PCO#15 Auto shop 1.5" meter	1.00	LS	$10,609.67		$10,609.67
						$0.00
	Change order items on Mahogany					
407	PCO#11 extra work to locate the water line on 1100 N and Mahogany	1.00	LS	$2,560.52		$2,560.52
408	PCO#12 installation of city provided sampling station	1.00	LS	$1,890.44		$1,890.44
						$0.00
	Change in Contract Price Due To This Change Order					
	Total Increase				-	$ 35,429.90
	Total Decrease				$ -	-
	Net				**$**	**35,429.90**

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

The sum of $35,429.90 is hereby added to the total contract price and the total adjusted contract price to date thereby is $ 4,930,238.11 .

This Change order will amend the bonus so that all paving is completed on or before September 25, 2026 and the substantial completion is met by October 9, 2026. All other terms of the contract apply. No other contract times will change at this time.

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

Accepted BY: Bronson Brandt Digitally signed by Bronson Brandt DN: C=US, E=bbrandt@condieconstruction.com, O=Condie Construction Company, OU=Project Manager, CN=Bronson Brandt Date: 2026.09.23 14:58:13-06'00'

Contractor Date

Recommended BY: _____

Engineer Date

Approved BY: _____

Owner Date

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

PCO-10

PROJECT NAME & NUMBER: Pleasant Grove 800 North

OWNER: Pleasant Grove City.

Contract No.

SUBMITTED TO:Britton Tveten/Shawn Pitts

DATE:08/11/26

Item	Description	Quantity	Units	Price	Total
Includes Pleasant Grove Agreed Upon Amount for Additional Sucking at Existing Meter Cans					
1	Vac Time/Trenching	1	LS	$1,800.00	$1,800.00
				Subtotal:	$1,800.00
				Markup 15%	$0.00
	Contract Days: 1.5			**PCO- Total:**	**$1,800.00**

Original contract:	$3,556,724.10
Previous change orders:	$63,240.92
Total for this Change Order:	$1,800.00
Adjusted contract:	$3,621,765.02

Approved by Owner /Engineer:

Name:

Approved by Condie Construction Company, Inc.

Name: Bronson Brandt

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

PCO-11

PROJECT NAME & NUMBER: Pleasant Grove 800 North

OWNER: Pleasant Grove City.

Contract No.

SUBMITTED TO:Britton Tveten/Shawn Pitts

DATE:09/9/26

Item	Description	Quantity	Units	Price	Total
This includes crew and vac for the unknown waterline location at 1100 North.					
	Cat 320 EX	6	HR	$78.37	$470.22
	Cat 315 EX	6	HR	$66.38	$398.28
	Cat Loader	6	HR	$70.09	$420.54
	Compaction Bucket	6	HR	$19.18	$115.08
	Vac Truck	6	HR	$295.00	$1,770.00
	OP Foreman	6	HR	$54.22	$325.32
	OP Excavator	6	HR	$42.37	$254.22
	Pipe Layer	6	HR	$38.42	$230.52
	Labor General	6	HR	$35.78	$214.68
	Op Loader	6	HR	$42.37	$254.22
				Subtotal:	$4,453.08
	Contract Days: 1			Markup 15%	$667.96
				PCO- Total:	**$5,121.04**

Original contract:	$3,556,724.10
Previous change orders:	$65,310.92
Total for this Change Order:	$5,121.04
Adjusted contract:	$3,627,156.06

$2,560.52 as per email on 9/23/2026

Approved by Owner /Engineer:

Name:

Approved by Condie Construction Company, Inc.

Name: Bronson Brandt

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

PCO-12

PROJECT NAME & NUMBER: Pleasant Grove 800 North

OWNER: Pleasant Grove City.

Contract No.

SUBMITTED TO:Britton Tveten/Shawn Pitts

DATE:09/9/26

Item	Description	Quantity	Units	Price	Total
Insatlation of sample hose provided by city					
	Cat 306 EX	2	HR	$59.50	$119.00
	Cat Loader	2	HR	$70.09	$140.18
	Compaction Bucket	2	HR	$19.18	$38.36
	Side Dump	2	HR	$165.00	$330.00
	Vac Truck	2	HR	$295.00	$590.00
	OP Foreman	2	HR	$54.22	$108.44
	OP Excavator	2	HR	$42.37	$84.74
	Pipe Layer	2	HR	$38.42	$76.84
	Labor General	2	HR	$35.78	$71.56
	Op Loader	2	HR	$42.37	$84.74
				Subtotal:	$1,643.86
	Contract Days: 0			Markup 15%	$246.58
				PCO- Total:	**$1,890.44**

Original contract:	$3,556,724.10
Previous change orders:	$72,613.72
Total for this Change Order:	$1,890.44
Adjusted contract:	$3,631,228.26

Approved by Owner /Engineer:

Name:

Approved by Condie Construction Company, Inc.

Name: Bronson Brandt

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

PCO-13

PROJECT NAME & NUMBER: Pleasant Grove 800 North

OWNER: Pleasant Grove City.

Contract No.

SUBMITTED TO:Britton Tveten/Shawn Pitts

DATE:09/9/26

Item	Description	Quantity	Units	Price	Total
Reconstruct Storm Drain MH/Box					
	Kabota 75 Skidsteer	6	HR	$66.38	$398.28
	Kabota 75 Skidsteer	6	HR	$70.09	$420.54
	OP Foreman	6	HR	$54.22	$325.32
	OP Skidsteer	6	HR	$42.37	$254.22
	Labor General	6	HR	$35.78	$214.68
	Concrete (Short Load)	1	LS	$300.00	$300.00
	New Ring and Cover to be provided by city.				
	Contract Days: .60			Subtotal:	$1,913.04
				Markup 15%	$286.96
				PCO- Total:	**$2,200.00**

Original contract:	$3,556,724.10
Previous change orders:	$74,504.16
Total for this Change Order:	$2,200.00
Adjusted contract:	$3,633,428.26

Approved by Owner /Engineer:

Name:

Approved by Condie Construction Company, Inc.

Name: Bronson Brandt

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

PCO-14

PROJECT NAME & NUMBER: Pleasant Grove 800 North

OWNER: Pleasant Grove City.

Contract No.

SUBMITTED TO:Britton Tveten/Shawn Pitts

DATE:09/17/26

Item	Description	Quantity	Units	Price	Total
Additional Hot Tap 680 North					
1	Crew time to cut in	6	HR	$447.18	$2,683.08
2	8"x6" Tapping Sleeve	1	EA	$1,138.50	$1,138.50
3	6" Gate Valve	1	EA	$1,084.24	$1,084.24
4	Tap Master-Sunday	1	LS	$1,250.00	$1,250.00
				Subtotal:	$6,155.82
				Markup 15%	$923.37
				PCO- Total:	**$7,079.19**

Original contract:	$3,556,724.10
Previous change orders:	$1,368,995.34
Total for this Change Order:	$7,079.19
Adjusted contract:	$4,932,798.63

Approved by Owner /Engineer:

Name:

Approved by Condie Construction Company, Inc.

Name: Bronson Brandt

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

PCO

PROJECT NAME & NUMBER: Pleasant Grove 800 North

OWNER: Pleasant Grove City.

Contract No.

SUBMITTED TO:Britton Tveten/Shawn Pitts

DATE: 7-16-26

Item	Description	Quantity	Units	Price	Total
Price for 1.5" Meter					
1	HD Fowler 2" Water Service/Assembly	1	LS	$2,528.28	$2,528.28
2	Old Castle - Meter Vault (Traffic Rated)	1	EA	$2,674.44	$2,674.44
	Cat 320 EX	6	HR	$78.37	$470.22
	Cat 315 EX	6	HR	$66.38	$398.28
	Cat Loader	6	HR	$70.09	$420.54
	Compaction Bucket	6	HR	$19.18	$115.08
	Side Dump	6	HR	$165.00	$990.00
	OP Foreman	6	HR	$54.22	$325.32
	OP Excavator	6	HR	$42.37	$254.22
	Pipe Layer	6	HR	$38.42	$230.52
	Labor General	6	HR	$35.78	$214.68
	Op Loader	6	HR	$42.37	$254.22
	Aggregate/Export-Import	1	LS	$350.00	$350.00

Subtotal:	$9,225.80
Markup 15%	$1,383.87
PCO-Total:	**$10,609.67**

Original contract:	$3,556,724.10
Previous change orders:	
Total for this Change Order:	$10,609.67
Adjusted contract:	

Approved by Owner /Engineer:

Name:

Approved by Condie Construction Company, Inc.

Name: Bronson Brandt

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

PCO-08

PROJECT NAME & NUMBER: Pleasant Grove 800 North

OWNER: Pleasant Grove City.

Contract No.

SUBMITTED TO:Britton Tveten/Shawn Pitts

DATE:06/23/26



Item	Description	Quantity	Units	Price	Total
PCO-08 Half Loop @ 1450 West Per PG Request					
	Equipment/Labor				
	Cat 320 EX	1	DY	$783.70	$783.70
	Cat 315 EX	1	DY	$663.80	$663.80
	Cat Loader	1	DY	$700.90	$700.90
	Compaction Bucket	1	DY	$191.80	$191.80
	Side Dump	1	DY	$1,650.00	$1,650.00
	OP Foreman	1	DY	$542.20	$542.20
	OP Excavator	1	DY	$324.70	$324.70
	Pipe Layer	1	DY	$384.20	$384.20
	Labor General	1	DY	$357.80	$357.80
	Op Loader	1	DY	$423.70	$423.70
	Misc (Waterworks) (See attached)	1	LS	$831.17	$831.17
	Contract Days-1			Subtotal:	$6,853.97
				Markup 15%	$1,028.10
				PCO- Total:	**$7,882.07**

Original contract:	$3,556,724.10
Previous change orders:	$53,950.84
Total for this Change Order:	$7,882.07
Adjusted contract:	$3,618,557.01

Approved by Owner /Engineer:

Name:

Approved by Condie Construction Company, Inc.

Name: Bronson Brandt

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

PCO-09

PROJECT NAME & NUMBER: Pleasant Grove 800 North

OWNER: Pleasant Grove City.

Contract No.

SUBMITTED TO:Britton Tveten/Shawn Pitts

DATE:08/04/25

Item	Description	Quantity	Units	Price	Total
Includes downtime for the corroded Saddle @ 3 Plex 1570 West (1 crew)					
	Cat 320 EX	2	HR	$78.37	$156.74
	Cat 315 EX	2	HR	$66.38	$132.76
	Cat Loader	2	HR	$70.09	$140.18
	Compaction Bucket	2	HR	$19.18	$38.36
	Side Dump	2	HR	$165.00	$330.00
	OP Foreman	2	HR	$54.22	$108.44
	OP Excavator	2	HR	$42.37	$84.74
	Pipe Layer	2	HR	$38.42	$76.84
	Labor General	2	HR	$35.78	$71.56
	Op Loader	2	HR	$42.37	$84.74
	Contract Days:-.20			Subtotal:	$1,224.36
				Markup 15%	$183.65
				PCO- Total:	**$1,408.01**

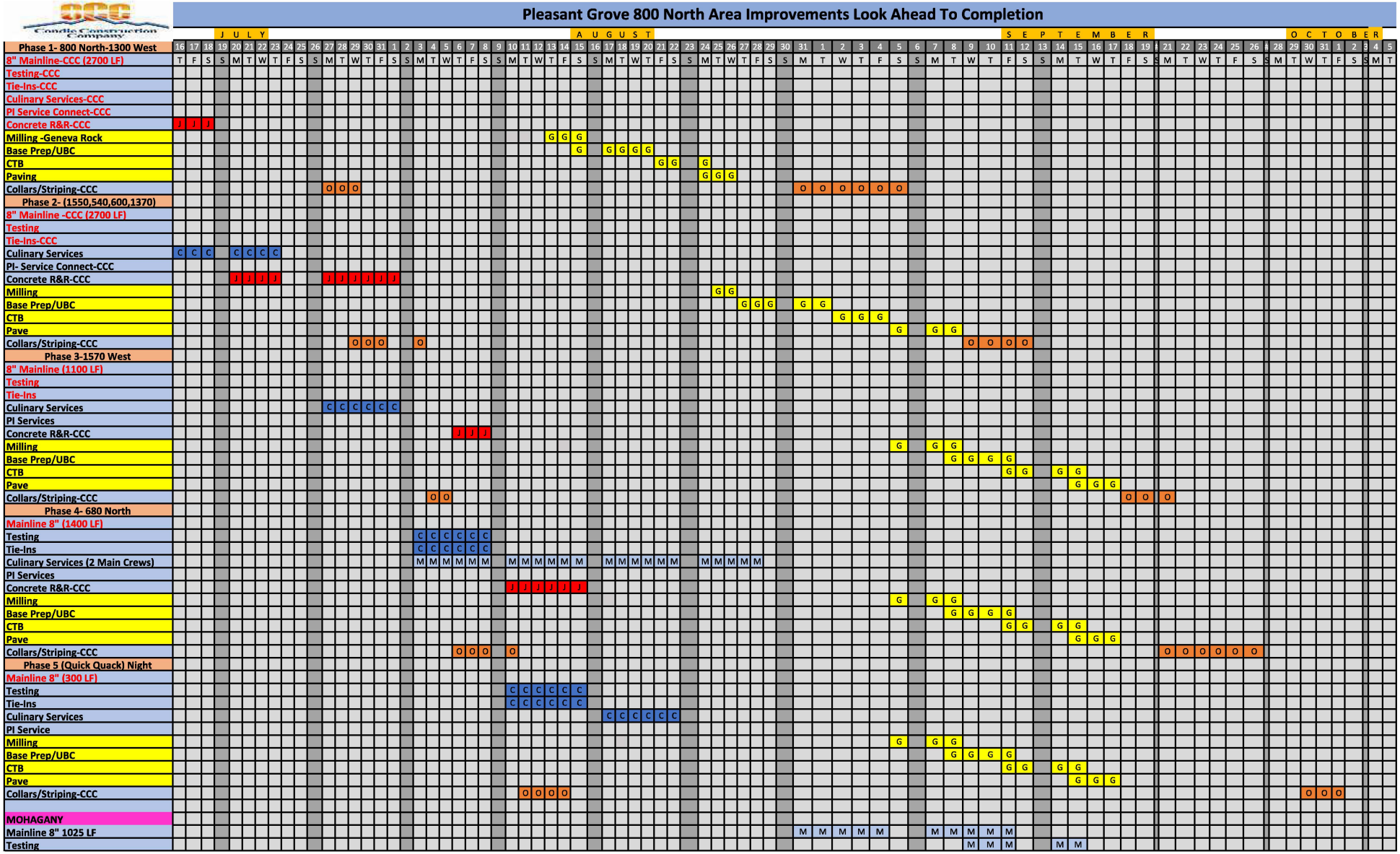
Original contract:	$3,556,724.10
Previous change orders:	$61,832.91
Total for this Change Order:	$1,408.01
Adjusted contract:	$3,619,965.02

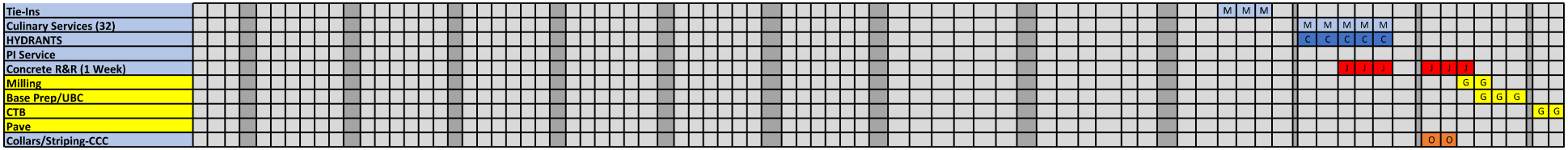
Approved by Owner /Engineer:

Name:

Approved by Condie Construction Company, Inc.

Name: Bronson Brandt


Pleasant Grove 800 North Area Improvements Look Ahead To Completion
Candle Construction Company
JULY
AUGUST
SEPTEMBER
OCTOBER
Phase 1- 800 North-1300 West
8" Mainline-CCC (2700 LF)
Testing-CCC
Tie-Ins-CCC
Culinary Services-CCC
PI Service Connect-CCC
Concrete R&R-CCC
Milling -Geneva Rock
Base Prep/UBC
CTB
Paving
Collars/Striping-CCC
Phase 2- (1550,540,600,1370)
8" Mainline -CCC (2700 LF)
Testing
Tie-Ins-CCC
Culinary Services
PI- Service Connect-CCC
Concrete R&R-CCC
Milling
Base Prep/UBC
CTB
Pave
Collars/Striping-CCC
Phase 3-1570 West
8" Mainline (1100 LF)
Testing
Tie-Ins
Culinary Services
PI Services
Concrete R&R-CCC
Milling
Base Prep/UBC
CTB
Pave
Collars/Striping-CCC
Phase 4- 680 North
Mainline 8" (1400 LF)
Testing
Tie-Ins
Culinary Services (2 Main Crews)
PI Services
Concrete R&R-CCC
Milling
Base Prep/UBC
CTB
Pave
Collars/Striping-CCC
Phase 5 (Quick Quack) Night
Mainline 8" (300 LF)
Testing
Tie-Ins
Culinary Services
PI Service
Milling
Base Prep/UBC
CTB
Pave
Collars/Striping-CCC
MOHAGANY
Mainline 8" 1025 LF
Testing



Index Legend:

O-Justin Oberg-Condie Collar Crew

J-Jorge Agguire-Condie Concrete Crew

C-Chewy Durant Condie Mainline Crew W Vac Truck

M-Mimo-Condie Mainline Crew

G-Geneva Rock/Coldwater

Agenda

PARTIAL PAYMENT ESTIMATE
NO. 7

Name of Contractor:	***Condie Construction Co., LLC***		
Name of Owner:	***Pleasant Grove City***		
Date of Completion:	Amount of Contract:		Dates of Estimate:
Original: November 15, 2026	Original:	$3,556,724.10	From: August 21, 2026
Revised: n/a	Revised:	$4,930,238.11	To: September 25, 2026

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

Amount	This Period	Total To Date
Amount Earned	$1,468,264.88	$3,829,562.23
Retainage Held	$73,413.24	$191,478.11
Retainage Being Released	$0.00	$0.00
Previous Payments	-	$2,243,232.48
Amount Due	$1,394,851.63	$1,394,851.63

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 i[illegible] been shown on previous estimates and the work has bee[illegible] Contract Documents.

After the mayor has signed, this pay request may be paid

800 N culinary	51-70-987	$77,972.34
800 N Culinary Impact	16-70-987	$61,263.98
800 N Class C	20-40-987	$940,822.69
Mahogany Trans	75-40-988	$33,177.66
Mahogany Culinary	51-70-988	$157,704.38
Mahogany Culinary Impact	20-40-988	$123,910.59

BJT

Recommended by: Pleasant Grove City Engineering

Date:_____ _____

Accepted by: Condie Construction Co., LLC

Date: Bronson Brandt Digitally signed by Bronson Brandt DN: C=US, E=bbrandt@condieconstruction.com, O=Condie Construction Company, OU=Project Manager, CN=Bronson Brandt Date: 2026.09.29 15:19:17-06'00' _____

Approved by: Pleasant Grove City Mayor

Date:_____ _____

Schedule of Values

PROJECT: Pleasant Grove City – 800 North Area Waterline, Drainage and Roadway Reconstruction Project

PAY PERIOD: 5 PAY PERIOD: 6 PAY PERIOD: 7 9/25/2026

ITEM NO.	NATURE OF WORK	CONTRACT ITEMS Qty	Units	Unit Price	Bid Amt.	QUANTITY This Month	QUANTITY To Date	QUANTITY This Month	QUANTITY To Date	QUANTITY This Month	QUANTITY To Date	EARNINGS This Month	EARNINGS To Date
	SCHEDULE 1 - 800 NORTH AREA BASE BID												
1	MOBILIZATION AND DEMOBILIZATION	1	LUMP	$213,000.00	$213,000.00		0.55	0.25	0.80	0.20	1.00	$42,600.00	$213,000.00
2	CONSTRUCTION TRAFFIC CONTROL	1	LUMP	$44,158.00	$44,158.00		0.40	0.25	0.65	0.35	1.00	$15,455.30	$44,158.00
3	SURVEY	1	LUMP	$6,933.00	$6,933.00		0.40	0.25	0.65	0.35	1.00	$2,426.55	$6,933.00
4	PUBLIC INVOLVEMENT AND INFORMATION SERVICES	1	LUMP	$20,263.00	$20,263.00		0.40	0.25	0.65	0.35	1.00	$7,092.05	$20,263.00
5	TEMPORARY CONSTROLS AND BMPS	1	LUMP	$7,848.00	$7,848.00		0.40	0.25	0.65	0.35	1.00	$2,746.80	$7,848.00
6	REMOVE CONCRETE FLATWORK (Includes Sidewalk, Driveways, Ped Ramps, C&G)	400	SQ YD	$18.20	$7,280.00	300.08	392.23		392.23	2.70	394.93	$49.14	$7,187.73
7	REMOVE CONCRETE WATERWAY	175	SQ YD	$23.40	$4,095.00	137.12	167.12	7.88	175.00		175.00	$0.00	$4,095.00
8	REMOVE ASPHALT PAVEMENT (PLAN QUANTITY)	24,730	SQ YD	$2.60	$64,298.00		2197.00	11885.00	14082.00	10648.00	24730.00	$27,684.80	$64,298.00
9	GRANULAR BORROW (Soft Spot Repair)	500	CU YD	$74.10	$37,050.00		0.00		0.00		0.00	$0.00	$0.00
10	OVEREXCAVATION (Soft Spot Repair)	500	CU YD	$21.50	$10,750.00		0.00		0.00		0.00	$0.00	$0.00
11	UNTREATED BASE COURSE (SUPPLEMENTAL)	2,600	TON	$27.80	$72,280.00		0.00		0.00	500.00	500.00	$13,900.00	$13,900.00
12	CEMENT	52	TON	$397.00	$20,644.00		0.00		0.00	337.60	337.60	$134,027.20	$134,027.20
13	CEMENT TREAT BASE COURSE (8 Inch Thick)	24,730	SQ. YD.	$5.80	$143,434.00		0.00		0.00	24407.00	24407.00	$141,560.60	$141,560.60
14	HMA - 1/2 INCH (PG 64 -34)	4,760	TON	$103.00	$490,280.00		0.00		0.00	2695.31	2695.31	$277,616.93	$277,616.93
15	MONOLITHIC CURB & GUTTER AND SIDEWALK	200	SQ YD	$198.00	$39,600.00	110.60	161.17	38.83	200.00		200.00	$0.00	$39,600.00
16	CONCRETE WATERWAY	175	SQ YD	$192.00	$33,600.00	112.16	142.16	32.84	175.00		175.00	$0.00	$33,600.00
17	PEDESTRIAN ACCESS RAMP	14	EACH	$3,242.00	$45,388.00		0.00	6.00	6.00	8.00	14.00	$25,936.00	$45,388.00
18	RECONSTRUCT VALVE BOX	54	EACH	$552.00	$29,808.00	27.00	27.00		27.00	27.00	54.00	$14,904.00	$29,808.00
19	RECONSTRUCT MANHOLE	33	EACH	$908.00	$29,964.00	16.50	16.50		16.50	16.50	33.00	$14,982.00	$29,964.00
20	6 INCH RESILIENT WEDGE GATE VALVE	13	EACH	$2,123.00	$27,599.00		13.00		13.00		13.00	$0.00	$27,599.00
21	8 INCH RESILIENT WEDGE GATE VALVE	23	EACH	$2,837.00	$65,251.00	4.00	22.00		22.00	2.00	24.00	$5,674.00	$68,088.00
22	8 INCH 45° BEND	11	EACH	$725.00	$7,975.00		11.00		11.00		11.00	$0.00	$7,975.00
23	8 INCH 11.25° OR 22.5° BEND	12	EACH	$724.00	$8,688.00		12.00		12.00		12.00	$0.00	$8,688.00
24	8 INCH TEE	20	EACH	$1,203.00	$24,060.00		20.00		20.00	1.00	21.00	$1,203.00	$25,263.00
25	8 INCH TO 6 INCH REDUCER	4	EACH	$614.00	$2,456.00		4.00		4.00		4.00	$0.00	$2,456.00
26	8 INCH C900, DR-18 PVC WATERLINE PIPE	5,650	FOOT	$63.30	$357,645.00	862.50	5650.00		5650.00		5650.00	$0.00	$357,645.00
27	CUT, CAP, & AND ABANDON WATERLINE	1	LUMP	$5,283.00	$5,283.00	0.50	1.00		1.00		1.00	$0.00	$5,283.00
28	REPLACE FIRE HYDRANT	12	EACH	$7,726.00	$92,712.00		12.00		12.00		12.00	$0.00	$92,712.00
29	1 INCH BRASS TAPPING SADDLE	26	EACH	$727.00	$18,902.00		26.00		26.00		26.00	$0.00	$18,902.00
30	2 INCH BRASS TAPPING SADDLE	61	EACH	$756.00	$46,116.00	6.00	24.00	21.00	45.00		45.00	$0.00	$34,020.00
31	2 INCH CULINARY SERVICE MANIFOLD WITH (4) 1 INCH SERVICES	61	EACH	$2,876.00	$175,436.00	6.00	22.00	23.00	45.00		45.00	$0.00	$129,420.00
32	1 INCH PRESSURIZED IRRIGATION SERVICE LINE	99	EACH	$862.00	$85,338.00		0.00		0.00		0.00	$0.00	$0.00
33	4 INCH PRESSURIZED IRRIGATION DRAIN	1	EACH	$3,830.00	$3,830.00		0.00	1.00	1.00		1.00	$0.00	$3,830.00
34	PRESSURIZED IRRIGATION BLOW OFF	1	EACH	$4,875.00	$4,875.00		0.00		0.00		0.00	$0.00	$0.00
35	RECONSTRUCT CULINARY WATER SERVICE	26	EACH	$2,121.00	$55,146.00	25.00	117.00	114.00	231.00		231.00	$0.00	$489,951.00
	SCHEDULE 2 - 540 NORTH TO 1570 WEST AREA ADDITIVE ALT. 1												
36	MOBILIZATION AND DEMOBILIZATION	1	LUMP	$104,443.00	$104,443.00		0.55	0.25	0.80	0.20	1.00	$20,888.60	$104,443.00
37	CONSTRUCTION TRAFFIC CONTROL	1	LUMP	$18,120.00	$18,120.00		0.40	0.25	0.65	0.35	1.00	$6,342.00	$18,120.00
38	SURVEY	1	LUMP	$5,219.00	$5,219.00		0.40	0.25	0.65	0.35	1.00	$1,826.65	$5,219.00
39	PUBLIC INVOLVEMENT AND INFORMATION	1	LUMP	$4,605.00	$4,605.00		0.40	0.25	0.65	0.35	1.00	$1,611.75	$4,605.00
40	TEMPORARY CONTROLS AND BMPS	1	LUMP	$1,806.00	$1,806.00		0.40	0.25	0.65	0.35	1.00	$632.10	$1,806.00
41	REMOVE CONCRETE FLATWORK (Includes Sidewalk,	400	SQ YD	$18.20	$7,280.00	396.00	396.00	10.00	406.00		406.00	$0.00	$7,389.20
42	REMOVE CONCRETE WATERWAY	115	SQ YD	$21.10	$2,426.50	111.00	111.00	4.00	115.00		115.00	$0.00	$2,426.50
43	REMOVE ASPHALT PAVEMENT (PLAN QUANTITY)	12208	SQ YD	$2.70	$32,961.60		1050.00		1050.00	12138.00	13188.00	$32,772.60	$35,607.60
44	GRANULAR BORROW (Soft Spot Repair)	500	CU YD	$74.10	$37,050.00		0.00		0.00		0.00	$0.00	$0.00
45	OVEREXCAVATION (Soft Spot Repair)	500	CU YD	$21.50	$10,750.00		0.00		0.00		0.00	$0.00	$0.00
46	UNTREATED BASE COURSE (SUPPLEMENTAL)	1275	TON	$31.00	$39,525.00		0.00		0.00	500.00	500.00	$15,500.00	$15,500.00
47	CEMENT	26	TON	$397.00	$10,322.00		0.00		0.00	198.93	198.93	$78,975.21	$78,975.21
48	CEMENT TREAT BASE COURSE (8 Inch Thick)	12208	SQ.	$5.50	$67,144.00		0.00		0.00	12318.00	12318.00	$67,749.00	$67,749.00
49	HMA - 1/2 INCH (PG 64 -34)	2025	TON	$103.00	$208,575.00		0.00		0.00	1175.17	1175.17	$121,042.00	$121,042.00
50	MONOLITHIC CURB & GUTTER AND SIDEWALK	250	SQ YD	$175.00	$43,750.00	216.60	216.60		216.60		216.60	$0.00	$37,905.00
51	CONCRETE DRIVEWAY 6 INCHES THICK	80	SQ YD	$179.00	$14,320.00	64.90	76.48	3.52	80.00		80.00	$0.00	$14,320.00
52	CONCRETE WATERWAY	115	SQ YD	$189.00	$21,735.00	52.65	52.65	32.35	85.00		85.00	$0.00	$16,065.00
53	PEDESTRIAN ACCESS RAMP	8	EACH	$3,242.00	$25,936.00		0.00	4.00	4.00	4.00	8.00	$12,968.00	$25,936.00
54	RECONSTRUCT VALVE BOX	37	EACH	$552.00	$20,424.00	18.50	18.50		18.50	18.50	37.00	$10,212.00	$20,424.00
55	RECONSTRUCT MANHOLE	11	EACH	$908.00	$9,988.00	5.50	5.50		5.50	5.50	11.00	$4,994.00	$9,988.00
56	8 INCH RESILIENT WEDGE GATE VALVE	17	EACH	$2,838.00	$48,246.00	2.00	17.00		17.00		17.00	$0.00	$48,246.00
57	8 INCH 45° BEND	1	EACH	$743.00	$743.00		1.00		1.00		1.00	$0.00	$743.00
58	8 INCH 11.25° OR 22.5° BEND	9	EACH	$732.00	$6,588.00		9.00		9.00		9.00	$0.00	$6,588.00
59	8 INCH TEE	8	EACH	$1,335.00	$10,680.00		8.00		8.00		8.00	$0.00	$10,680.00
60	8 INCH TO 6 INCH REDUCER	2	EACH	$618.00	$1,236.00		2.00		2.00		2.00	$0.00	$1,236.00
61	8 INCH C900, DR-18 PVC WATERLINE PIPE	2700	FOOT	$62.30	$168,210.00		2700.00		2700.00		2700.00	$0.00	$168,210.00
62	CUT, CAP, & AND ABANDON WATERLINE	1	LUMP	$5,004.00	$5,004.00		1.00		1.00		1.00	$0.00	$5,004.00
63	REPLACE FIRE HYDRANT	5	EACH	$8,413.00	$42,065.00		5.00		5.00		5.00	$0.00	$42,065.00
64	1 INCH BRASS TAPPING SADDLE	54	EACH	$727.00	$39,258.00	25.00	54.00		54.00		54.00	$0.00	$39,258.00
65	1 INCH PRESSURIZED IRRIGATION SERVICE LINE	54	EACH	$851.00	$45,954.00		0.00		0.00	3.00	3.00	$2,553.00	$2,553.00
66	RECONSTRUCT CULINARY WATER SERVICE	54	EACH	$2,125.00	$114,750.00	24.00	54.00		54.00		54.00	$0.00	$114,750.00
67	EARLY COMPLETION BONUS	1	LUMP	$75,000.00	$75,000.00		0.00		0.00		0.00	$0.00	$0.00
68	6 INCH RESILIENT WEDGE GATE VALVE	5	EACH	$2,125.00	$10,625.00		5.00		5.00		5.00	$0.00	$10,625.00
	Subtotal				**$3,556,724.10**							$1,105,925.28	**$3,422,557.96**

	Change Order # 1												
101	PCO1A - Change all steel nuts and bolts hardware to stainless steel	1	lump	$6,142.68	$6,142.68		1.00		1.00		1.00	$0.00	$6,142.68
102	8" Pipe Joint restraints as required by Drew or Britton to mitigate close proximity to the sewer to be paid as each as needed	4	each	$304.07	$1,216.28		8.00		8.00		8.00	$0.00	$2,432.56
103	PCO1B - 830 W 800 N Revere Health fire suppression 4" connection with hot tap and bends	1	lump	$8,966.00	$8,966.00		1.00		1.00		1.00	$0.00	$8,966.00
104	PCO2 - Significant Slag/flowable removal within waterline trenches from 680 N to 597 N along 1550 W and service strike couplers on 1440 W and 540 N	1	lump	$4,022.32	$4,022.32		1.00		1.00		1.00	$0.00	$4,022.32
107	PCO3- 2" service meter connections (meter to main is covered, lid and box are covered)	2	each	$12,048.00	$24,096.00		1.00		1.00		1.00	$0.00	$12,048.00
108	PCO-4 down time for mismarked sewer lateral, water main leak, other mismarked water lines.	1	lump	$3,115.03	$3,115.03		1.00		1.00		1.00	$0.00	$3,115.03
	Subtotal				**$47,558.31**							**$0.00**	**$36,726.59**

	Change Order # 2 800 N area change orders												
*35	Overrun line item 35 "RECONSTRUCT CULINARY WATER SERVICE" to account for the 4 plexes at the base bid price	244	each	$2,121.00	$517,524.00	items placed under the base bid							
201	PCO -06 mismarked utilties on 5/12/2026	1	lump	$2,621.26	$2,621.26		1.00		1.00		1.00	$0.00	$2,621.26
202	PCO -07 mismarked utilties on 5/14-15/2026	2	lump	$5,316.82	$10,633.64		1.00		1.00		1.00	$0.00	$5,316.82
	Subtotal				**$530,778.90**							$0.00	**$7,938.08**

	Change Order # 3 - Mahogany Line items												
301	MOBILIZATION AND DEMOBILIZATION	1	LUMP	$80,000.00	$80,000.00		0.00		0.00	0.50	0.50	$40,000.00	$40,000.00
302	CONSTRUCTION TRAFFIC CONTROL	1	LUMP	$10,000.00	$10,000.00		0.00		0.00	0.50	0.50	$5,000.00	$5,000.00
303	SURVEY	1	LUMP	$3,876.00	$3,876.00		0.00		0.00	0.50	0.50	$1,938.00	$1,938.00
304	PUBLIC INVOLVEMENT AND INFORMATION SERVICES	1	LUMP	$4,500.00	$4,500.00		0.00		0.00	0.50	0.50	$2,250.00	$2,250.00
305	TEMPORARY CONSTROLS AND BMPS	1	LUMP	$5,523.00	$5,523.00		0.00		0.00	1.00	1.00	$5,523.00	$5,523.00
306	REMOVE CONCRETE FLATWORK (Includes Sidewalk, Driveways, Ped Ramps, C&G)	12	SQ YD	$32.60	$391.20		0.00		0.00	12.00	12.00	$391.20	$391.20
307	REMOVE ASPHALT PAVEMENT (PLAN QUANTITY)	6,875	SQ YD	$3.30	$22,687.50		0.00		0.00	341.00	341.00	$1,125.30	$1,125.30
308	GRANULAR BORROW (Soft Spot Repair)	250	CU YD	$91.40	$22,850.00		0.00		0.00		0.00	$0.00	$0.00
309	OVEREXCAVATION (Soft Spot Repair)	250	CU YD	$36.10	$9,025.00		0.00		0.00		0.00	$0.00	$0.00
310	UNTREATED BASE COURSE (SUPPLEMENTAL)	750	TON	$31.30	$23,475.00		0.00		0.00		0.00	$0.00	$0.00
311	CEMENT	140	TON	$417.00	$58,380.00		0.00		0.00		0.00	$0.00	$0.00
312	CEMENT TREAT BASE COURSE (8 Inch Thick)	6,875	SQ. YD.	$6.50	$44,687.50		0.00		0.00		0.00	$0.00	$0.00
313	HMA - 1/2 INCH (PG 64 -34)	1,200	TON	$109.00	$130,800.00		0.00		0.00		0.00	$0.00	$0.00
314	MONOLITHIC CURB & GUTTER AND SIDEWALK	10	SQ YD	$295.00	$2,950.00		0.00		0.00	10.00	10.00	$2,950.00	$2,950.00
315	24" Concrete Curb and Gutter	30	LF	$107.00	$3,210.00		0.00		0.00		0.00	$0.00	$0.00
316	RECONSTRUCT VALVE BOX	17	EACH	$720.00	$12,240.00		0.00		0.00	8.50	8.50	$6,120.00	$6,120.00
317	RECONSTRUCT MANHOLE	7	EACH	$1,047.00	$7,329.00		0.00		0.00	3.50	3.50	$3,664.50	$3,664.50
318	6 INCH RESILIENT WEDGE GATE VALVE	3	EACH	$2,388.00	$7,164.00		0.00		0.00	3.00	3.00	$7,164.00	$7,164.00
319	8 INCH RESILIENT WEDGE GATE VALVE	3	EACH	$3,259.00	$9,777.00		0.00		0.00	4.00	4.00	$13,036.00	$13,036.00
320	10 INCH RESILIENT WEDGE GATE VALVE	1	EACH	$4,522.00	$4,522.00		0.00		0.00	1.00	1.00	$4,522.00	$4,522.00
321	8 INCH 45° BEND	2	EACH	$966.00	$1,932.00		0.00		0.00	2.00	2.00	$1,932.00	$1,932.00
322	8 INCH 11.25° OR 22.5° BEND	1	EACH	$958.00	$958.00		0.00		0.00	1.00	1.00	$958.00	$958.00
323	10 INCH X 8 INCH X 10 INCH TEE	1	EACH	$4,464.00	$4,464.00		0.00		0.00	1.00	1.00	$4,464.00	$4,464.00
324	8 INCH by 6 inch TEE	3	EACH	$2,115.00	$6,345.00		0.00		0.00	3.00	3.00	$6,345.00	$6,345.00
325	8 INCH TO 6 INCH REDUCER	1	EACH	$849.00	$849.00		0.00		0.00	1.00	1.00	$849.00	$849.00
326	8 INCH C900, DR-18 PVC WATERLINE PIPE	1,025	FOOT	$91.70	$93,992.50		0.00		0.00	1025.00	1025.00	$93,992.50	$93,992.50
327	CUT, CAP, & AND ABANDON WATERLINE	1	LUMP	$4,623.00	$4,623.00		0.00		0.00		0.00	$0.00	$0.00
328	REPLACE FIRE HYDRANT	3	EACH	$9,351.00	$28,053.00		0.00		0.00	2.00	2.00	$18,702.00	$18,702.00
329	1 INCH BRASS TAPPING SADDLE	32	EACH	$854.00	$27,328.00		0.00		0.00	22.00	22.00	$18,788.00	$18,788.00
330	1 INCH PRESSURIZED IRRIGATION SERVICE LINE	5	EACH	$1,796.00	$8,980.00		0.00		0.00		0.00	$0.00	$0.00
331	RECONSTRUCT CULINARY WATER SERVICE	32	EACH	$3,164.00	$101,248.00		0.00		0.00	22.00	22.00	$69,608.00	$69,608.00
332	8 INCH TEE	2	EACH	$2,083.00	$4,166.00		0.00		0.00	2.00	2.00	$4,166.00	$4,166.00
333	ReMOVE CONCRETE WATERWAY	22	SQ YD	$23.60	$519.20		0.00		0.00	22.00	22.00	$519.20	$519.20
334	CONCRETE WATERWAY	28	SQ YD	$199.00	$5,572.00		0.00		0.00	28.00	28.00	$5,572.00	$5,572.00
335	1 INCH BRASS CORP STOP	10	EACH	$733.00	$7,330.00		0.00		0.00	10.00	10.00	$7,330.00	$7,330.00
	Subtotal				**$759,746.90**							$326,909.70	**$326,909.70**

	Change Order # 4												
	SCHEDULE 2 - 540 NORTH TO 1570 WEST AREA ADDITIVE ALT. 1												
401	PCO#08 Half Loop on 1450 W	1.00	LS	$7,882.07	$7,882.07		0.00		0.00	1.00	1.00	$7,882.07	$7,882.07
402	PCO#09 Corroded saddle and other down time	1.00	LS	$1,408.01	$1,408.01		0.00		0.00	1.00	1.00	$1,408.01	$1,408.01
403	PCO#10 extra work to relocated meters closer to the sidewalk on 680 N	1.00	LS	$1,800.00	$1,800.00		0.00		0.00	1.00	1.00	$1,800.00	$1,800.00
404	PCO#13 680 N 1570 E SD box lid reconstruct.	1.00	LS	$2,200.00	$2,200.00		0.00		0.00	1.00	1.00	$2,200.00	$2,200.00
405	PCO#14 Extra FH service connection for the FH in the AllStar parking lot	1.00	LS	$7,079.19	$7,079.19		0.00		0.00	1.00	1.00	$7,079.19	$7,079.19
406	PCO#15 Auto shop 1.5" meter	1.00	LS	$10,609.67	$10,609.67		0.00		0.00	1.00	1.00	$10,609.67	$10,609.67
	SCHEDULE 2 - 540 NORTH TO 1570 WEST AREA ADDITIVE ALT. 1												
407	PCO#11 extra work to locate the water line on 1100 N and Mahogany	1	LS	$2,560.52	$2,560.52		0.00		0.00	1.00	1.00	$2,560.52	$2,560.52
408	PCO#12 installation of city provided sampling station	1	LS	$1,890.44	$1,890.44		0.00		0.00	1.00	1.00	$1,890.44	$1,890.44
	Subtotal				**$35,429.90**							**$35,429.90**	**$35,429.90**
	Total				**$4,930,238.11**								

TOTAL	$1,468,264.88	$3,829,562.23
AMOUNT RETAINED	$73,413.24	$191,478.11
RETAINAGE RELEASED		$0.00
PREVIOUS RETAINAGE		$118,064.87
PREVIOUS PAYMENTS		$2,243,232.48
AMOUNT DUE	**$1,394,851.63**	**$1,394,851.63**

Many items were not included due to time to review and verify field quantities and testing.



Condie Consturction Company
53 N 1650 W
Springville, UT 84663

Pay Application-07

	Application Period:	**Application Date:** 8/21/26-9/25/26
To: Pleasant Grove City	**From:** **Condie Construction Company**	**Engineer : Shawn Pitts/BrittonTveten, RB&G Engineering**
Project: Pleasant Grove 800 North Area Waterline, Drainage And Roadway Reconstruct	**Contractor's Project No:** **2602**	**Engineer's Project No:**

Contract Change Orders

Number	Additions	Deductions
CO 1 Combined	$ 47,558.31	
CO 2 Reconstruct Culinary/Mismarked Utilites	$ 530,778.90	
Co 3 Mahogany	$ 759,746.90	
PCO-04 Combined	$ 35,429.40	
		$ -
TOTAL NET CHANGE	$ 1,373,513.51	$ -

1. ORIGINAL CONTRACT PRICE.....	$3,556,724.10
2. Net Change by Change Requests.....	$ 1,373,513.51
3. Current Contract Price (Line 1 & Line 2).....	**$4,930,237.61**
4. TOTAL COMPLETED.....	$4,423,465.13
4a MATERIAL ON HAND.....	$0.00
5. RETAINAGE: 5%	
a. Work Completed.....	$221,173.26
b. Material on Hand.....	$0.00
c. Total Retainage (Line 5a = Line 5b).....	
6. AMOUNT ELIGIBLE TO DATE (Line 4 + Line 4a - Line 5c).....	$4,202,291.87
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)..	$2,243,232.48
8. AMOUNT DUE THIS APPLICATION.....	**$1,959,059.39**
9. BALANCE TO FINISH (Column G on Progress Estimate + Line 5 above).....	$727,945.74
Percent Complete of the Contract:	*85.24%*

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 — Date
Condie Construction Company

Approved By:

Owner — Date
Pleasant Grove City

Engineer — Date
Britton Tveten

Condie Construction Company

For:	Project: Pleasant Grove 800 North Area Waterline, Drainage And Roadway Reconstruct							Contractor's Application for Payment No. 07				
Application Period:								Application Date: 9/25/2026				
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	0.8	$170,400.00	0.20	$42,600.00	1.00	$213,000.00
2	CONSTRUCTION TRAFFIC CONTROL		1	LS	$44,158.00	$44,158.00	0.65	$28,702.70	0.35	$15,455.30	1.00	$44,158.00
3	SURVEY		1	LS	$6,933.00	$6,933.00	0.65	$4,506.45	0.35	$2,426.55	1.00	$6,933.00
4	PUBLIC INVOLVEMENT AND INFORMATION SERVICES		1	LS	$20,263.00	$20,263.00	0.65	$13,170.95	0.35	$7,092.05	1.00	$20,263.00
5	TEMPORARY CONTROLS AND BMPS	101	1	SY	$7,848.00	$7,848.00	0.65	$5,101.20	0.35	$2,746.80	1.00	$7,848.00
6	REMOVE CONCRETE FLATWORK (walk,driveways,ramp, C&G)	102	400	SY	$18.20	$7,280.00	392.23	$7,138.59	2.70	$49.14	394.93	$7,187.73
7	REMOVE CONCRETE WATERWAY	103	175	SY	$23.40	$4,095.00	175	$4,095.00		$0.00	175.00	$4,095.00
8	REMOVE ASPHALT PAVEMENT (PLAN QUANTITY)	104	24730	SY	$2.60	$64,298.00	14082	$36,613.20	24,407.00	$63,458.20	38,489.00	$100,071.40
9	GRANULAR BORROW (Soft Spot Repair)	105	500	CY	$74.10	$37,050.00		$0.00	251.90	$18,665.79	251.90	$18,665.79
10	OVER EXCAVATION (Soft Spot Repair)	106	500	CY	$21.50	$10,750.00		$0.00	251.90	$5,415.85	251.90	$5,415.85
11	UNTREATED BASE COURSE (Supplemental)	107	2600	TON	$27.80	$72,280.00		$0.00	753.54	$20,948.41	753.54	$20,948.41
12	CEMENT	108	52	TON	$397.00	$20,644.00		$0.00	337.60	$134,027.20	337.60	$134,027.20
13	CEMENT TREATED BASE COURSE (8 INCH THICK)	109	24730	SY	$5.80	$143,434.00		$0.00	24,407.00	$141,560.60	24,407.00	$141,560.60
14	HMA 1/2 INCH (Pg 64-34)	110	4760	TON	$103.00	$490,280.00		$0.00	5,390.62	$555,233.86	5,390.62	$555,233.86
15	MONOLITHIC C&G AND SIDEWALK	111	200	SY	$198.00	$39,600.00	200	$39,600.00		$0.00	200.00	$39,600.00
16	CONCRETE WATERWAY	112	175	SY	$192.00	$33,600.00	175	$33,600.00		$0.00	175.00	$33,600.00
17	PEDESTRIAN ACCESS RAMP	113	14	EA	$3,242.00	$45,388.00	6	$19,452.00	8.00	$25,936.00	14.00	$45,388.00
18	RECONSTRUCT VALVE BOX	114	54	EA	$552.00	$29,808.00	27	$14,904.00	27.00	$14,904.00	54.00	$29,808.00
19	RECONSTRUCT MANHOLE	115	33	EA	$908.00	$29,964.00	16.5	$14,982.00	16.50	$14,982.00	33.00	$29,964.00
20	6 INCH RESILIENT WEDGE GATE VALVE	216	13	EA	$2,123.00	$27,599.00	13	$27,599.00	3.00	$6,369.00	16.00	$33,968.00
21	8 INCH RESILIENT WEDGE GATE VALVE	204	23	EA	$2,837.00	$65,251.00	22	$62,414.00	2.00	$5,674.00	24.00	$68,088.00
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	1.00	$1,203.00	21.00	$25,263.00
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	5650	$357,645.00		$0.00	5,650.00	$357,645.00
27	CUT,CAP & ABANDON WATERLINE	210	1	LS	$5,283.00	$5,283.00	1	$5,283.00		$0.00	1.00	$5,283.00
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	**45**	$34,020.00		$0.00	45.00	$34,020.00
31	2 INCH CULINARY SERVICE MANIFOLD WITH (4) 1 INCH SERVICES	211	61	EA	$2,876.00	$175,436.00	**45**	$129,420.00		$0.00	45.00	$129,420.00
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	**1**	$3,830.00		$0.00	1.00	$3,830.00
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	**231**	$489,951.00		$0.00	231.00	$489,951.00
	SCHEDULE 2-540 NORTH TO 1570 WEST AREA ADDITIVE ALT.1							$0.00		$0.00	-	$0.00
36	MOBILIZTAION/DEMOBILIZATION		1	LS	$104,443.00	$104,443.00	**0.8**	$83,554.40	0.20	$20,888.60	1.00	$104,443.00
37	CONSTRUCTION TRAFFIC CONTROL		1	LS	$18,120.00	$18,120.00	**0.65**	$11,778.00	0.35	$6,342.00	1.00	$18,120.00
38	SURVEY		1	LS	$5,219.00	$5,219.00	**0.65**	$3,392.35	0.35	$1,826.65	1.00	$5,219.00
39	PUBLIC INVOLVEMENT AND INFORMATION SERVICES		1	LS	$4,605.00	$4,605.00	**0.65**	$2,993.25	0.35	$1,611.75	1.00	$4,605.00
40	TEMPORARY CONTROLS AND BMPS	101	1	LS	$1,806.00	$1,806.00	**0.65**	$1,173.90	0.35	$632.10	1.00	$1,806.00
41	REMOVE CONCRETE FLATWORK (walk,driveways,ramp, C&G)	102	400	SY	$18.20	$7,280.00	**406**	$7,389.20		$0.00	406.00	$7,389.20
42	REMOVE CONCRETE WATERWAY	103	115	SY	$21.10	$2,426.50	**115**	$2,426.50		$0.00	115.00	$2,426.50
43	REMOVE ASPHALT PAVEMENT (PLAN QUANTITY)	104	12208	SY	$2.70	$32,961.60	**1050**	$2,835.00	12,138.00	$32,772.60	13,188.00	$35,607.60
44	GRANULAR BARROW (Soft Spot Repair)	105	500	CY	$74.10	$37,050.00		$0.00	427.00	$31,640.70	427.00	$31,640.70
45	OVER EXCAVATION (Soft Spot Repair)	106	500	CY	$21.50	$10,750.00		$0.00	427.00	$9,180.50	427.00	$9,180.50
46	UNTREATED BASE COURSE (Supplemental)	107	1275	TON	$31.00	$39,525.00		$0.00	631.22	$19,567.82	631.22	$19,567.82
47	CEMENT	108	26	TON	$397.00	$10,322.00		$0.00	198.93	$78,975.21	198.93	$78,975.21
48	CEMENT TREATED BASE COURSE (8 INCH THICK)	109	12208	SY	$5.50	$67,144.00		$0.00	12,318.00	$67,749.00	12,318.00	$67,749.00
49	HMA 1/2 INCH (Pg 64-34)	110	2025	TON	$103.00	$208,575.00		$0.00	2,350.33	$242,083.99	2,350.33	$242,083.99
50	MONOLITHIC C&G AND SIDEWALK	111	250	SY	$175.00	$43,750.00	**216.6**	$37,905.00		$0.00	216.60	$37,905.00
51	CONCRETE DRIVEWAY 6 INCHES THICK	116	80	SY	$179.00	$14,320.00	**80**	$14,320.00		$0.00	80.00	$14,320.00
52	CONCRETE WATERWAY	112	115	SY	$189.00	$21,735.00	**85**	$16,065.00		$0.00	85.00	$16,065.00
53	PEDESTRIAN ACCESS RAMP	113	8	EA	$3,242.00	$25,936.00	**4**	$12,968.00	4.00	$12,968.00	8.00	$25,936.00
54	RECONSTRUCT VALVE BOX	114	37	EA	$552.00	$20,424.00	**18.5**	$10,212.00	18.50	$10,212.00	37.00	$20,424.00
55	RECONSTRUCT MANHOLE	115	11	EA	$908.00	$9,988.00	**5.5**	$4,994.00	5.50	$4,994.00	11.00	$9,988.00
56	8 INCH RESILIENT WEDGE GATE VALVE	204	17	EA	$2,838.00	$48,246.00	**17**	$48,246.00		$0.00	17.00	$48,246.00
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	**5**	$42,065.00		$0.00	5.00	$42,065.00
64	1 INCH BRASS TAPPING SADDLE	213	54	EA	$727.00	$39,258.00	**54**	$39,258.00		$0.00	54.00	$39,258.00
65	1 INCH PRESSURIZED IRRIGATION SERVICE LINE	214	54	EA	$851.00	$45,954.00		$0.00	3.00	$2,553.00	3.00	$2,553.00
66	RECONSTRUCT CULINARY WATER SERVICE	215	54	EA	$2,125.00	$114,750.00	**54**	$114,750.00		$0.00	54.00	$114,750.00
67	EARLY COMPLETION BONUS		1	LS	$75,000.00	$75,000.00		$0.00	1.00	$75,000.00	1.00	$75,000.00
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**			$0.00		$0.00		$0.00
	Change Order Sequence:								$0.00		$0.00		$0.00
101	PCO1A-Change all steel nuts/bolts to stainless		1	LS	$ 6,142.68	$ 6,142.68	1.00	$6,142.68		$0.00	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	1.00	$8,966.00		$0.00	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	1.00	$12,048.00		$0.00	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-01	Combined Total		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		244	EA	$ 2,121.00	$ 517,524.00		$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					$ 530,778.90		$0.00		$0.00		$0.00
PCO-03	Mahogany (see below-301)							$0.00		$0.00		$0.00
			2560.52					$0.00	2560.52			$0.00
401	PCO-08 1450 West Half Loop		1	LS	$ 7,882.07	$ 7,882.07		$0.00	1.00	$7,882.07		$7,882.07
402	PCO-09 Down Time Corroded Sadle		1	LS	$ 1,408.01	$ 1,408.01		$0.00	1.00	$1,408.01		$1,408.01
403	PCO-10 Extra Work to relocate Meters		1	LS	$ 1,800.00	$ 1,800.00		$0.00	1.00	$1,800.00		$1,800.00
404	PCO-11 1100 North 10" Line Locate-Down Time		1	LS	$ 2,560.02	$ 2,560.02		$0.00	1.00	$2,560.02		$2,560.02
405	PCO-12 Sample Hose (Install Only)		1	LS	$ 1,890.44	$ 1,890.44		$0.00	1.00	$1,890.44		$1,890.44
406	PCO-13 Box Lid Reconstruct Manhole		1	LS	$ 2,200.00	$ 2,200.00		$0.00	1.00	$2,200.00		$2,200.00
407	PCO-14 Additional Hot Tap		1	LS	$ 7,079.19	$ 7,079.19		$0.00	1.00	$7,079.19		$7,079.19
408	1.5" Meter Major Auto		1	LS	$ 10,609.67	$ 10,609.67			1.00	$10,609.67		$10,609.67
PCO-04	Combined Total					$ 35,429.40		$0.00		$0.00		$0.00
								$0.00		$0.00		$0.00
								$0.00		$0.00		$0.00
	Mahogany PCO-03					$ -		$0.00		$0.00		$0.00
301	MOBILIZATION AND DEMOBILIZATION		1	LS	$ 80,000.00	$ 80,000.00		$0.00	0.50	$40,000.00	0.50	$40,000.00
302	CONSTRUCTION TRAFFIC CONTROL		1	LS	$ 10,000.00	$ 10,000.00		$0.00	0.50	$5,000.00	0.50	$5,000.00
303	SURVEY		1	LS	$ 3,876.00	$ 3,876.00		$0.00	0.50	$1,938.00	0.50	$1,938.00
304	PUBLIC INVOLVEMENT AND INFO		1	LS	$ 4,500.00	$ 4,500.00		$0.00	0.50	$2,250.00	0.50	$2,250.00
305	TEMPORARY CONTROLLS BMPS		1	LS	$ 5,523.00	$ 5,523.00		$0.00	1.00	$5,523.00	1.00	$5,523.00
306	REMOVE CONCRETE FLATWORK (walk,driveways,ramp, C&G)		12	SY	$ 32.60	$ 391.20		$0.00	12.00	$391.20	12.00	$391.20
307	REMOVE ASPHALT PAVEMENT (PLAN QUANTITY)		6,875	SY	$ 3.30	$ 22,687.50		$0.00	341.00	$1,125.30	341.00	$1,125.30
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	10.00	$2,950.00	10.00	$2,950.00
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	8.50	$6,120.00	8.50	$6,120.00
317	RECONSTRUCT MANHOLE		7	EA	$ 1,047.00	$ 7,329.00		$0.00	3.50	$3,664.50	3.50	$3,664.50
318	6 INCH RESILIENT WEDGE GATE VALVE		3	EA	$ 2,388.00	$ 7,164.00		$0.00	3.00	$7,164.00	3.00	$7,164.00
319	8 INCH RESILIENT WEDGE GATE VALVE		3	EA	$ 3,259.00	$ 9,777.00		$0.00	4.00	$13,036.00	4.00	$13,036.00
320	10 INCH RESILIENT GATE VALVE		1	EA	$ 4,522.00	$ 4,522.00		$0.00	1.00	$4,522.00	1.00	$4,522.00
321	8 INCH 45 BEND		2	EA	$ 966.00	$ 1,932.00		$0.00	2.00	$1,932.00	2.00	$1,932.00
322	8 INCH 11.25 OR 22.5 BEND		1	EA	$ 958.00	$ 958.00		$0.00	1.00	$958.00	1.00	$958.00
323	10 INCH X 8 INCH X 10 INCH TEE		1	EA	$ 4,464.00	$ 4,464.00		$0.00	1.00	$4,464.00	1.00	$4,464.00
324	8 INCH BY 6 INCH TEE		3	EA	$ 2,115.00	$ 6,345.00		$0.00	3.00	$6,345.00	3.00	$6,345.00
325	8 INCH TO 6 INCH REDUCER		1	EA	$ 849.00	$ 849.00		$0.00	1.00	$849.00	1.00	$849.00
326	8 INCH C900 DR-18 PVC WATERLINE PIPE		1,025	LF	$ 91.70	$ 93,992.50		$0.00	1,025.00	$93,992.50	1,025.00	$93,992.50
327	CUT,CAP & ABANDOND WATERLINE		1	LS	$ 4,623.00	$ 4,623.00		$0.00		$0.00	-	$0.00
328	REPLACE FIRE HYDRANT		3	EA	$ 9,351.00	$ 28,053.00		$0.00	2.00	$18,702.00	2.00	$18,702.00
329	1" BRASS TAPPING SADDLE		32	EA	$ 854.00	$ 27,328.00		$0.00	22.00	$18,788.00	22.00	$18,788.00
330	1 INCH PRESSSURIZED IRRIGATION SERVICE LINE		5	EA	$ 1,796.00	$ 8,980.00		$0.00		$0.00	-	$0.00
331	RECONSTRUCT CULINARY WATER SERVICE		32	EA	$ 3,164.00	$ 101,248.00		$0.00	22.00	$69,608.00	22.00	$69,608.00
332	8 INCH TEE		2	EA	$ 2,083.00	$ 4,166.00		$0.00	3.00	$6,249.00	3.00	$6,249.00
333	REMOVE CONCRETE WATERWAY		22	SY	$ 23.60	$ 519.20		$0.00	22.00	$519.20	22.00	$519.20
334	CONCRETE WATERWAY		28	SY	$ 199.00	$ 5,572.00		$0.00	28.00	$5,572.00	28.00	$5,572.00
335	1 INCH BRASS CORP STOP		10	EA	$ 733.00	$ 7,330.00		$0.00	10.00	$7,330.00	10.00	$7,330.00
								$0.00		$0.00		$0.00
								$0.00		$0.00		$0.00
								$0.00		$0.00		$0.00
								$0.00		$0.00		$0.00
								$0.00		$0.00		$0.00
								$0.00		$0.00		$0.00
								$0.00		$0.00		$0.00
								$0.00		$0.00		$0.00
				Change Order Total:		**$ 1,373,513.51**						
				Current Contract Amount:		**$ 4,930,237.61**	**Previous Billings:**	**$2,361,297.36**	**PA-07 TOTAL:**	**$2,062,167.77**	**BTD:**	**$4,423,465.13**

Agenda

PARTIAL PAYMENT ESTIMATE
NO. 5

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: 8/12/26
Revised: na	Revised:	$1,274,749.85	To: 9/29/2026

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

Amount	This Period	Total To Date
Amount Earned	$287,299.92	$1,228,970.59
Retainage Held	$14,365.00	$61,448.54
Retainage Being Released	$0.00	$0.00
Previous Payments	-	~~$894,587.15~~
Amount Due	$272,934.92	$272,934.92

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 $32,026.03
16-70-986 Cul impact $55,125.72
75-40-986 Trans $185,783.17

BJT

Recommended by: Pleasant Grove City Engineering

Date: 9/30/2026 _____

Accepted by: Black Forest Paving

Date: 9/29/26 _____

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 PAY PERIOD: 4 PAY PERIOD: 5 — 9/29/2026

ITEM NO.	NATURE OF WORK	CONTRACT ITEMS				QUANTITY		QUANTITY		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	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	0.25	1.00		1.00	$0.00	$45,000.00
2	Traffic Control	1	Lump	$27,000.00	$27,000.00	0.25	0.25	0.25	0.50	0.25	0.75	0.25	1.00		1.00	$0.00	$27,000.00
3	SWPPP BMPs	1	Lump	$3,100.00	$3,100.00	0.25	0.25	0.25	0.50	0.25	0.75	0.25	1.00		1.00	$0.00	$3,100.00
4	Remove Existing Asphalt, Regrade, and Compact	19,401	SY	$4.05	$78,574.05		0.00		0.00	9700.50	9700.50	9700.50	19401.00		19401.00	$0.00	$78,574.05
5	Excavate Soft Spots (contingency item)	1,293	CY	$27.60	$34,911.00		0.00		0.00	1221.30	1221.30	456.50	1677.80		1677.80	$0.00	$45,300.60
6	Granular Borrow (contingency item)	131	Ton	$20.00	$2,620.00		0.00		0.00	1048.18	1048.18	237.23	1285.41		1285.41	$0.00	$25,708.20
7	Road Base	2,652	Ton	$28.30	$75,582.00		0.00		0.00	728.00	728.00	394.52	1122.52		1122.52	$0.00	$31,991.82
8	HMA - APWA Class II	3,845	Ton	$90.50	$347,972.50		0.00		0.00		0.00	722.00	722.00	2560.27	3282.27	$231,704.62	$297,045.62
9	Remove and Install Monolithic Concrete Sidewalk	180	SF	$25.00	$4,500.00		0.00		0.00	188.80	188.80		188.80	507.20	696.00	$12,680.00	$17,400.00
10	Remove and Install Waterway	40	SF	$50.00	$2,000.00		0.00		0.00		0.00	42.00	42.00		42.00	$0.00	$2,100.00
11	Remove Survey Monument	3	Each	$1,000.00	$3,000.00		0.00		0.00	3.00	3.00		3.00		3.00	$0.00	$3,000.00
12	Adjust Valve Box Collars	35	Each	$770.00	$27,720.00		0.00		0.00	5.00	5.00	30.00	35.00		35.00	$0.00	$26,950.00
13	Adjust Manhole Collars	16	Each	$880.00	$14,080.00		0.00		0.00	3.00	3.00	14.00	17.00		17.00	$0.00	$14,960.00
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		3931.00		3931.00	$0.00	$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		8.00		8.00	$0.00	$33,200.00
16	8" Bends	11	Ea	$1,100.00	$12,100.00		0.00	2.00	2.00	7.00	9.00		9.00		9.00	$0.00	$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		4.00		4.00	$0.00	$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		6.00		6.00	$0.00	$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		52.00		52.00	$0.00	$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		4.00		4.00	$0.00	$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		2.00		2.00	$0.00	$18,400.00
		Subtotal			$1,231,834.55											$244,384.62	$1,186,055.29
	Change Order # 1																
7					$0.00	-	-	-	-	-	-	-	-	-	-	-	-
17					$0.00	-	-	-	-	-	-	-	-	-	-	-	-
24					$0.00	-	-	-	-	-	-	-	-	-	-	-	-
25					$0.00	-	-	-	-	-	-	-	-	-	-	-	-
101	Change the hydrants and valves to Mueller Brand	1	Lump sum	$6,516.30	$ 6,516.30		0.00		0.00		0.00		0.00	1.00	1.00	$6,516.30	$6,516.30
102	555 S Lark Dr sewer lateral repair	1	Lump sum	$3,946.00	$ 3,946.00		0.00		0.00		0.00		0.00	1.00	1.00	$3,946.00	$3,946.00
103	535 S 1100 E Sewer lateral repair	1	Lump sum	$3,345.00	$ 3,345.00		0.00		0.00		0.00		0.00	1.00	1.00	$3,345.00	$3,345.00
104	493 S 1100 E Sewer cleanout investigation and cleanout installation	1	Lump sum	$5,920.00	$ 5,920.00		0.00		0.00		0.00		0.00	1.00	1.00	$5,920.00	$5,920.00
105	Furnish and install geogrid installed	12	Each	$789.00	$ 9,468.00		0.00		0.00		0.00		0.00	12.00	12.00	$9,468.00	$9,468.00
106	Furnish and install Stabilization fabric installed	15	Each	$748.00	$ 11,220.00		0.00		0.00		0.00		0.00	15.00	15.00	$11,220.00	$11,220.00
107	Partial remobilization fee to cover Enbridge hit of unmarked culinary service	1	Lump sum	$2,500.00	$ 2,500.00		0.00		0.00		0.00		0.00	1.00	1.00	$2,500.00	$2,500.00
		Subtotal			$42,915.30											$42,915.30	$42,915.30
		Total			$1,274,749.85												

Item 8
7/1/2026 - 1285 ton - Mat Cores were out of compliance with a APWA pay factor of .80 and no joint cores provided
7/28/2026 - 937 ton - Mat Cores were out of compliance with a APWA pay factor of .80 and eng analysis for joints
7/29/2026 - 977 ton - Mat Cores were out of compliance with a APWA pay factor of .80 and eng analysis for joints

TOTAL	$287,299.92	$1,228,970.59
AMOUNT RETAINED	$14,365.00	$61,448.54
RETAINAGE RELEASED		$0.00
PREVIOUS RETAINAGE	-	$47,083.54
PREVIOUS PAYMENTS		$894,587.15
AMOUNT DUE	$272,934.92	$272,934.92

BLACK FOREST PAVING
6153 Broken Rock Cir.
South Jordan, UT 84009

Application and Certification for Payment

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: 5
Application Date: 9/24/2026
Period to: 9/30/2026
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)	$	1,230,126.23
5. LESS PREVIOUS CERTIFICATES for PAYMENT (Line 7 from prior Certificate)	$	894587.14
6. LESS 5% RETENTION	$	61506.31
7. CURRENT PAYMENT DUE	$	274,032.78
8. BALANCE to FINISH (Line 3 less Line 4)	$	45,012.62

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: 9/24/2026

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 onthe 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.

CONTINUATION SHEET

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

APPLICATION NO: 5
APPLICATION DATE: 9/24/2026
PERIOD TO: 9/30/2026
PROJECT NO:

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
ITEM NO	DESCRIPTION OF WORK	QUANTITY	UNITS	UNIT PRICE	SCHEDULED VALUE Bid Amount (C x E)	WORK COMPLETED FROM PREVIOUS APPLICATION (F + H) QUANTITY	PREVIOUS AMOUNT PAID	THIS PERIOD QUANTITY	CURRENT AMOUNT EARNED	MATERIALS PRESENTLY STORED (NOT IN H OR J)	TOTAL COMPLETED AND STORED TO DATE (H + J + K) QUANTITY	VALUE	% COMPLETE (M ÷ F)	BALANCE TO FINISH (F - M)
	Roadway Items													
1	Mobilization	1	LS	$45,000.00	$45,000.00	1	$45,000.00				1	$45,000.00	100%	$0.00
2	Traffic Control	1	LS	$27,000.00	$27,000.00	1	$27,000.00				1	$27,000.00	100%	$0.00
3	SWPPP BMPs	1	LS	$3,100.00	$3,100.00	1	$3,100.00				1	$3,100.00	100%	$0.00
4	Remove Existing Asphalt, Regrade, and Compact	19401	SY	$4.05	$78,574.05	19401	$78,574.05				19401	$78,574.05	100%	$0.00
5	Excavate Soft Spots (Contingency Item)	1293	CY	$27.00	$34,911.00	1677.8	$45,300.60				1677.8	$45,300.60	130%	($10,389.60)
6	Granular Borrow (Contingency Item)	131	TN	$20.00	$2,620.00	1285.41	$25,708.20				1285.41	$25,708.20	981%	($23,088.20)
7	Road Base	2652	TN	$28.50	$75,582.00	1123.07	$32,007.50				1123.07	$32,007.50	42%	$43,574.51
8	HMA APWA Class II	3845	TN	$90.50	$347,972.50	722	$65,341.00	3238.66	$293,098.73		3960.66	$358,439.73	103%	($10,467.23)
9	Remove and Install Monolithic Concrete Sidewalk	180	SF	$25.00	$4,500.00	188.8	$4,720.00	507.2	$12,680.00		696	$17,400.00	387%	($12,900.00)
10	Remove and Install Waterway	40	SF	$50.00	$2,000.00	42	$2,100.00				42	$2,100.00	105%	($100.00)
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	35	$26,950.00				35	$26,950.00	97%	$770.00
13	Adjust Manhole Collars	16	EA	$880.00	$14,080.00	17	$14,960.00				17	$14,960.00	106%	($880.00)
	Water Line Items													
14	8" C-900 Water Line	3913	FT	$75.00	$293,475.00	3931	$294,825.00				3931	$294,825.00	100%	($1,350.00)
15	8" Gate Valve	8	EA	$4,150.00	$33,200.00	8	$33,200.00				8	$33,200.00	100%	$0.00
16	8" Bends	11	EA	$1,100.00	$12,100.00	9	$9,900.00				9	$9,900.00	82%	$2,200.00
17	8"x8"x8" Tee	4	EA	$2,300.00	$9,200.00	4	$9,200.00				4	$9,200.00	100%	$0.00
18	Connect to Existing Water Line	6	EA	$1,600.00	$9,600.00	6	$9,600.00				6	$9,600.00	100%	$0.00
19	Culinary Service Connection	51	EA	$3,000.00	$153,000.00	52	$156,000.00				52	$156,000.00	102%	($3,000.00)
20	Remove and Install Fire Hydrant	4	EA	$9,200.00	$36,800.00	4	$36,800.00				4	$36,800.00	100%	$0.00
21	New Fire Hydrant	2	EA	$9,200.00	$18,400.00	2	$18,400.00				2	$18,400.00	100%	$0.00
CO #1	Mueller Upgrade Gate Valves & Fire Hydrants													
	8" Gate Valve MJx FL	7	EA	$245.93	$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
	6" Gate Valve	6	EA	$137.06	$822.36			6	$822.36		6	$822.36	100%	$0.00
	Hydrant	6	EA	$580.77	$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													
	555 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	$789.00	$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
	Line 8 payout at 95% paving 6/18	-30.02	TN	$90.50	($2,716.81)			-30.02	($2,716.81)		-30.02	($2,716.81)	100%	$0.00
	Line 8 payout at 80% paving 7/1, 7/28, 7/29	-640.07	TN	$90.50	($57,926.34)			-640.07	($57,926.34)		-640.07	($57,926.34)	100%	$0.00
	GRAND TOTALS				$1,214,495.71		$941,686.35		$288,439.89			$1,230,126.23	101%	($15,630.53)

Agenda

CONTRACT CHANGE ORDER

Date: 9/29/2026

Project: 1100 EAST AREA WATERLINE AND ROADWAY RECONSTRUCTION

Location: Pleasant Grove City

Change Order No.: One

Contractor: Black Forest Paving

Item No.	Description of Changes, Quantities, Units, Unit Prices, Change in Completion Schedule, etc.	QTY	Unit	Unit Price	Decrease In Contract	Increase In Contract Price
101	Change the hydrants and valves to Mueller Brand	1	Lump sum	$6,516.30		$ 6,516.30
102	555 S Luck Dr sewer lateral repair	1	Lump sum	$3,946.00		$ 3,946.00
103	535 S 1100 E Sewer lateral repair	1	Lump sum	$3,345.00		$ 3,345.00
104	485 S 1100 E Sewer cleanout investigation and cleanout installation	1	Lump sum	$5,920.00		$ 5,920.00
105	Furnish and install geogrid installed	12	Each	$ 789.00		$ 9,468.00
106	Furnish and install Stabilization fabric installed	15	Each	$ 748.00		$ 11,220.00
107	Partial remobilization fee to cover Enbridge hit of unmarked culinary service.	1	Lump sum	$2,500.00		$ 2,500.00
						$ -
Change in Contract Price Due To This Change Order						
	Total Increase				-	$ 42,915.30
	Total Decrease				$ -	-
	Net				**$**	**42,915.30**

The sum of $42,915.30 is hereby added to the total contract price and the total adjusted contract price to date thereby is $ 1,274,749.85 .

The number of construction days in the contract has not changed.

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

Accepted BY: _____ 9/29/26
Contractor Date

Recommended BY: _____
Engineer Date

Approved BY: _____
Owner Date

Agenda

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							
10-21250 LIFE INSURANCE PAYABLE							
8265	THE LINCOLN NATIONAL	10012026	INSURANCE PREMIUM	10/01/2026	7,397.64	.00	
10-21355 CASH BONDS (NEW)							
4405	JONES, JACKSON	09292026	WARRANTY BOND INTEREST	09/29/2026	11,550.98	.00	
4405	JONES, JACKSON	09302026	WARRANTY BOND RELEASE	09/30/2026	9,000.00	.00	
5475	MOUNTAIN LAKE GROUP	09272026	CONSTRUCTION BOND INTEREST	09/28/2026	17,535.91	.00	
5475	MOUNTAIN LAKE GROUP	09282026	CONSTRUCTION BOND RELEASE	09/28/2026	355,000.00	.00	
6335	PLEASANT GROVE MIXE	06062026-2	CONSTRUCTION BOND RELEASE	06/08/2026	14,000.00	.00	
6335	PLEASANT GROVE MIXE	06072026-2	CONSTRUCTION BOND RELEASE I	06/08/2026	302.74	.00	
6335	PLEASANT GROVE MIXE	06082026-2	WARRANTY BOND RELEASE	06/08/2026	14,700.00	.00	
6335	PLEASANT GROVE MIXE	06092026-2	WARRANTY BOND INTEREST	06/08/2026	1,659.99	.00	
10-21370 Construction Inspection Bond							
4405	JONES, JACKSON	09272026	INSPECTION BOND INTEREST	09/30/2026	611.12	.00	
4405	JONES, JACKSON	09282026	INSPECTION BOND RELEASE	09/30/2026	119.50	.00	
6335	PLEASANT GROVE MIXE	06102026-2	TESTING & INSPECTION BOND REL	06/08/2026	3,247.50	.00	
6335	PLEASANT GROVE MIXE	06112026-2	TESTING & INSPECTION BOND INT	06/08/2026	553.98	.00	
10-22395 POLICE DUES - FOE							
3080	FRATERNAL ORDER OF	09182026	PD/DUES	09/18/2026	780.00	.00	
Total :					436,459.36	.00	
NON-DEPARTMENTAL							
10-43-220 PRINTING AND PUBLICATION							
8730	UPPER CASE PRINTING,	4846	NEWLETTER PRINTING	09/19/2026	1,168.86	.00	
10-43-310 LEGAL SERVICES							
4376	JOHN H. JACOBS P.C.	223	LEGAL SERVICES	09/30/2026	3,157.72	.00	
10-43-350 FOX HOLLOW CONTRIBUTION							
3055	FOX HOLLOW GOLF CLU	251	SPRING 2026 CONTRIBUTION	06/01/2026	45,000.00	.00	
3055	FOX HOLLOW GOLF CLU	252	FALL CONTRIBUTIONS 2026	10/01/2026	180,000.00	.00	
10-43-720 GOLF COURSE EXPENSES							
3055	FOX HOLLOW GOLF CLU	2026-27	CITY GOLF TOURNAMENT	09/09/2026	3,200.00	.00	
10-43-760 TECHNOLOGY							
2771	EXPRESS EVALUATIONS	1939	SOFTWARE ANNUAL LICENSE	09/01/2026	5,000.00	.00	
7070	ROCK MOUNTAIN TECHN	15750	SUBCRIPTION LICENSE FEE	09/18/2026	5,065.00	.00	
10-43-770 Public Safety Trust Fund							
2890	FIRST WATCH WELLNES	1000AUGUST2	COUNSELING SERVICES	09/02/2026	178.00	.00	
Total NON-DEPARTMENTAL:					242,769.58	.00	
ADMINISTRATIVE SERVICES							
10-46-240 OFFICE EXPENSE							
1760	CINTAS CORP	5362464813	ADM/FIRST AID SUPPLIES	09/24/2026	21.64	.00	
5729	ODP BUSINESS SOLUTIO	481153023001	ADM/OFFICE SUPPLIES	09/16/2026	30.98	.00	
5729	ODP BUSINESS SOLUTIO	484269361001	ADM/OFFICE SUPPLIES	09/30/2026	62.50	.00	
10-46-280 TELEPHONE EXPENSE							
9131	VERIZON WIRELESS	6152423088	MULTI DEPT/CELL PHONE EXEPNS	09/01/2026	40.01	.00	
10-46-930 COMMUNITIES THAT CARE GRANT							
4136	IN FOCUS EDUCATION G	IF-PGHS2026	CTC/EDUCATORS	09/22/2026	715.50	.00	
Total ADMINISTRATIVE SERVICES:					870.63	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
FACILITIES							
10-47-530 CITY HALL - BLDG MAINTENANCE							
8678	UNIFIRST CORPORATIO	09282026	RUG CLEANING	09/28/2026	115.72	.00	
10-47-560 PARKS - BUILDING MAINTENANCE							
970	BJ PLUMBING SUPPLY	001111463	BUILDING MAINTENANCE	09/21/2026	107.41	.00	
8003	STONE SECURITY, LLC	94870	BUILDING SECURITY SYSTEM MAI	09/18/2026	419.00	.00	
8003	STONE SECURITY, LLC	94926	BUILDING SECURITY SYSTEM MAI	09/21/2026	5,268.19	.00	
10-47-610 POLICE - POWER							
7062	ROCKY MOUNTAIN POW	09162026	PD/ELECTRICITY EXPENSE	09/16/2026	2,735.61	.00	
10-47-620 POLICE - BLDG MAINT							
8003	STONE SECURITY, LLC	91874	BUILDING SECURITY SYSTEM MAI	09/17/2026	465.94	.00	
10-47-660 FIRE/AMBULANCE - BLDG MAINT							
8678	UNIFIRST CORPORATIO	09282026	RUG CLEANING	09/28/2026	625.12	.00	
10-47-670 FIRE/AMBULANCE - BLDG IMPROVE							
8678	UNIFIRST CORPORATIO	09282026	RUG CLEANING	09/28/2026	174.00	.00	
10-47-700 CEMETERY BLDG - BLDG MAINT							
8678	UNIFIRST CORPORATIO	09282026	RUG CLEANING	09/28/2026	99.72	.00	
10-47-730 LIBRARY/SENIOR - BLDG MAINT							
8678	UNIFIRST CORPORATIO	09282026	RUG CLEANING	09/28/2026	85.24	.00	
10-47-801 ELEVATORS							
8376	TK ELEVATOR CORPORA	3009813656	PD/ELEVATOR MAINTENANCE	10/01/2026	846.97	.00	
8376	TK ELEVATOR CORPORA	3009814164	LIB/ELEVATOR MAINTENANCE	10/01/2026	871.17	.00	
10-47-830 SR CENTER - BLDG MAINT							
19	603 ALARMS	2718	SC/BUILDING MONITORING	10/01/2026	38.00	.00	
8678	UNIFIRST CORPORATIO	09282026	RUG CLEANING	09/28/2026	108.56	.00	
Total FACILITIES:					11,960.65	.00	
ENGINEERING							
10-51-332 PROFESSIONAL SERVICES							
3970	HORROCKS, LLC.	313000007448	GENERAL ENGINEERING	09/08/2026	123.04	.00	
3970	HORROCKS, LLC.	313000007448	GENERAL ENGINEERING	09/08/2026	2,429.94	.00	
3970	HORROCKS, LLC.	313000007448	GENERAL ENGINEERING	09/08/2026	5,643.14	.00	
3970	HORROCKS, LLC.	313000007448	GENERAL ENGINEERING	09/08/2026	1,140.60	.00	
3970	HORROCKS, LLC.	313000007448	GENERAL ENGINEERING	09/08/2026	163.66	.00	
3970	HORROCKS, LLC.	313000007448	GENERAL ENGINEERING	09/08/2026	1,313.38	.00	
3970	HORROCKS, LLC.	313000007448	GENERAL ENGINEERING	09/08/2026	4,683.66	.00	
3970	HORROCKS, LLC.	313000007448	GENERAL ENGINEERING	09/08/2026	485.98	.00	
3970	HORROCKS, LLC.	313000007448	GENERAL ENGINEERING	09/08/2026	483.50	.00	
3970	HORROCKS, LLC.	313000007448	GENERAL ENGINEERING	09/08/2026	159.50	.00	
3970	HORROCKS, LLC.	313000007448	GENERAL ENGINEERING	09/08/2026	369.12	.00	
Total ENGINEERING:					16,995.52	.00	
COMMUNITY DEVELOPMENT							
10-52-250 VEHICLE EXPENSE							
870	BERNYS TIRES SERVICE	17248	COM DEV/NEW TIRES	09/15/2026	695.00	.00	
10-52-285 CELLULAR SERVICES							
9131	VERIZON WIRELESS	6152423088	MULTI DEPT/CELL PHONE EXEPNS	09/01/2026	198.76	.00	
9131	VERIZON WIRELESS	6152423088	MULTI DEPT/CELL PHONE EXEPNS	09/01/2026	80.02	.00	
Total COMMUNITY DEVELOPMENT:					973.78	.00	
POLICE DEPARTMENT							
10-54-250 VEHICLE EXPENSE							
1442	CASCADE GLASS LLC	19860	PD/VEHICLE WINDSHIELD	09/22/2026	1,172.58	.00	
3468	GREASE MONKEY #790	336565	PD/VEHICLE EXPENSE	09/16/2026	136.78	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
3468	GREASE MONKEY #790	336609	PD/VEHICLE EXPENSE	09/17/2026	198.87	.00	
3468	GREASE MONKEY #790	336757	PD/VEHICLE EXPENSE	09/21/2026	211.47	.00	
4075	ICON GLASS LLC	1-80571	PD/VEHICLE WINDSHIELD REPAIR	09/22/2026	109.95	.00	
6278	PLEASANT GROVE BIG O	044250-12372	PD/NEW TIRES	09/17/2026	971.96	.00	
10-54-285	**CELLULAR SERVICES**						
9131	VERIZON WIRELESS	6152423088	MULTI DEPT/CELL PHONE EXEPNS	09/01/2026	807.67	.00	
10-54-480	**DEPARTMENTAL SUPPLIES**						
3012	FORENSIC NURSING SE	2858	PD/SPECIMEN COLLECTION	09/16/2026	304.00	.00	
3012	FORENSIC NURSING SE	2869	PD/SPECIMEN COLLECTION	09/23/2026	492.00	.00	
3012	FORENSIC NURSING SE	2881	PD/SPECIMEN COLLECTION	09/29/2026	188.00	.00	
	Total POLICE DEPARTMENT:				4,593.28	.00	
FIRE DEPARTMENT							
10-55-230	**TRAVEL & TRAINING**						
226	ALLPS TRAINING ALLIAN	004-26	FIRE/TRAINING DUES 26-27	08/26/2026	10,000.00	.00	
10-55-250	**VEHICLE EXPENSE**						
675	AUTO ZONE STORES, IN	06231967890	FIRE/VEHICLE MAINTENANCE	09/21/2026	269.82	.00	
10-55-280	**TELEPHONE EXPENSE**						
8100	T-MOBILE USA, INC.	204650514-21	FIRE/CELL PHONE EXPENSE	09/20/2026	757.89	.00	
10-55-300	**UNIFORM EXPENSE**						
4614	L.N. CURTIS & SONS	1112620	FIRE/UNIFORM EXPENSE	09/21/2026	493.52	.00	
10-55-480	**DEPARTMENTAL SUPPLIES**						
882	BeWISE MEDICAL WAST	2805	FIRE/DEPARTMENTAL SUPPLIES	09/22/2026	50.00	.00	
1060	BOUNDTREE MEDICAL, L	86359636	FIRE/DEPARTMENTAL SUPPLIES	09/17/2026	111.59	.00	
1060	BOUNDTREE MEDICAL, L	86371119	FIRE/DEPARTMENTAL SUPPLIES	08/28/2026	753.51	.00	
3841	HENRY SCHEIN INC.	6218098	FIRE/DEPARTMENTAL SUPPLIE	09/25/2026	332.70	.00	
3841	HENRY SCHEIN INC.	62218097	FIRE/DEPARTMENTAL SUPPLIE	09/15/2026	73.49	.00	
3841	HENRY SCHEIN INC.	62593961	FIRE/DEPARTMENTAL SUPPLIE	09/24/2026	68.82	.00	
5033	MACEYS	393064	FIRE/DEPARTMENTAL SUPPLIES	06/28/2026	42.97	.00	
10-55-740	**EQUIPMENT**						
4614	L.N. CURTIS & SONS	1109760	FIRE/EQUIPMENT	09/14/2026	493.00	.00	
	Total FIRE DEPARTMENT:				13,447.31	.00	
STREETS							
10-60-250	**VEHICLE EXPENSE**						
2681	ELITE REPAIRS AND SPE	4975	STREETS/VEHICLE REPAIR	09/10/2026	377.65	.00	
2681	ELITE REPAIRS AND SPE	5023	STREETS/VEHICLE REPAIR	09/22/2026	318.90	.00	
10-60-480	**DEPARTMENTAL SUPPLIES**						
4019	HUMPHRIES, INC.	2218487	PUBLIC WORKS/CYLINDER RENTA	09/30/2026	45.60	.00	
	Total STREETS:				742.15	.00	
LIBRARY							
10-65-240	**OFFICE EXPENSE**						
5729	ODP BUSINESS SOLUTIO	482238703001	LIB/OFFICE SUPPLIES	09/18/2026	42.31	.00	
8158	TECH LOGIC CORPORAT	21005662	LIB/THERMAL PAPER	09/29/2026	168.64	.00	
10-65-250	**VEHICLE EXPENSE**						
3468	GREASE MONKEY #790	335624	LIB/VEHICLE MAINTENANCE	08/25/2026	163.78	.00	
10-65-285	**CELLULAR SERVICES**						
9131	VERIZON WIRELESS	6152423088	MULTI DEPT/CELL PHONE EXEPNS	09/01/2026	39.68	.00	
10-65-480	**BOOKS**						
4801	LIBRARIA	291622	LIB/BOOKS	09/08/2026	312.78	.00	
10-65-485	**AUDIO/VISUAL MATERIALS**						
6270	PLAYAWAY PRODUCTS L	549089	LIB/AUDIO BOOKS	09/15/2026	349.44	.00	
6270	PLAYAWAY PRODUCTS L	549091	LIB/AUDIO MATERIALS	09/15/2026	337.23	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
6270	PLAYAWAY PRODUCTS L	549115	LIB/AUDIO BOOKS	09/15/2026	498.72	.00	
6270	PLAYAWAY PRODUCTS L	549187	LIB/AUDIO MATERIALS	09/15/2026	244.46	.00	
10-65-640	**PROCESSING**						
2395	DEMCO, INC.	7853891	LIB/ASSORTED SUPPLIES	09/10/2026	699.66	.00	
2395	DEMCO, INC.	7858743	LIB/OFFICE SUPPLIES	09/22/2026	183.64	.00	
5729	ODP BUSINESS SOLUTIO	482238700001	LIB/OFFICE SUPPLIES	09/18/2026	31.05	.00	
	Total LIBRARY:				3,071.39	.00	
SR. CITIZEN CTR & AUDITORIUM							
10-67-240	**OFFICE EXPENSE**						
1760	CINTAS CORP	5362464815	SC/FIRST AID SUPPLIES	09/24/2026	47.39	.00	
8668	ULINE	213412292	SC/ZIPLOCK STORAGE BAGS	09/16/2026	131.28	.00	
	Total SR. CITIZEN CTR & AUDITORIUM:				178.67	.00	
PARKS							
10-70-200	**MOWER EXPENSE**						
6278	PLEASANT GROVE BIG O	044250-121184	PARKS/NEW TIRE	09/13/2026	227.90	.00	
6278	PLEASANT GROVE BIG O	044250-12160	PARKS/NEW TIRE	08/17/2026	109.99	.00	
6278	PLEASANT GROVE BIG O	044250-12164	PARKS/NEW TIRE	08/19/2026	170.94	.00	
6278	PLEASANT GROVE BIG O	044250-12397	PARKS/NEW TIRE	09/21/2026	139.94	.00	
10-70-285	**CELLULAR SERVICES**						
9131	VERIZON WIRELESS	6152423088	MULTI DEPT/CELL PHONE EXEPNS	09/01/2026	595.20	.00	
10-70-320	**SPRINKLER & LANDSCAPE**						
2766	EWING IRRIGATION PRO	31964001	PARK/DEPARTMENTAL SUPPLIES	09/16/2026	34.64	.00	
2766	EWING IRRIGATION PRO	31964661	PARK/DEPARTMENTAL SUPPLIES	09/16/2026	316.67	.00	
2766	EWING IRRIGATION PRO	32036574	PARK/DEPARTMENTAL SUPPLIES	09/22/2026	569.34	.00	
2766	EWING IRRIGATION PRO	32054046	PARK/DEPARTMENTAL SUPPLIES	09/23/2026	211.18	.00	
2766	EWING IRRIGATION PRO	32054186	PARK/DEPARTMENTAL SUPPLIES	09/23/2026	109.64	.00	
2766	EWING IRRIGATION PRO	32060917	PARK/DEPARTMENTAL SUPPLIES	09/24/2026	157.85	.00	
5482	MOUNTAINLAND SUPPLY	S108202257.3	PARKS/DEPARTMENTAL SUPPLIES	09/22/2026	155.14	.00	
10-70-340	**DIAMOND CREW SUPPLIES**						
8424	TINYMOBILEROBOTS US	SO221587	PARKS/TMP RTS	09/02/2026	3,000.00	.00	
8424	TINYMOBILEROBOTS US	SO221765	PARKS/BUNA VALVEPLATE FOR PU	09/17/2026	89.79	.00	
10-70-480	**DEPARTMENTAL SUPPLIES**						
970	BJ PLUMBING SUPPLY	001111286	PARKS/DEPARTMENTAL SUPPLIES	09/18/2026	22.95	.00	
4019	HUMPHRIES, INC.	2218488	PARKS/CYLINDER RENTAL	09/30/2026	45.60	.00	
10-70-670	**SAFETY EQUIP. & SUPPLIES**						
1368	C-A-L RANCH STORES	17034/8	PARKS/CLOTHING	09/24/2026	116.24	.00	
	Total PARKS:				6,073.01	.00	
RECREATION							
10-71-240	**OFFICE EXPENSE**						
5729	ODP BUSINESS SOLUTIO	482586434001	REC/OFFICE SUPPLIES	09/23/2026	115.62-	.00	
5729	ODP BUSINESS SOLUTIO	482586658001	REC/CREDIT	09/23/2026	38.54-	.00	
5729	ODP BUSINESS SOLUTIO	483184819001	REC/OFFICE SUPPLIES	09/21/2026	770.14	.00	
5729	ODP BUSINESS SOLUTIO	483187880001	REC/OFFICE SUPPLIES	09/21/2026	3.33	.00	
5729	ODP BUSINESS SOLUTIO	483187881001	REC/OFFICE SUPPLIES	09/18/2026	29.69	.00	
10-71-480	**DEPARTMENTAL SUPPLIES**						
8219	TEXTILE TEAM OUTLET	10203	REC/SHIRTS	08/25/2026	84.08	.00	
	Total RECREATION:				733.08	.00	
LEISURE SERVIVES							

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
10-72-285 CELLULAR SERVICES							
9131	VERIZON WIRELESS	6152423088	MULTI DEPT/CELL PHONE EXEPNS	09/01/2026	39.68	.00	
	Total LEISURE SERVIVES:				39.68	.00	
CUSTODIAL SERVICES							
10-74-285 CELLULAR SERVICES							
9131	VERIZON WIRELESS	6152423088	MULTI DEPT/CELL PHONE EXEPNS	09/01/2026	39.68	.00	
10-74-480 DEPARTMENTAL SUPPLIES							
1113	BRADY INDUSTRIES OF	12121235	BUILDING MAINTENANCE SUPPLIE	09/03/2026	1,945.20	.00	
1113	BRADY INDUSTRIES OF	12136371	BUILDING MAINTENANCE SUPPLIE	09/09/2026	30.06	.00	
1113	BRADY INDUSTRIES OF	12154266	BUILDING MAINTENANCE SUPPLIE	09/14/2026	30.06	.00	
1113	BRADY INDUSTRIES OF	12169358	BUILDING MAINTENANCE SUPPLIE	09/16/2026	257.80	.00	
10-74-481 CHEMICALS							
1113	BRADY INDUSTRIES OF	12121235	BUILDING MAINTENANCE SUPPLIE	09/03/2026	119.35	.00	
1113	BRADY INDUSTRIES OF	12162152	BUILDING MAINTENANCE SUPPLIE	09/15/2026	161.31	.00	
	Total CUSTODIAL SERVICES:				2,583.46	.00	
	Total GENERAL FUND:				741,491.55	.00	
STORM DRAIN IMPACT FEE							
STORM DRAIN PROJECTS							
15-70-410 ST DR IMPACT FEE STUDY							
3970	HORROCKS, LLC.	313000007446	GENERAL ENGINEERING	09/08/2026	2,972.38	.00	
	Total STORM DRAIN PROJECTS:				2,972.38	.00	
	Total STORM DRAIN IMPACT FEE:				2,972.38	.00	
CLASS C ROAD FUND							
EXPENDITURES							
20-40-480 DEPARTMENTAL SUPPLIES							
3312	GENEVA ROCK PRODUC	003CINV00016	CLASS C ROADS/ASPHALT	09/16/2026	937.99	.00	
7398	SHERWIN-WILLIAMS CO.	866021677509	CLASS C ROADS/ PAINT	09/17/2026	159.75	.00	
20-40-818 TRIP HAZARD MITGATION							
6447	PRECISION CONCRETE	UT16817UM	CLASS C ROADS/CONCRETE CUTT	09/16/2026	22,628.45	.00	
20-40-987 800 NORTH AND 680 NORTH							
6760	RB & G ENGINEERING, I	260092	CLASS C ROADS/800 N RECONSTR	09/15/2026	8,075.00	.00	
	Total EXPENDITURES:				31,801.19	.00	
	Total CLASS C ROAD FUND:				31,801.19	.00	
CEMETERY							
22-70-200 MOWER EXPENSE							
9520	WILKINSON SUPPLY INC.	527275	CEM/MOWER REPAIR	09/21/2026	398.29	.00	
22-70-250 VEHICLE							
2270	DALTON'S MEMORIAL EN	26-00000253	CEM/HEADSTONE REPLACEMENT	07/10/2026	1,220.00	.00	
2270	DALTON'S MEMORIAL EN	26-00000253	CEM/HEADSTONE SETTING FEE	07/10/2026	580.00	.00	
	Total :				2,198.29	.00	
	Total CEMETERY:				2,198.29	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
STORM DRAIN UTILITY FUND							
GENERAL GOVERNMENT							
48-41-250 VEHICLE EXPENSE							
2681	ELITE REPAIRS AND SPE	5033	STRM DRN/VEHICLE REPAIR	09/22/2026	170.00	.00	
5833	O'REILLY AUTOMOTIVE I	3623-247606	STRM DRN/DEPARTMENTAL SUPPL	08/13/2026	139.98	.00	
48-41-330 ENGINEERING SERVICES							
3970	HORROCKS, LLC.	313000007447	MULTI DEPT ENGINEERING	09/08/2026	984.32	.00	
6760	RB & G ENGINEERING, I	260090	2800 N STORM DRAINAGE	09/15/2026	5,437.50	.00	
48-41-480 DEPARTMENTAL SUPPLIES							
974	BISCO	1720534-1	STRM DRN/DEPARTMENTAL SUPPL	09/23/2026	618.98	.00	
Total GENERAL GOVERNMENT:					7,350.78	.00	
STORM DRAIN PROJECTS							
48-70-930 I-15 TO UTAH LAKE OUTFALL							
3970	HORROCKS, LLC.	313000007445	PROCTOR LANE OUTFALL	09/08/2026	636.38	.00	
Total STORM DRAIN PROJECTS:					636.38	.00	
Total STORM DRAIN UTILITY FUND:					7,987.16	.00	
CAPITAL PROJECTS FUND							
EXPENDITURES							
49-40-104 FIRE 2027							
4614	L.N. CURTIS & SONS	1121812	FIRE/EQUIPMENT	09/21/2026	63,751.00	.00	
49-40-508 ADMIN2026							
6760	RB & G ENGINEERING, I	260091	BATTLE CREEK TRAIL HEAD PARKI	09/15/2026	1,052.50	.00	
Total EXPENDITURES:					64,803.50	.00	
MISC PROJECTS							
49-90-912 LIBRARY 2027							
6278	PLEASANT GROVE BIG O	044250-12178	LIB/NEW TIRES	08/20/2026	779.76	.00	
Total MISC PROJECTS:					779.76	.00	
Total CAPITAL PROJECTS FUND:					65,583.26	.00	
WATER FUND							
EXPENDITURES							
51-40-230 TRAVEL & TRAINING							
7141	RURAL WATER ASSOC O	29321	WATER/TRAINING FEE	09/21/2026	310.00	.00	
51-40-250 VEHICLE EXPENSE							
5325	MOBILE MAN DIESEL	517	WATER/VEHICLE REPAIR	09/18/2026	2,470.75	.00	
6278	PLEASANT GROVE BIG O	044250-12176	WATER/FLAT REPAIR	08/19/2026	49.90	.00	
51-40-330 ENGINEERING							
3970	HORROCKS, LLC.	313000007447	MULTI DEPT ENGINEERING	09/08/2026	3,076.00	.00	
3970	HORROCKS, LLC.	313000007447	MULTI DEPT ENGINEERING	09/08/2026	2,337.76	.00	
51-40-340 TESTING & ANALYSIS							
1590	CHEMTECH-FORD, LLC	26I1128	WATER/ANALYSIS	09/23/2026	550.00	.00	
6938	RICHARDS LABORATORI	2026922	WATER TESTING	09/20/2026	1,664.00	.00	
51-40-420 STREET REPAIRS							
3312	GENEVA ROCK PRODUC	003CINV00016	WATER/ASPHALT	09/15/2026	289.44	.00	
3312	GENEVA ROCK PRODUC	003CINV00016	WATER/ASPHALT	09/27/2026	194.68	.00	
51-40-600 REPAIR & MAINTENANCE							
520	AQUA ENVIRONMENTAL	3856	WATER/GENERAL ENGINERING	09/17/2026	808.31	.00	
5482	MOUNTAINLAND SUPPLY	S108186799.3	WATER/DEPARTMENTAL SUPPLIES	09/28/2026	162.25	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
	Total EXPENDITURES:				11,913.09	.00	
WATER CAPITAL PROJECTS							
51-70-960 GATEWAY WELL							
3970	HORROCKS, LLC.	313000007444	PG BLVD WELL PROJECT	09/08/2026	1,387.60	.00	
51-70-987 800 NORTH AND 680 NORTH							
3970	HORROCKS, LLC.	313000007448	GENERAL ENGINEERING	09/08/2026	981.90	.00	
	Total WATER CAPITAL PROJECTS:				2,369.50	.00	
	Total WATER FUND:				14,282.59	.00	
SEWER FUND							
EXPENDITURES							
52-40-300 PPE SAFETY & UNIFORM							
1368	C-A-L RANCH STORES	17037/8	SEWER/CLOTHING	09/27/2026	125.92	.00	
52-40-350 CHARGES FOR TREATMENT							
8422	TIMP. SPECIAL SERVICE	08302026	WASTEWATER TREATMENT	08/30/2026	415,848.59	.00	
	Total EXPENDITURES:				415,974.51	.00	
	Total SEWER FUND:				415,974.51	.00	
METROPOLITAN WATER DIST.							
53-40-540 IRRIGATION WATER ASSESMENTS							
6322	PLEASANT GROVE IRRIG	09302026	METRO/ASSESSMENTS	09/30/2026	196,924.00	.00	
	Total :				196,924.00	.00	
	Total METROPOLITAN WATER DIST.:				196,924.00	.00	
SECONDARY WATER							
EXPENDITURES							
54-40-270 POWER EXPENSE							
7062	ROCKY MOUNTAIN POW	09172026	WALKER BOOSTER PUMP	09/17/2026	1,621.04	.00	
54-40-300 PPE SAFETY & UNIFORM							
1368	C-A-L RANCH STORES	17038/8	SEC WATER/CLOTHING	09/27/2026	206.23	.00	
54-40-330 ENGINEERING							
3970	HORROCKS, LLC.	313000007447	MULTI DEPT ENGINEERING	09/08/2026	861.28	.00	
54-40-420 STREET REPAIRS							
3312	GENEVA ROCK PRODUC	003CINV00017	SEC WATER/ASPHALT	09/23/2026	157.48	.00	
54-40-480 DEPARTMENTAL SUPPLIES							
3424	GRAINGER, W.W. INC.	9089633615	SEC WATER/MAINTENANCE SUPPL	09/22/2026	158.61	.00	
54-40-540 WATER SHARE ASSESSMENTS							
6322	PLEASANT GROVE IRRIG	09302026	WATER ASSESSMENTS FOR RENT	09/30/2026	103,062.64	.00	
6322	PLEASANT GROVE IRRIG	09302026	WATER ASSESSMENTS	09/30/2026	142,191.40	.00	
54-40-600 REPAIR & MAINTENANCE							
5482	MOUNTAINLAND SUPPLY	S108166046.0	SEC WATER/DEPARTMENTAL SUPP	09/16/2026	145.35	.00	
5482	MOUNTAINLAND SUPPLY	S108183265.0	SEC WATER/DEPARTMENTAL SUPP	09/28/2026	5,833.86	.00	
5482	MOUNTAINLAND SUPPLY	S108215237.3	SEC WATER/DEPARTMENTAL SUPP	09/28/2026	1,046.32	.00	
	Total EXPENDITURES:				255,284.21	.00	
CAPITAL PROJECTS							

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
54-70-972 WELL SITES							
5482	MOUNTAINLAND SUPPLY	S108147005.0	SEC WATER/DEPARTMENTAL SUPP	09/17/2026	3,681.16	.00	
5482	MOUNTAINLAND SUPPLY	S108201756.0	SEC WATER/DEPARTMENTAL SUPP	09/22/2026	487.45	.00	
5482	MOUNTAINLAND SUPPLY	S108202676.0	SEC WATER/DEPARTMENTAL SUPP	09/23/2026	5,223.13	.00	
5482	MOUNTAINLAND SUPPLY	S108204705.0	SEC WATER/DEPARTMENTAL SUPP	09/23/2026	87.84	.00	
	Total CAPITAL PROJECTS:				9,479.58	.00	
	Total SECONDARY WATER:				264,763.79	.00	
EMPLOYEE BENEFITS							
EXPENDITURES							
57-40-506 WELLNESS PROGRAM							
2023	CORPORATE TRADITION	V2FXPF61-000	GIFT CARDS	09/16/2026	3,625.00	.00	
57-40-507 DRUG TESTING							
2842	FASTEST LABS DRAPER	10571	DRUG SCREENING SERVICES	08/17/2026	3,195.00	.00	
4225	INTERMOUNTAIN WORK	600043317	MULTI DEPT/ PHYSICAL EXAM AND	08/30/2026	1,967.00	.00	
	Total EXPENDITURES:				8,787.00	.00	
	Total EMPLOYEE BENEFITS:				8,787.00	.00	
CAPITAL EQUIPMENT							
58-40-660 POLICE EQUIPMENT							
3237	GAUGE AUTOMOTIVE IN	12309	VEHICLE PROCUREMENT	09/28/2026	1,785.00	.00	
4522	KEN GARFF CHEVROLET	1001001	PD/NEW 2026 SILVERADO	09/27/2026	56,446.00	.00	
4522	KEN GARFF CHEVROLET	1001013	NEW 2026 SILVERADO	09/27/2026	56,451.00	.00	
4522	KEN GARFF CHEVROLET	1001014	PD/NEW 2026 SILVERADO	09/27/2026	56,451.00	.00	
4522	KEN GARFF CHEVROLET	1001016	PD/NEW 2026 SILVERADO	09/27/2026	56,446.00	.00	
4522	KEN GARFF CHEVROLET	1001017	PD/NEW 2026 SILVERADO	09/27/2026	56,446.00	.00	
	Total :				284,025.00	.00	
	Total CAPITAL EQUIPMENT:				284,025.00	.00	
SWIMMING POOL							
SWIMMING POOL							
71-73-390 BUILDING MAINTENANCE							
8678	UNIFIRST CORPORATIO	09282026	RUG CLEANING	09/28/2026	109.36	.00	
71-73-420 CONTRACTED SERVICES							
8156	TCI SECURITY OF UTAH	42657	POOL/SECURITY MONITORING	09/20/2026	45.00	.00	
	Total SWIMMING POOL:				154.36	.00	
	Total SWIMMING POOL:				154.36	.00	
COMMUNITY CENTER							
72-71-062 COMMUNITY CTR - BLDG MAINT							
8678	UNIFIRST CORPORATIO	09282026	RUG CLEANING	09/28/2026	254.00	.00	
72-71-410 PROGRAM SUPPLIES & EQUIPMENT							
6196	PETTY CASH-RECREATI	09272026	PETTY CASH RECREATION	09/27/2026	120.40	.00	
72-71-411 ADULT SPORTS							
8965	UTAH NSA SOFTBALL	PG2026-1009	REC/UMPIRING	09/12/2026	432.00	.00	
72-71-412 YOUTH SPORTS							
6196	PETTY CASH-RECREATI	09272026	PETTY CASH RECREATION	09/27/2026	25.91	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
8219	TEXTILE TEAM OUTLET	10281	REC/UNIFORMS	09/14/2026	114.12	.00	
72-71-415 PRO SHOP							
8219	TEXTILE TEAM OUTLET	10278	REC/T-SHIRTS	09/21/2026	1,943.50	.00	
72-71-416 SPECIAL EVENTS							
3047	FOX, CHRISTOPHER	55	REC/WIDESCREEN RENTAL	09/20/2026	300.00	.00	
72-71-417 ADAPTIVE							
5033	MACEYS	393054	REC/SUPPLIES	09/14/2026	58.15	.00	
6196	PETTY CASH-RECREATI	09272026	PETTY CASH RECREATION	09/27/2026	34.20	.00	
72-71-420 CONTRACTED SERVICES							
8156	TCI SECURITY OF UTAH	42657	REC/ALARM MONITORING	09/20/2026	75.00	.00	
Total :					3,357.28	.00	
Total COMMUNITY CENTER:					3,357.28	.00	
CULTURAL ARTS							
PROGRAM EXPENDITURES							
73-71-552 PG PLAYERS							
2763	EVERETT, VANCE L.	09292026	PG PLAYERS/REIMB. FOR REHEAR	09/29/2026	618.00	.00	
6602	PURDIE, MOLLY JUNE	09292026	PG PLAYERS/REIMB. FOR MARKETI	09/29/2026	720.30	.00	
Total PROGRAM EXPENDITURES:					1,338.30	.00	
Total CULTURAL ARTS:					1,338.30	.00	
75-40-986 1100 EAST AREA							
3970	HORROCKS, LLC.	313000007448	GENERAL ENGINEERING	09/08/2026	269.30	.00	
Total :					269.30	.00	
Total :					269.30	.00	
RECREATION							
CARE TAX							
76-76-703 SPECIAL PROJECTS							
2810	FANTASTIC FACE PAINTI	6J10A	VIKING DAY/FACE PAINTING SERVI	07/08/2026	1,260.00	.00	
76-76-706 CITY WIDE EVENTS							
3950	HONEY BUCKET	0555787959	HF/RESTROOM RENTALS	09/14/2026	1,109.31	.00	
Total CARE TAX:					2,369.31	.00	
Total RECREATION:					2,369.31	.00	
Grand Totals:					2,044,279.27	.00	

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

Dated: _____

Mayor: _____

City Council: _____

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_____

City Recorder: _____

City Finance Director: _____

Report Criteria:
Invoices with totals above $0 included.
Only unpaid invoices included.

Agenda