

Mayor
MICHAEL KOURIANOS

City Attorney
ERIC JOHNSON

City Recorder
JACI ADAMS

City Treasurer
BILLIE HEILESEN

Finance Director
LISA RICHENS



185 East Main - P.O. BOX 893 - PRICE, UT 84501
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PRICE CITY COUNCIL

City Council

JOE CHRISTMAN

AMY KNOTT-JESPERSEN

LAYNE MILLER

TANNER RICHARDSON

TERRY WILLIS

PUBLIC NOTICE OF MEETING

Public notice is hereby given that the City Council of Price City, Utah, will hold a Regular Meeting in the Council Chambers, 185 East Main, Price, Utah, at 05:00 PM on 08/27/2025. The Mayor reserves the right to modify the sequence of agenda items in order to facilitate special needs.

1.PLEDGE OF ALLEGIANCE

2.ROLL CALL

3.SAFETY SECONDS-Councilmember Christman

4.GENERAL BUSINESS/DISCUSSION

- a. **PRESENTATION.** Wendy Grant and the Ambassadors for Hope Childrens Choir will be in attendance to introduce the program and what they do.
- b. **PUBLIC HEARING.** Public hearing to receive input on the donation of the proceeds from the International Days Golf Tournament to local charities.
- c. **CONTRIBUTION OF INTERNATIONAL DAYS GOLF TOURNAMENT PROCEEDS TO CHARITY.** Consideration and possible approval of the proceeds from the International Days Golf Tournament to Local Charities.
- d. **RESOLUTION NO. 2025-20 - A RESOLUTION AUTHORIZING NOT MORE THAN \$14,000,000 TAXABLE WATER AND SEWER REVENUE BONDS, IN ONE OR MORE SERIES, FOR WATER SYSTEM IMPROVEMENTS, AND RELATED IMPROVEMENTS; PROVIDING FOR THE PUBLICATION OF A NOTICE OF PUBLIC HEARING AND BONDS TO BE ISSUED; FIXING THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT, INTEREST RATE, MATURITY, AND DISCOUNT OF THE BONDS; PROVIDING FOR THE RUNNING OF A CONTEST PERIOD; AND RELATED MATTERS.**
- e. **PARKS & CEMETERIES SIDE-BY-SIDE REPLACEMENTS** - Consideration and possible approval for purchasing two new UTVs on State Purchasing Contract from Jorgensen's: One (1) 2026 Kawasaki Mule Pro FX 1000 HD, and one (1) Kawasaki Mule 4010. Both units equipped with 4x4, hard cab, snow plow, heater, hydraulics, and street legal. Total Purchase Price for Both Units=\$52,881.96. Units will replace two (2) existing non-operational UTVs which have recently and unexpectedly been removed from service.

- f. PROJECT 12C-2025 PUBLIC WORKS DOMES HVAC REPLACEMENT- Consideration and possible approval of Snow's Heating, Air Conditioning, and Plumbing as the successful bidder for Project 12C-2025 Public Works Domes HVAC Replacement. Total bid price = \$10,100.00. No other bids received. Exception allowed for no unit price provided by bidder.
- g. PROJECT 13C-2024 STREET MAINTENANCE SHED ELECTRICAL/HVAC/PLUMBING - Consideration and possible approval of CT Electric as the successful bidder for the electrical work, total bid less utility/office/restroom finish work and alternate heaters = \$43,165.00 (only bid received). No HVAC or plumbing bids were received. Therefore, City Council also directs staff to pursue quotes and agreements with qualified HVAC & plumbing contractors to perform the necessary work for the project, while assuring the project stays within the approved budget.
- h. CLOSED SESSION. Closed session of the Price City Council to discuss one or more closed meeting categories based on UCA 52-4-204

5.CONSENT AGENDA

- a. MINUTES for 08/13/2025 City Council Workshop and City Council.
- b. TEXT MESSAGING NOTIFICATION SYSTEM. Consideration and possible approval of the renewal on the text messaging notification system, electric system and city wide.
- c. SPONSORSHIP CONTRIBUTION REQUEST. Emily Wear, Southeastern Utah Jr. High Rodeo Club Secretary and the Jr. High Rodeo Club is requesting a \$500.00 sponsorship contribution in support of their annual qualifying rodeos this year taking place on August 29 - 30, 2025, at the Carbon County Fairgrounds.
- d. OUTSIDE WATER USER AGREEMENT. Consideration and possible approval of an outside water user agreement with Jeff Laird and Sally Zellnar for Carbon County Parcel 02-1360-004, located outside Price City Limits at 710 E 450 S.
- e. WATER OVERAGE CREDITS. Consideration and possible approval of the 2025 water overage report and credits to be issued.
- f. BANKRUPTCY UTILITY CHARGE OFFS. Consideration and possible approval of the annual bankruptcy utility charge off accounts.
- g. TRAVEL REQUESTS. Debbie Worley, State Wide Advocates for Victims Organization (SWAVO) Training, September 17-19, 2025, in St. George, UT.
- h. BUSINESS LICENSES. FST Filtration LLC at 565 S 300 W for Cody Bunderson. LIT Innovations LLC at 565 S 300 W for Cody Bunderson. Alina Bookgirl Vlasiuk/Southwestern Advantage - Solicitor's license to sell educational books and apps door to door in Price City. Stepping Stones Home Health Services at 111 N 200 E for Amelia Walls. Fantasy Lashes LLC at 9 E Main St. for Dariyan Garcia. Mountain Heights Hardwood Floor Co Inc. at 334 S 400 E. Precision Auto Detailing LLC at 1450 Sagewood Rd #12 for Colton Cooper & Kennan Richardson.

6.PUBLIC COMMENTS

7.UNFINISHED BUSINESS

Note: In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should contact the City Records Office at 185 E. Main Price, Utah, telephone 435-636-3183 at least 24 hours prior to the meeting.

PUBLIC HEARING

PUBLIC HEARING

THE PRICE CITY COUNCIL WILL CONDUCT A PUBLIC HEARING ON WEDNESDAY, AUGUST 27th, 2025 AT 5:00PM IN THE PRICE CITY COUNCIL CHAMBERS AT 185 EAST MAIN STREET, PRICE, UTAH 84501 TO RECEIVE INPUT REGARDING THE CHARITABLE CONTRIBUTION OF THE PROCEEDS OF THE INTERNATIONAL DAYS GOLF TOURNAMENT TO LOCAL ENTITIES. ADVANCE QUESTIONS OR COMMENTS MAY BE SUBMITTED TO NICK TATTON AT 636-3184 AND THOSE COMMENTS WILL BE PROVIDED TO THE CITY COUNCIL.

PUBLISHED IN THE EMERY TELCOM NEWS AUGUST 13th, 20th, 2025

*RECOMMENDED INTERNATIONAL DAYS GOLF TOURNAMENT CHARITABLE USE OF
PROCEEDS 2025*

EXTERNAL TO PRICE CITY

1. UTAH STATE UNIVERSITY-EASTERN	
a. ADVANCMENT CMTE SCHOLARSHIPS (annual commitment)	\$2,000
2. UNITED WAY OF EASTERN UTAH	
a. LIVE LOVE LOCAL (annual commitment)	\$500
3. CASTLEVIEW HOSPITAL PILLOW CASES FOR KIDS	\$500
4. CASTLEVIEW HOSPITAL PINK LADIES	\$500
5. HUMANE SOCIETY	\$500
6. ANIMAL SHELTER	\$500
7. CANCER TRAVEL GAS CARDS	\$500
8. PRICE CITY EMERGENCY UTILITY ASSISTANCE PROGRAM	\$500
9. PRICE CITY CONCERT(S)	\$500
10. CAR SEATS – SOUTHEAST UTAH DISTRICT HEALTH DEPT	\$500
11. PRICE CHAPEL ENTRY FLAG (annual commitment)	\$1,200
 GRAND TOTAL	 <u>\$7,700</u>

PRICE CITY, UTAH

**TAXABLE WATER AND SEWER REVENUE BONDS
PARAMETERS RESOLUTION**

August 27, 2025

RESOLUTION NO. 2025-20

A RESOLUTION AUTHORIZING NOT MORE THAN \$14,000,000 TAXABLE WATER AND SEWER REVENUE BONDS, IN ONE OR MORE SERIES, FOR WATER SYSTEM IMPROVEMENTS, AND RELATED IMPROVEMENTS; PROVIDING FOR THE PUBLICATION OF A NOTICE OF PUBLIC HEARING AND BONDS TO BE ISSUED; FIXING THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT, INTEREST RATE, MATURITY, AND DISCOUNT OF THE BONDS; PROVIDING FOR THE RUNNING OF A CONTEST PERIOD; AND RELATED MATTERS.

WHEREAS, pursuant to the provisions of the Utah Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended (the “Act”), the City Council (the “Council”) of Price City, Utah (the “Issuer”) has authority to issue its Taxable Water and Sewer Revenue Bonds (the “Bonds”) in a principal amount not to exceed \$14,000,000, in one or more series, for the purposes set forth herein; and

WHEREAS, the Act provides for the publication of a Notice of Public Hearing and Bonds to be Issued, and the Issuer desires to publish such a notice at this time in compliance with the Act with respect to the bonds to be issued by the Issuer pursuant to this Resolution and the Final Bond Resolution (as defined below);

WHEREAS, the Issuer desires to finance, in part, the acquisition and construction of water system improvements, including replacing spring water lines and related improvements (the “Project”); and

NOW, THEREFORE, it is hereby resolved by the City Council of Price City, Carbon County, Utah, as follows:

Section 1. The Council of the Issuer hereby finds and determines that it is in the best interests of the Issuer and the residents for the Issuer to issue not more than \$14,000,000 aggregate principal amount of its Taxable Water and Sewer Revenue Bonds, in one or more series, which shall be designated as “Price City, Utah Taxable Water and Sewer Revenue Bonds” (herein, the “Bonds”), bearing a hardship grant assessment fee in lieu of interest at a rate not to exceed 2.0% per annum, to mature in not more than thirty-five (35) years from their date or dates, and to be sold at a price not less than ninety-nine percent (99%) of the total principal amount thereof, the Bonds to be issued for the purpose of financing, in part, the acquisition and construction of water system improvements, including replacing spring water lines, and related improvements, all

pursuant to this Resolution and a resolution to be adopted by the Council authorizing and confirming the issuance and sale of the Bonds (herein referred to as the (“Authorizing Resolution” which will authorize a pricing committee to finalize a “Final Bond Resolution” and substantially in the forms attached hereto as Exhibit A), and the Issuer hereby declares its intention to issue the Bonds according to the provisions of this Resolution and the Authorizing Resolution and Final Bond Resolution, when adopted.

Section 2. The Issuer hereby calls a public hearing on September 24, 2025, at 5:00 p.m., or as soon thereafter as feasible, at the offices of the Issuer, to invite comment on the proposed Bonds and the economic impact of the Project on the private sector.

Section 3. The Issuer hereby authorizes and approves the issuance and sale of the Bonds pursuant to the provisions of this Resolution and the Authorizing Resolution of the Council and the Final Bond Resolution of a pricing committee, to be adopted at a later date, with such changes thereto as shall be approved by upon the adoption of the Authorizing Resolution, provided that the principal amount, the interest rate or rates (hardship grant assessment fee in lieu of interest), maturity and discount shall not exceed the maximums as set forth in Section 1 hereof.

Section 4. In accordance with the provisions of the Act, the City Recorder is hereby authorized and directed to cause a “Notice of Public Hearing and Bonds to be Issued,” substantially in the form attached hereto as Exhibit B (the “Notice”) to be (1) posted on the City website, (2) posted on the Utah Public Notice Website and (3) posted at the City office all at least 14 days prior to the Public Hearing, and (4) to cause a copy of this Resolution (together with all exhibits hereto) to be kept on file in the office of the Issuer’s City Recorder in Price, Utah, for public examination during regular business hours of the Issuer, i.e. between 8:00 a.m. and 5:00 p.m. Monday through Friday for at least thirty (30) days from and after the date of publication of the Notice.

Section 5. The Council hereby directs the City Recorder to complete and execute the Record of Proceedings attached hereto as Exhibit C-1 to officially record the proceedings at which this Parameters Resolution was considered for adoption.

Section 6. All parts of this Resolution are severable, and if any section, clause or provision of this Resolution shall, for any reason, be held invalid or unenforceable, the invalidity or unenforceability of any such section, clause or provision shall not affect the remaining sections, clauses or provisions of this Resolution.

Section 7. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed and this Resolution shall be in full force and effect immediately upon its approval and adoption.

APPROVED AND ADOPTED this August 27, 2025.

Mayor

ATTEST:

City Recorder

(S E A L)

EXHIBIT A

FINAL BOND RESOLUTION

(See Transcript Document No. __)

EXHIBIT B

NOTICE OF PUBLIC HEARING AND BONDS TO BE ISSUED

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Utah Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended, that on August 27, 2025, the City Council (the "Council") of Price City, Carbon County, Utah (the "Issuer") adopted a resolution (the "Resolution") in which it authorized the issuance and sale of the Issuer's Taxable Water and Sewer Revenue Bonds, in one or more series (the "Bonds"), in an aggregate principal amount not to exceed \$14,000,000, bearing a hardship grant assessment fee in lieu of interest at the maximum rate of 2.0% per annum, to mature in not more than thirty-five (35) years from their date or dates, and to be sold at a price not less than 99% of the total principal amount thereof, plus accrued interest or hardship grant assessment fee, if any. The estimated total cost to the Issuer for the proposed Bonds, if the Bonds are held until the maximum maturity, based on the maximum hardship grant assessment in lieu of interest rate above, if any, is \$19,478,251. However, the Issuer has obtained a funding approval for the Project from the State of Utah acting through its Department of Environmental Quality, Drinking Water Board (the "DWB"), for a loan in the repayable principal amount of \$10,638,000, bearing a hardship grant assessment fee in lieu of interest at the rate of 2.0% per annum, to mature in 30 years, in which case the estimated total cost to the Issuer for the proposed bonds will be \$14,462,660. In addition to the repayable principal amount, the DWB has approved \$4,559,000 in principal forgiveness for the Project (as defined below) that will not need to be repaid. Presently, the Issuer has \$3,812,784 in bonds outstanding secured by a pledge of water and sewer revenues.

NOTICE IS FURTHER GIVEN that the Issuer called a public hearing for the purpose of inviting public comment on the proposed issuance of the Bonds and the economic impact that the improvements proposed to be financed with the Bonds will have on the private sector. The public hearing will be held on September 24, 2025, at 5:00 p.m., or as soon thereafter as feasible, at Price City offices located at 185 E. Main, Price, Utah 84501. As Water and Sewer Revenue Bonds, no property taxes will be pledged for repayment of the Bonds.

The Bonds will be issued pursuant to the Resolution and an Authorizing Resolution approving a Final Bond Resolution (the "Final Bond Resolution") of the Council of the Issuer, authorizing and confirming the sale of the Bonds for the purposes to (i) finance the acquisition and construction of water system improvements, including replacing the line from the spring, and related improvements (the "Project"), and (ii) pay the costs of issuing the Bonds.

A draft of the Authorizing Resolution and Final Bond Resolution in substantially final form were before the Council and were part of the Resolution at the time of the adoption of the Resolution by the Council (collectively, the "Bond Resolutions"). The Authorizing Resolution is to be adopted by the Council and Final Bond Resolution is to

be authorized by a pricing committee in such form and with such changes thereto as shall be approved by the Council upon the adoption of the Authorizing Resolution; provided that the principal amount, the interest rate or rates, maturity, and discount of the Bonds will not exceed the maximums set forth above.

Copies of the Bond Resolutions are on file in the office of the City Recorder of the Issuer in the Issuer's offices in Price, Utah, where they may be examined during regular business hours, i.e., between from 8:00 a.m. to 5:00 p.m. Monday through Friday, for a period of at least thirty (30) days from and after the date of publication of this notice.

NOTICE IS FURTHER GIVEN that a period of thirty (30) days from and after the date of the publication of this notice, any person in interest shall have the right to contest the legality of the Bond Resolutions or the Bonds, or any provision made for the security and payment of the Bonds by filing a verified written complaint in the district court of their county of residence, and that after such 30-day period, no one shall have any cause of action to contest the regularity, formality or legality thereof for any reason.

August 27, 2025

Price City

/s/ Jaci Adams
City Recorder

EXHIBIT C-1

RECORD OF PROCEEDINGS

The City Council (the “Council”) of Price City, Carbon County, Utah (the “Issuer”), met in public session at the regular meeting place of the Council in Price, Utah, on August 27, 2025, at the hour of 5:00 p.m., or as soon thereafter as feasible, with the following members of the Council being present:

Michael Kourianos	Mayor
Lane Miller	Councilmember
Amy Knott-Jespersion	Councilmember
Terry Willis	Councilmember
Tanner Richardson	Councilmember
Joe Christman	Councilmember

Also present:

Jaci Adams	City Recorder
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Absent:

which constituted all members thereof.

After the meeting had been duly called to order and after other matters not pertinent to this resolution were discussed, the foregoing resolution (the “Resolution”) was introduced in written form and fully discussed.

A motion to adopt the Resolution was then duly made by Councilmember _____ and seconded by Councilmember _____, and the Resolution was put to a vote and carried, the vote being as follows:

Those voting YEA:

Those voting NAY:

Those Abstaining:

The City Recorder presented to the Council a Certificate of Compliance with Open Meeting Law with respect to this August 27, 2025 meeting, a copy of which is attached hereto.

Upon the conclusion of all the business on the Agenda and motion duly made and carried, the Meeting was adjourned.

EXHIBIT C-2

CERTIFICATE OF CITY RECORDER

I, Jaci Adams, the duly appointed and qualified City Recorder of Price City, Carbon County, Utah (the “Issuer”), do hereby certify that the attached Resolution is a true, accurate and complete copy thereof as adopted by the City Council of the Issuer at a public meeting duly held on August 27, 2025 (the “Meeting”). The Meeting was called and noticed as required by law as is evidenced by the following Certificate of Compliance with Open Meeting Law. The persons present and the result of the vote taken at the Meeting are all as shown above. The Resolution, with all exhibits attached, was deposited in my office on August 27, 2025 and is officially of record in my possession.

IN WITNESS WHEREOF, I have hereunto subscribed my signature and impressed hereon the official seal of the Issuer, this August 27, 2025.

City Recorder

(S E A L)

EXHIBIT C-3

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Jaci Adams, the undersigned City Recorder of Price City, Carbon County, Utah (the "Issuer"), do hereby certify, according to the records of the Issuer in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-202, Utah Code Annotated 1953, as amended, I gave not less than thirty-four (24) hours public notice of the agenda, date, time, and place of the August 27, 2025, public meeting held by the Issuer as follows:

(a) By causing a notice, in the form attached hereto (the "Meeting Notice"), to be posted at the principal office of the Issuer at least thirty-four (24) hours prior to the convening of the meeting, the Meeting Notice having continuously remained so posted and available for public inspection until the completion of the Meeting; and

(b) By causing a copy of the Meeting Notice to be posted on the City website at least thirty-four (24) hours prior to the convening of the Meeting;

(c) By causing a copy of the Meeting Notice to be posted on the Utah Public Notice Website at least thirty-four (24) hours prior to the convening of the Meeting; and

In addition, the Notice of 2025 Annual Meeting Schedule for the Issuer was given specifying the date, time and place of the regular meetings of the City Council of the Issuer to be held during the year by causing notice to be (1) posted on _____, 202__, at the principal office of the Issuer and by causing a copy of said Notice to be (2) posted on the City's website on _____, 202__, and by causing a copy of said Notice to be (3) posted on the Utah Public Notice Website on _____, 202__.

IN WITNESS WHEREOF, I have hereunto subscribed my signature and impressed hereon the official seal of the Issuer, this August 27, 2025.

City Recorder

(S E A L)

(Attach Meeting Notice (Agenda) and proof of posting thereof on (1) the Utah Public Notice Website, (2) City Website, and (3) at City Hall). Attach annual meeting notice and proof of posting on 1) Utah Public Notice Website, 2) City Website, and 3) at City Hall).

**PRICE CITY, UTAH
TAXABLE WATER AND SEWER REVENUE BONDS**

**AUTHORIZING BOND RESOLUTION
September 24, 2025**

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE MAXIMUM REPAYABLE AMOUNT OF \$14,000,000 TAXABLE WATER AND SEWER REVENUE BONDS, IN ONE OR MORE SERIES, PURSUANT TO A FINAL BOND RESOLUTION TO BE APPROVED BY THE MAYOR, AND FINANCE DIRECTOR AS THE PRICING COMMITTEE, TO CONSTRUCT WATER SYSTEM IMPROVEMENTS; AND RELATED MATTERS.

WHEREAS, the City Council (the “Council”) of Price City, Carbon County, Utah (the “Issuer”) desires (i) to finance water system improvements, including replacing spring water line, and related improvements (the “Project”), and (ii) to pay the costs associated with that financing, pursuant to the Utah Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended (the “Act”); and

WHEREAS, previously the Issuer adopted a parameters resolution setting forth the maximum aggregate repayable principal amount, interest rate, maturity, and discount for bonds related to the Project; and

WHEREAS, in order to accomplish those purposes the Issuer desires to issue its Taxable Water and Sewer Revenue Bonds, in one or more series, in the maximum repayable principal amount of not to exceed \$14,000,000 (the “Bonds”) pursuant to this Resolution, and a Final Bond Resolution to be approved by the pricing committee that is authorized herein (the “Final Bond Resolution”) attached as Exhibit B; and

WHEREAS, the Act provides that the Issuer may, by resolution, delegate to one or more officers of Issuer the authority to: (i) in accordance with and within the maximum terms set forth in the parameters resolution, approve the final interest rate or rates, price, principal amount, maturity or maturities, redemption features, and other terms of the Bond(s); and (ii) approve and execute all documents relating to the issuance of the Bond(s).

WHEREAS, the Bonds shall be payable solely from the Net Revenues of the Issuer’s System (as defined in the Final Bond Resolution) and other moneys pledged therefor in the Final Bond Resolution(s), and shall not constitute or give rise to a general obligation or liability of the Issuer or constitute a charge against its general credit or taxing powers; and

WHEREAS, the Issuer desires to delegate to its Mayor and Finance Director (together, the “Pricing Committee”) the authority, in accordance with the parameters

resolution and this Resolution, the authority to approve the final interest rate or rates, price, repayable principal amount, maturity or maturities, redemption features, and other terms of the Bonds; and (ii) approve and execute all documents relating to the issuance of the Bonds, all in one or more series, in accordance with the Final Bond Resolution:

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of Price City, Carbon County, Utah, as follows:

Section 1. The terms defined or described in the recitals hereto shall have the same meanings when used in the body of this Resolution.

Section 2. All actions heretofore taken (not inconsistent with the provisions of this Resolution), by the Council and by the officers of the Issuer directed toward the issuance and sale of the Bonds, in one or more series, are hereby ratified, approved and confirmed.

Section 3. The Final Bond Resolution attached hereto as Exhibit B is authorized and approved, with such changes thereto as shall be approved by the Pricing Committee, as authorized by Section 11-14-302 of the Act, provided that the principal amount, interest rate or rates (or hardship grant assessment fee in lieu of interest), maturity and discount shall not exceed the maximums set forth in the parameters resolution. The Bonds shall be denominated to reflect the year in which they are issued.

Section 4. The Mayor and Finance Director are hereby appointed to be the Pricing Committee with respect to the Bonds, in one or more series, and are further authorized and directed, and the power is hereby delegated to them, to execute and deliver the Bonds and the Final Bond Resolution and all documents relating to the issuance of the Bonds on behalf of the Issuer, with such additions, modifications, deletions and changes thereto as may be deemed necessary or appropriate and approved by the Mayor, whose execution thereof on behalf of the Issuer shall conclusively establish such necessity, appropriateness and approval with respect to all such additions, modifications, deletions and changes incorporated therein.

Section 5. For the purposes set forth in the Final Bond Resolution the Issuer authorizes the issuance of the Bonds, in one or more series, which shall be designated "Price City, Carbon County, Utah Taxable Water and Sewer Revenue Bonds", in the total maximum repayable principal amount of not to exceed \$14,000,000. The Bonds shall bear a hardship grant assessment fee in lieu of interest at a maximum rate of 2.0% per annum on the unpaid principal balance of the Bonds, shall be dated, shall be issued as fully registered Bonds, and shall mature as provided in the Final Bond Resolution, as shall be approved by the Pricing Committee.

Section 6. The form, terms and provisions of the Bonds and the provisions for the signatures, authentication, payment, registration, transfer, exchange, redemption and number shall be as set forth in the Final Bond Resolution, as shall be approved by the Pricing Committee. The Mayor and Finance Director are hereby authorized and directed to execute and seal the Bonds and to deliver the Bonds upon payment therefore. The

signatures of the Mayor and the Finance Director may be by facsimile or manual execution.

Section 7. The Pricing Committee of the Issuer is authorized and directed to execute and deliver the written order of the Issuer for authentication and delivery of the Bonds in accordance with the provisions of the Final Bond Resolution.

Section 8. The Bonds shall be sold to the State of Utah acting through the Department of Environmental Quality, Drinking Water Board, provided that the principal amount, hardship grant assessment fee in lieu of interest, maturity and discount shall not exceed the maximums set forth in parameters resolution.

Section 9. Upon their issuance, the Bonds will constitute special limited obligations of the Issuer payable solely from and to the extent of the sources set forth in the Bonds and the Final Bond Resolution. No provision of this Resolution, the Final Bond Resolution, the Bonds, or any other instrument, shall be construed as creating a general obligation of the Issuer, or of creating a general obligation of the State of Utah or any political subdivision thereof, or as incurring or creating a charge upon the general credit of the Issuer or its taxing powers.

Section 10. The Pricing Committee and other appropriate officials of the Issuer are authorized and directed to execute, seal and deliver for and on behalf of the Issuer any or all additional certificates, documents and other papers and to perform all other acts they may deem necessary or appropriate in order to carry out the matters and documents authorized by this Resolution.

Section 11. After the Bonds are delivered to the Drinking Water Board, and upon receipt of payment therefor, the Final Bond Resolution, shall be and remain irrevocable until the principal of, premium, if any, and interest or hardship grant assessment fee in lieu of interest, if any, on the Bonds are deemed to have been duly discharged in accordance with the terms and provisions of the Final Bond Resolution.

Section 12. In accordance with the provisions of the Act, the City Recorder has caused a "Notice of Public Hearing and Bonds to be Issued" to be (1) posted on the Utah Public Notice Website not less than 14 days before the public hearing, (2) posted on the City website not less than 14 days before the public hearing, (3) posted at the City Hall not less than 14 days before the public hearing and has caused a copy of a Parameters Resolution (with all exhibits attached) to be kept on file in the office of the City Recorder of the Issuer for public examination during regular business hours for at least thirty (30) days from and after the publication thereof.

Section 13. All parts of this Resolution are severable, and if any section, clause or provision of this Resolution is, for any reason, held to be invalid or unenforceable, the invalidity or unenforceability of that section, clause or provision does not affect the remaining sections, clauses or provisions of this Resolution.

Section 14. All resolutions, orders and regulations or parts previously adopted or passed which are in conflict with this Resolution are, to the extent of such

conflict, repealed. This repealer shall not be construed so as to revive any resolution, order, regulation or part thereof heretofore repealed.

Section 15. The City Recorder is directed to complete the attached Record of Proceedings.

Section 16. This Resolution shall take effect immediately upon its approval and adoption. This Resolution is deemed and shall constitute the legislative action of the City Council with respect to the approval of the Bonds, and no further legislative action is anticipated at this time. The approval and execution of the Final Bond Resolution by the Pricing Committee, as authorized and delegated herein, is deemed and shall constitute an administrative action.

PASSED, APPROVED AND ADOPTED this September 24, 2025.

Mayor

ATTEST:

City Recorder

(SEAL)

RECORD OF PROCEEDINGS

The City Council (the “Council”) of Price City, Carbon County, Utah (the “Issuer”), met in public session at the regular meeting place of the Council in Price, Utah, on September 24, 2025, at the hour of 5:00 p.m., or as soon thereafter as feasible, with the following members of the Council being present:

Michael Kourianos	Mayor
Lane Miller	Councilmember
Amy Knott-Jespersion	Councilmember
Terry Willis	Councilmember
Tanner Richardson	Councilmember
Joe Christman	Councilmember

Also present:

Jaci Adams	City Recorder
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Absent:

which constituted all members thereof.

After the meeting had been duly called to order and after other matters not pertinent to this resolution were discussed, the foregoing resolution (the “Resolution”) was introduced in written form and fully discussed.

A motion to adopt the Resolution was then duly made by Councilmember _____ and seconded by Councilmember _____, and the Resolution was put to a vote and carried, the vote being as follows:

Those voting YEA:

Those voting NAY:

Those Abstaining:

The City Recorder presented to the Council a Certificate of Compliance with Open Meeting Law with respect to this September 24, 2025 meeting, a copy of which is attached hereto.

Upon the conclusion of all the business on the Agenda and motion duly made and carried, the Meeting was adjourned.

EXHIBIT C-2

CERTIFICATE OF CITY RECORDER

I, Jaci Adams, the duly appointed and qualified City Recorder of Price City, Carbon County, Utah (the "Issuer"), do hereby certify that the attached Resolution is a true, accurate and complete copy thereof as adopted by the City Council of the Issuer at a public meeting duly held on September 24, 2025 (the "Meeting"). The Meeting was called and noticed as required by law as is evidenced by the following Certificate of Compliance with Open Meeting Law. The persons present and the result of the vote taken at the Meeting are all as shown above. The Resolution, with all exhibits attached, was deposited in my office on September 24, 2025 and is officially of record in my possession.

IN WITNESS WHEREOF, I have hereunto subscribed my signature and impressed hereon the official seal of the Issuer, this September 24, 2025.

City Recorder

(S E A L)

EXHIBIT C-3

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Jaci Adams, the undersigned City Recorder of Price City, Carbon County, Utah (the “Issuer”), do hereby certify, according to the records of the Issuer in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-202, Utah Code Annotated 1953, as amended, I gave not less than thirty-four (24) hours public notice of the agenda, date, time, and place of the September 24, 2025, public meeting held by the Issuer as follows:

- (a) By causing a notice, in the form attached hereto (the “Meeting Notice”), to be posted at the principal office of the Issuer at least thirty-four (24) hours prior to the convening of the meeting, the Meeting Notice having continuously remained so posted and available for public inspection until the completion of the Meeting; and
- (b) By causing a copy of the Meeting Notice to be posted on the City website at least thirty-four (24) hours prior to the convening of the Meeting;
- (c) By causing a copy of the Meeting Notice to be posted on the Utah Public Notice Website at least thirty-four (24) hours prior to the convening of the Meeting; and

In addition, the Notice of 2025 Annual Meeting Schedule for the Issuer was given specifying the date, time and place of the regular meetings of the City Council of the Issuer to be held during the year by causing notice to be (1) posted on _____, 202__, at the principal office of the Issuer and by causing a copy of said Notice to be (2) posted on the City’s website on _____, 202__, and by causing a copy of said Notice to be (3) posted on the Utah Public Notice Website on _____, 202__.

IN WITNESS WHEREOF, I have hereunto subscribed my signature and impressed hereon the official seal of the Issuer, this September 24, 2025.

City Recorder

(S E A L)

(Attach Meeting Notice (Agenda) and proof of posting thereof on (1) the Utah Public Notice Website, (2) City Website, and (3) at City Hall). Attach annual meeting notice and proof of posting on 1) Utah Public Notice Website, 2) City Website, and 3) at City Hall).

EXHIBIT B

FORM OF FINAL BOND RESOLUTION

(See Transcript Document No. __)

PRICE CITY, UTAH
TAXABLE WATER AND SEWER REVENUE BONDS, SERIES 2026
FINAL BOND RESOLUTION OF PRICING COMMITTEE
_____, 2026

RESOLUTION NO. _____

A RESOLUTION OF THE PRICING COMMITTEE AUTHORIZING THE ISSUANCE AND SALE OF TAXABLE WATER AND SEWER REVENUE BONDS, SERIES 2026 IN THE MAXIMUM REPAYABLE PRINCIPAL AMOUNT OF \$10,638,000, FOR WATER SYSTEM IMPROVEMENTS, AND RELATED IMPROVEMENTS; AUTHORIZING ALL RELATED DOCUMENTS AND ACTION; AND RELATED MATTERS.

WHEREAS, on September 24, 2025, the City Council of Price City, Carbon County, Utah (the “Issuer”), adopted a resolution (the “Authorizing Resolution”) authorizing Taxable Water and Sewer Revenue Bonds in the maximum repayable principal amount of \$14,000,000 to finance, in part, the acquisition and construction of water system improvements, including replacing the spring water line, and related improvements to the Issuer’s System, including all equipment and necessary appurtenances thereof (the “Project”); and

WHEREAS, in the Authorizing Resolution, the Mayor and Finance Director were appointed to be a pricing committee under the provisions of Section 11-14-302(f) to approve the final interest or hardship grant assessment fee rate in lieu of interest, principal amount, maturity, redemption features and other terms of the bonds: and

WHEREAS, as the pricing committee, the Mayor and Finance Director hereby desire to finalize the terms for the issuance of the Issuer’s Taxable Water and Sewer Revenue Bonds, Series 2026 in the total maximum Repayable Principal Amount of \$10,638,000 (the “Series 2026 Bonds”) consisting of a total funding amount of \$15,197,000, with \$4,559,000 in principal forgiveness that is not required to be repaid, with the Repayable Principal Amount bearing a hardship grant assessment fee in lieu of interest at the rate of 2.00% per annum; and

WHEREAS, the Issuer does not have on hand money to pay the cost of the System improvements and the revenues to be derived by the Issuer from the operation of its System and other than the Issuer’s Outstanding Bonds (as defined herein below) the Issuer’s Revenues (as defined herein) will not be pledged or hypothecated in any manner or for any purpose at the time of the issuance of the Series 2026 Bonds; and

WHEREAS, the Utah Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended (the “Act”), provides that the Issuer may issue nonvoted revenue bonds as long as revenues generated from the revenue producing facilities of the

Issuer are sufficient to pay for operation and maintenance of such facilities and debt service on all outstanding obligations secured by the revenues of such facilities; and

WHEREAS, the Issuer has been advised that its System will generate sufficient revenues to pay for operation and maintenance of the System, as well as debt service on all Outstanding Bonds and all proposed obligations secured by the revenues of the System, including the Series 2026 Bonds authorized herein; and

WHEREAS, the State of Utah acting through its Department of Environmental Quality, Drinking Water Board (the “Drinking Water Board” or “DWB”) has offered to purchase at par the Issuer’s Series 2026 Bonds in the total maximum Repayable Principal Amount of \$10,638,000 (the “Series 2026 Bonds”) consisting of a total funding amount of \$15,197,000, with \$4,559,000 in principal forgiveness, bearing a hardship grant assessment fee in lieu of interest at the rate of 2.00% per annum on the unpaid Repayable Principal Amount thereof; and

WHEREAS, the Issuer desires to accept the offer of the Drinking Water Board and to confirm the sale of the Series 2026 Bonds to the Drinking Water Board:

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

ARTICLE I

DEFINITIONS

As used in this Final Bond Resolution, the following terms shall have the following meanings unless the context otherwise clearly indicates:

“Annual Debt Service” means the annual payment of principal of, premium or penalty, if any, and interest, if any, or hardship grant assessment fee in lieu of interest, if any, to be paid by the Issuer during any Sinking Fund Year on the Series 2026 Bonds which are secured by the Net Revenues of the System.

“Bondholder” or “Registered Owner” means the registered holder of any Series 2026 Bond, the issuance of which is authorized herein.

“Bonds” means the Series 2026 Bonds, the Outstanding Bonds, and any Parity Bonds, issued pursuant to the authority of this Final Bond Resolution issued under section 4.2.

“Depository Bank” means a “Qualified Depository” as defined in the State Money Management Act of 1974, Title 51, Chapter 7, Utah Code Annotated, 1953, as amended, selected by the Issuer to receive deposits for the Water Revenue Fund as herein described, the deposits of which are insured by the Federal Deposit Insurance Corporation.

“Drinking Water Board” means the State of Utah Department of Environmental Quality, Drinking Water Board, or any successor agency thereof.

“Escrow Account” means an account to be held in escrow by the Escrow Agent pursuant to the Escrow Agreement, such account to be used for the purpose of depositing the proceeds of the sale of the Series 2026 Bonds and accounting for those proceeds pursuant to the terms of the Escrow Agreement.

“Escrow Agent” means the Utah State Treasurer, and its successors and assigns, which shall so act pursuant to the terms of the Escrow Agreement.

“Escrow Agreement” means the escrow agreement entered among the Issuer, the Drinking Water Board, and the Escrow Agent on the date of delivery of the Series 2026 Bonds.

“Exchange Bonds” means the fully registered Series 2026 Bonds issued in substantially the form set forth in Exhibit A-2, in exchange for the State Bonds representing the Series 2026 Bonds, or in exchange for other Exchange Bonds, in the denomination of \$1,000 or any integral multiple thereof.

“Fully Registered Bond” means any single Bond that is fully registered in the denomination(s) equal to the aggregate principal amount of the applicable Series 2026 Bonds authorized herein.

“Hardship Grant Assessment Fee in Lieu of Interest” means a special assessment levied by the Drinking Water Board against the Issuer in consideration for agreeing to finance the Project financed with the Series 2026 Bonds and shall be equal to 2.0% per annum of the outstanding repayable principal balance of the Series 2026 Bonds and shall be payable as provided herein.

“Issuer” means Price City, Carbon County, Utah, or its successors.

“Net Revenues” means Revenues after provision has been made for the payment of Operation and Maintenance Expenses.

“Operation and Maintenance Expenses” means all expenses reasonably incurred in connection with the operation and maintenance of the System, after tax revenues are applied to such expenses, including the cost of water and water treatment, whether incurred by the Issuer or paid to any other municipality or company pursuant to contract or otherwise, repairs and renewals (other than capital improvements) necessary to keep the System in efficient operating condition, the cost of audits hereinafter required, fees of the paying agents of the Bonds, payment of premiums for insurance on the System hereinafter required and, generally, all expenses, exclusive of depreciation, which under generally accepted accounting practices are properly allocable to the operation and maintenance of the System, but only such expenses as are reasonably and properly necessary to the efficient operation and maintenance of the System shall be included.

“Original Issue Date” means the dated date of the Series 2026 Bonds, which is the date on which the Series 2026 Bonds are issued.

“Outstanding Obligations” means collectively the Issuer’s (1) Water and Sewer Revenue Bonds, Series 2002A in the original principal amount of \$2,885,000 bearing interest at the rate of 1.5% per annum; (2) Water and Sewer Revenue Bonds, Series 2002C in the original principal amount of \$1,250,000 bearing interest at the rate of 2.5% per annum; (3) Water and Sewer Revenue Bonds, Series 2002D in the original principal amount of \$1,250,000 bearing no interest; (4) Water and Sewer Revenue Bonds, Series 2009A in the original principal amount of \$340,000 bearing no interest; (5) Taxable Water and Sewer Revenue Bonds, Series 2009B in the original principal amount of \$850,000 bearing no interest; (6) Water and Sewer Revenue bonds, Series 2010 (Federally Taxable –Issuer Subsidy – Build America Bonds) in the original principal amount of \$1,906,000 bearing interest at a rate of 2.07% per annum; (7) Taxable Water and Sewer Revenue Bonds, Series 2011A in the original principal amount of \$387,000 bearing no interest; (8) Taxable Water and Sewer Revenue Bonds,

Series 2011B in the original principal amount of \$700,000 bearing no interest; 9) Water and Sewer Revenue Bonds, Series 2016 in the original principal amount of \$600,000 bearing interest at the rate of 2.5% per annum; (10) Water and Sewer Revenue Bonds, Series 2018 in the original principal amount of \$300,000 bearing interest at the rate of 2.5% per annum, and (11) Water and Sewer Revenue Bonds, Series 2021 in the original principal amount of \$1,200,000 bearing interest at the rate of 1.5% per annum.

“Paying Agent” means the person or persons authorized by the Issuer to pay the principal of and interest, if any, or hardship grant assessment fee in lieu of interest on the Series 2026 Bonds on behalf of the Issuer. The initial paying agent for the Series 2026 Bonds is the City Finance Director of the Issuer.

“Principal amount” means the outstanding Repayable Principal Amount of the Series 2026 Bonds payable to the Registered Owner thereof as provided in Sections 2.2 and 2.3 hereof.

“Principal Forgiveness” means the maximum amount of \$4,559,000, which reduces the maximum construction funding from the Drinking Water Board of \$15,179,000, resulting in a maximum Repayable Principal Amount of \$10,638,000.

“Project” means financing, in part, the acquisition and construction of water system improvements, including replacing the spring line, and related improvements to the Issuer’s System, and all equipment and appurtenances thereto.

“Registered Owner” means the person or persons in whose name or names a bond shall be registered on the books of the Issuer kept for that purpose in accordance with the provisions of this Final Bond Resolution.

“Registrar” means the person or persons authorized by the Issuer to maintain the registration books with respect to the Series 2026 Bonds on behalf of the Issuer. The initial Registrar for the Series 2026 Bonds is the City Recorder of the Issuer.

“Repayable Principal Amount” means the maximum principal amount of the Series 2026 Bonds payable to the Registered Owner thereof calculated by reducing the purchase price of the Series 2026 Bonds by the Principal Forgiveness amounts as provided in Sections 2.2 and 2.3 hereof resulting in a maximum Repayable Principal Amount of \$10,638,000.

“Revenues” means all gross income and revenues of any kind, from any source whatsoever, derived from the operation of the System, including, without limitation, all fees, rates, connection charges, and other charges, the gross revenues of all improvements, additions, and extensions of the System hereafter constructed or acquired, and all interest earned by and profits derived from the sale of investments made with the income or other revenues. Balances held in

the Revenue Fund on the last day of each Fiscal Year in excess of 25% of the amount of the Operation and Maintenance Expenses for that Fiscal Year, after payment of all Operation and Maintenance Expenses and all deposits required by Section 3.5(a)-(c) of this Final Bond Resolution to that date have been made, shall be considered to be Revenues available for the next Fiscal Year.

“Series 2026 Bonds” means the Issuer’s Taxable Water and Sewer Revenue Bonds, Series 2026 issued pursuant to this Final Bond Resolution in the aggregate maximum Repayable Principal Amount of \$10,638,000, bearing a hardship grant assessment fee in lieu of interest at the rate of 2.0% per annum on the outstanding Repayable Principal Amount of the Series 2026 Bonds, as authorized herein to finance the Project. The maximum Repayable Principal Amount consists of a total construction funding of \$15,197,000, less the maximum Principal Forgiveness of \$4,559,000, for a maximum Repayable Principal Amount of \$10,638,000.

“Sinking Fund Year” means the twelve-month period beginning on July 1 of the calendar year and ending on the next succeeding June 30; provided, however, that the first Sinking Fund Year will begin on the delivery date of the Series 2026 Bonds and will end on the next succeeding June 30.

“State Bonds” means the fully registered Series 2026 Bonds issued in substantially the form set forth in Exhibit A-1, in a denomination equal to the aggregate principal amount of the Series 2026 Bonds.

“System” means the whole and each and every part of the respective water system and sewer system of the Issuer, including the Project to be financed, in whole or in part, with the proceeds of the Series 2026 Bonds to be issued pursuant to this Final Bond Resolution, and all property, real, personal and mixed, of every nature now or hereafter owned by the Issuer and used or useful in the operation of such water and sewer systems, together with all improvements, extensions, enlargements, additions, and repairs thereto which may be made while any of the Bonds remain outstanding.

ARTICLE II

ISSUANCE OF SERIES 2026 BONDS

Section 2.1 Principal Amount, Designation Series and Interest Rate. The Series 2026 Bonds are hereby authorized for issuance for the purposes of providing funds to finance, in part, (i) the acquisition and construction of the Project, and (ii) to pay the costs of issuing the Series 2026 Bonds. The Series 2026 Bonds shall be limited to the total maximum Repayable Principal Amount of \$10,638,000 bearing a hardship grant assessment fee in lieu of interest at a rate of 2.0% per annum on the unpaid Repayable Principal Amount, and shall be issued (a) in the form set forth in Exhibit A-1, if issued as a State Bond(s), and (b) in the form set forth in Exhibit A-2, if issued as Exchange Bonds, in fully registered form, shall bear a hardship grant assessment fee in lieu of interest at the rate of 2.0% per annum on the outstanding Repayable Principal Amount and shall be payable as specified herein. The Series 2026 Bonds, whether issued as State Bonds or Exchange Bonds, shall be in the denomination of \$1,000 or any integral multiple thereof. The Series 2026 Bonds shall be numbered from one (1) consecutively upward in order of delivery by the Registrar. The Series 2026 Bonds shall be designated as, and shall be distinguished from all other bonds of the Issuer by the title, "Taxable Water and Sewer Revenue Bonds, Series 2026."

The Series 2026 Bonds shall bear a hardship grant assessment fee in lieu of interest at the rate of 2.0% per annum from the Original Issue Date on the unpaid balance of the Principal Amount and shall be payable as specified herein.

The Series 2026 Bonds shall be in a form to permit the Drinking Water Board to make incremental advances on its total loan commitment to the Issuer during the period of acquisition and construction of the Project.

The Series 2026 Bonds are issued on parity with the Issuer's Outstanding Bonds, such that the Series 2026 Bonds are secured by a pledge of the Net Revenues of the Issuer's System, which pledge is on parity with and equal to the pledge of the Net Revenues securing the Outstanding Bonds.

Section 2.2 Advances of Proceeds. On or before fifteen (15) days prior to the first day of each calendar quarter, beginning prior to the payment by the Issuer of costs of construction of the Project, or at such other time as shall be specified by the Drinking Water Board, the Issuer shall provide to the Drinking Water Board a certificate setting forth a schedule of the costs of the Project which the Issuer estimates will become due and payable by the Issuer prior to the next succeeding calendar quarter and are properly payable with the proceeds of the Series 2026 Bonds. Advances made by the Drinking Water Board on the basis of such certificates shall be deposited in the Escrow Fund. All such advances shall be in the minimum amount of \$1,000 or any integral multiple thereof. Upon receipt of evidence of deposit of each advance in the Escrow Fund, the Finance Director or Mayor of the Issuer shall give telephonic authorization followed by written confirmation to the

Drinking Water Board to stamp or write the date and amount of such advance made by the Drinking Water Board and the corresponding "Amount of Payment" "Principal Forgiveness" "Repayable Principal Amount" and "Total Principal Sum" in the appropriate places on the Certificate of Dates of Payment and Amount appearing on the State Bonds. Each advance made by the Drinking Water Board on the State Bonds shall constitute proceeds of the State Bonds and shall be deemed to constitute the full purchase price and Total Principal Sum of the State Bonds noted on the Certificate of Dates of Payment and Amount appearing on the State Bonds. As advances are made by the Drinking Water Board, the Amount of Payment less the Principal Forgiveness Amounts shall constitute the "Repayable Principal Amount" of each payment and combined the "Total Principal Sum" of the Series 2026 Bonds in the order of maturity of the Series 2026 Bonds..

2.3 Debt Forgiveness. The Drinking Water Board has committed to purchase the Series 2026 Bonds for a maximum purchase price not to exceed the maximum Total Principal Amount of \$15,197,000, with a maximum amount of Principal Forgiveness of \$4,559,000, leaving a maximum Repayable Principal Amount of \$10,638,000. Accordingly, 30.00% of each incremental advance (plus \$1,000 for all incremental advances combined) pursuant to Section 2.2 hereof shall be forgiven and shall be recorded under the "Principal Forgiveness Amount" column on the Certificate of Dates of Payment and Amount on the State Bond certificate. The remaining 70.00% of each incremental advance shall be recorded under the "Repayable Principal Amount" column on the Certificate of Dates of Payment and Amount and shall constitute the total principal repayment obligation of the Issuer with respect to the Series 2026 Bonds.

Section 2.4 Date and Maturities. The Series 2026 Bonds shall be dated as of their date of delivery shall be issued in the amount of \$1,000 or any integral multiple thereof, and shall be paid as provided in this Section. The Series 2026 Bonds shall be initially issued as one fully registered State Bond.

Except as provided in the next succeeding paragraph, principal payments, whether at maturity or by redemption, shall be payable upon presentation of the applicable Series 2026 Bond at the offices of the Paying Agent for endorsement or surrender, or of any successor Paying Agent. Payment of interest or Hardship Grant Assessment Fee in Lieu of Interest, if any, shall be made to the Registered Owner thereof and shall be paid by check or draft mailed to the Registered Owner thereof at his or her address as it appears on the registration books of the Issuer maintained by the Registrar or at such other address as is furnished to the Registrar in writing by such Registered Owner. All payments shall be made in any coin or currency which on the date of payment is legal tender for the payment of debts due the United States of America.

So long as the Drinking Water Board is the Registered Owner of the Series 2026 Bonds, payments of principal and a Hardship Grant Assessment Fee in Lieu of Interest on the Series 2026 Bonds shall be made by check or draft and mailed to the Drinking Water Board as the Registered Owner at the address shown on the registration books maintained by the City Recorder.

The Issuer shall make payments of a Hardship Grant Assessment Fee in Lieu of Interest accruing at the rate of 2.0% per annum from the Original Issue Date on the unpaid balance of the Principal Amount and shall be payable on June 1 of each year, beginning on June 1, 2026.

The Issuer shall make payments of Principal bearing a Hardship Grant Assessment Fee in Lieu of Interest in the Principal Sum stated for each year for the Series 2026 Bonds, beginning June 1, 2028, and continuing on each June 1 thereafter until the Principal Amount sum shall be paid in full, as follows:

<u>June 1</u>	<u>Principal Maturing</u>	<u>June 1</u>	<u>Principal Maturing</u>
		2041	\$339,000
2026	Hardship Grant Assessment	2042	346,000
2027	Hardship Grant Assessment	2043	353,000
2028	\$262,000	2044	360,000
2029	267,000	2045	367,000
2030	273,000	2046	375,000
2031	278,000	2047	382,000
2032	284,000	2048	390,000
2033	290,000	2049	397,000
2034	295,000	2050	405,000
2035	301,000	2051	414,000
2036	307,000	2052	422,000
2037	313,000	2053	430,000
2038	320,000	2054	439,000
2039	326,000	2055	448,000
2040	333,000	2056	456,000
		2057	466,000

If less than \$10,638,000 total Repayable Principal Amount is advanced on the Series 2026 Bonds, the repayment period shall be shortened and the number of annual principal installments shall be reduced in the inverse order of maturities (and the amount of the final remaining principal installment shall be reduced, if required) to correspond to the actual Principal Amount of the Series 2026 Bonds.

The above repayable principal payments and payment dates shall also be revised and reflected in the Form of State Bond as set forth in Exhibit A-1.

In the event the Series 2026 Bonds are not issued during the calendar year 2026, then the Series of bonds shall be denominated to show the year in which the bonds were issued.

In the event the bid from the lowest responsible bidder on the Project shows that the costs of the Project will exceed the amount of loan commitments the Issuer has already obtained, then, as authorized in Section 11-14-302 of the Act, the Issuer hereby authorizes the Mayor and Finance Director, as a pricing committee, to approve a final principal amount and repayment schedule for the Series 2026 Bonds within the parameters set forth in the Notice of Public Hearing and Bonds to Be Issued posted at least 14 days before this resolution (1) on the Utah Public Notice Website, (2) on the City website, and (3) at City Hall, which parameters are in the aggregate repayable principal amount of not to exceed \$14,000,000, bearing a hardship grant assessment fee in lieu of interest at the rate of 2.0% per annum, to mature in not more than thirty-five (35) years from their date or dates, and to be sold at a price not less than 99% of the total principal amount thereof and all other terms of the Series 2026 Bonds, and to approve and execute all documents related to the issuance of the Series 2026 Bonds. The City Recorder is authorized to attest such signatures and apply the City seal as appropriate.

Section 2.5 Optional Redemption and Redemption Prices. Each principal payment of the Series 2026 Bonds is subject to prepayment and redemption at any time, in whole or in part (if in part, in integral multiples of \$1,000), at the election of the Issuer, in inverse order of the due dates thereof, and by lot selected by the Issuer if less than all of the Series 2026 Bonds of a particular due date are to be redeemed, upon notice as provided in Section 2.6 hereof with respect to Exchange Bonds, and upon at least thirty (30) days' prior written notice of the amount of prepayment and the date scheduled for prepayment to the Drinking Water Board with respect to the Series 2026 Bonds, and at a redemption price equal to 100% of the principal amount to be prepaid or redeemed, plus accrued interest, if any, to the date of redemption.

Section 2.6 Notice of Redemption of Exchange Bonds.

(a) In the event any of the Exchange Bonds are to be redeemed, the Registrar shall cause notice to be given as provided in this Section 2.6. The notice of redemption shall be mailed by first class mail, postage prepaid, to all Registered Owners of the Exchange Bonds to be redeemed at their addresses as they appear on the registration books of the Registrar at least thirty (30) days but not more than forty-five (45) days prior to the date fixed for redemption. The notice shall state the following information:

(i) the complete official name, series and the identification numbers of the Exchange Bonds being redeemed;

(ii) any other descriptive information needed to identify accurately the Exchange Bonds being redeemed, including, but not limited to, the original issue date of such Bonds;

(iii) in the case of partial redemption of any Exchange Bonds, the respective principal amounts thereof to be redeemed;

(iv) the date of mailing of redemption notices and the redemption date;

(v) the redemption price;

(vi) that on the redemption date the redemption price will become due and payable upon each Exchange Bond or portion thereof called for redemption; and

(vii) the place where the Exchange Bonds are to be surrendered for payment of the redemption price, designating the name and address of the redemption agent and providing the name and telephone number of a contact person.

(b) Upon the payment of the redemption price of the Exchange Bonds being redeemed, each check or other transfer of funds issued for such purpose shall identify the Exchange Bonds being redeemed with the proceeds of such check or other transfer.

(c) The Registrar shall not give notice of redemption until there are on deposit with the Paying Agent sufficient funds for the payment of the redemption price.

A second notice of redemption shall be given, not later than ninety (90) days subsequent to the redemption date, to Registered Owners of the Exchange Bonds or the portion thereof redeemed but who failed to deliver their Exchange Bonds for redemption prior to the 60th day following such redemption date. Any notice mailed as provided herein shall be conclusively presumed to have been duly given, whether or not the Registered Owner of the Bonds receives the notice. Receipt of a notice of redemption shall not be a condition precedent to redemption and failure by any Registered Owner to receive any such notice shall not affect the validity of the proceedings for the redemption of the Bonds.

In the event any Exchange Bond is to be redeemed in part only, the notice of redemption shall also state that on or after the redemption date, upon surrender of such Exchange Bond, a new Exchange Bond in principal amount equal to the unredeemed portion of such Exchange Bond will be issued.

Section 2.7 Execution and Delivery of the Series 2026 Bonds. The Mayor is hereby authorized to execute by manual or facsimile signature the Series 2026 Bonds and the City Recorder to countersign by manual or facsimile signature the Series 2026 Bonds and to have imprinted, or otherwise placed on the Series 2026 Bonds the official seal of the Issuer. The City Recorder is hereby authorized to deliver to the Drinking Water Board the Series 2026 Bonds upon the payment of the initial incremental advance for the Series 2026 Bonds.

Section 2.8 Delinquent Payment. If any installment payment of principal or hardship grant assessment fee in lieu of interest on the Series 2026 Bonds is not paid when due and payable, the issuer shall pay a hardship grant assessment fee in lieu of interest on

each delinquent installment at the rate of eighteen percent (18%) per annum from such due date until paid in full.

Section 2.9 Exchange of State Bonds. As long as the Drinking Water Board is the sole Registered Owner of the Series 2026 Bonds, the Series 2026 Bonds shall be issued only as the Series 2026 Bonds in the form prescribed in Exhibit A-1. It is recognized that the Drinking Water Board may sell or otherwise transfer the Series 2026 Bonds pursuant to the provisions of the State Financing Consolidation Act, Title 63, Chapter 65, Utah Code Annotated 1953, as amended, or otherwise. In the event the Drinking Water Board determines to sell or otherwise transfer all or a portion of the Series 2026 Bonds pursuant to the State Financing Consolidation Act, or otherwise, the Series 2026 Bonds shall be exchanged at the office of the Paying Agent for a like aggregate principal amount of Exchange Bonds in accordance with the provisions of this Section 2.9 and Section 3.1 hereof. Exchange Bonds may thereafter be exchanged from time to time for other Exchange Bonds in accordance with Section 3.1 hereof. Any Series 2026 Bond, or any portion thereof, which is sold or otherwise transferred or liquidated by the Drinking Water Board pursuant to the State Financing Consolidation Act, or otherwise, shall be in the form of an Exchange Bond prescribed in Exhibit A-2, and shall be executed pursuant to the authorization contained in Section 2.7 hereof. Each principal payment on the Series 2026 Bonds not previously paid or canceled shall be represented by an equivalent principal amount of Exchange Bonds, in authorized denominations, and of like maturity. The Issuer and its officers shall execute and deliver such documents and perform such acts as may reasonably be required by the Issuer to accomplish the exchange of the Series 2026 Bonds for Exchange Bonds, provided that the Drinking Water Board pay or cause to be paid all costs and other charges incident to such exchange and the Issuer shall have no obligation to pay any such costs or charges.

ARTICLE III

REGISTRATION, PAYMENT, AND FLOW OF FUNDS

Section 3.1 Execution of and Registration of Series 2026 Bonds; Persons Treated as Owners. The Issuer shall cause books for the registration and transfer of the Series 2026 Bonds to be kept by the City Recorder who is hereby appointed the Registrar of the Issuer with respect to the Series 2026 Bonds. Any Series 2026 Bond may, in accordance with its terms, be transferred only upon the registration books kept by the Registrar, by the person in whose name it is registered, in person or by his or her duly authorized attorney, upon surrender of such Series 2026 Bond for cancellation, accompanied by delivery of a duly executed instrument of transfer in a form approved by the Registrar. No transfer shall be effective until entered on the registration books kept by the Registrar. Upon surrender of any Series 2026 Bond for transfer as provided herein, the Issuer shall execute and deliver in the name of the transferee or transferees, a new Series 2026 Bond of the same maturity and series for a like aggregate principal amount as the Series 2026 Bond surrendered for transfer. Series 2026 Bonds may be exchanged at the office of the Registrar for a like aggregate principal amount of Series 2026 Bonds of the same series or other authorized denominations and the same maturity. The execution by the Issuer of any Series 2026 Bond of any authorized denomination shall constitute full and due authorization of such denomination, and the Registrar shall thereby be authorized to deliver such Series 2026 Bond. The Registrar shall not be required to transfer or exchange any Series 2026 Bond after the mailing of notice calling such Series 2026 Bond for redemption.

Series 2026 Bonds surrendered for payment, redemption or exchange, shall be promptly canceled and destroyed by the Issuer.

The Issuer, the Registrar and the Paying Agent may treat and consider the person in whose name each Series 2026 Bond is registered on the registration books kept by the Registrar as the holder and absolute owner thereof for the purpose of receiving payment of, or on account of, the principal or redemption price thereof and for all other purposes whatsoever, and neither the Issuer, the Registrar nor the Paying Agent shall be affected by any notice to the contrary. Payment of any Series 2026 Bond shall be made only to or upon order of the Registered Owner thereof or his or her legal representative. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Series 2026 Bond to the extent of the sum or sums so paid.

The Issuer may require the payment by the Registered Owner requesting exchange or transfer of Series 2026 Bonds of any tax or other governmental charge and any service charge required to be paid with respect to such exchange or transfer and such charges shall be paid before such new Series 2026 Bond shall be delivered.

Section 3.2 Escrow Fund; Deposit of Bond Proceeds. The proceeds from the sale of the Series 2026 Bonds shall be deposited upon delivery in the Escrow Account and

shall be disbursed pursuant to the provisions of the Escrow Agreement. All monies deposited in the Escrow Account shall be used solely for the purpose of defraying all or a portion of the costs of the Project including the payment of costs of issuance of the Series 2026 Bonds. Any amounts remaining in the Escrow Fund after repayment of excess grant funds shall be transferred to the Bond Sinking Fund, and then if any amounts are remaining they shall be used only for the prepayment of the Series 2026 Bonds. Principal last to become due shall be prepaid first, and in the event less than all of the principal amount of the Bonds maturing on the last due date are to be redeemed, the Issuer shall by lot select those Bonds to be prepaid. Proceeds from the sale of the Series 2026 Bonds on deposit in the Escrow Account, may at the discretion of the Issuer, be invested by the Escrow Agent as provided in the Escrow Agreement. Following the transfer of unexpended funds from the Escrow Account to the Sinking Fund, the Escrow Account will be closed.

Section 3.3 The Series 2026 Bonds Constitute Special Limited Obligations; Pledge of Net Revenues. Notwithstanding anything to the contrary in this Final Bond Resolution, all of the principal of and hardship grant assessment fee in lieu of interest, if any, on the Series 2026 Bonds shall be payable solely from the Net Revenues of the System, all of which are hereby pledged to the payment of the principal of and hardship grant assessment fee in lieu of interest, if any, on the Series 2026 Bonds. In no event shall the Series 2026 Bonds be deemed or construed to be a general indebtedness of the Issuer or payable from any funds of the Issuer other than those derived from the operation of the System.

The Issuer may, in its sole discretion, but without obligation and subject to the Constitution, laws, and budgetary requirements of the State of Utah, make available properly budgeted and legally available funds to defray any insufficiency of Net Revenues to pay the Series 2026 Bonds; provided however, the Issuer has not covenanted and cannot covenant to make said funds available and has not pledged any of such funds for such purpose.

Section 3.4 Flow of Funds. From and after the earlier of the delivery date of the Series 2026 Bonds, and until all the Series 2026 Bonds have been fully paid, the Revenues shall be set aside into Price City, Utah Water and Sewer Revenue Fund referred to herein as “Revenue Fund,” previously established and hereby reaffirmed, to be held by the Depository Bank. The Issuer will thereafter make accounting allocations of the funds deposited in the Revenue Fund for the following purposes and in the following priority:

(a) From the amounts on deposit in the Revenue Fund there shall first be paid all Operation and Maintenance Expenses of the System. For this purpose the Issuer shall establish on its books an account known as the “Expense Account” to which shall be allocated monthly, on or before the 10th day of each month, such portion of the Revenue Fund as is estimated to be required for Operation and Maintenance Expenses of the System for the following month. There shall be allocated to the Expense Account from time to time during the month such additional amounts as may be required to make payments of Operation and Maintenance Expenses for which the amounts theretofore allocated to the Expense Account are insufficient.

(b) From the amounts in the Revenue Fund there shall first be allocated and transferred to the “Price City, Utah Water and Sewer Revenue Bond Sinking Fund” (the “Sinking Fund”) hereby established as hereinafter provided.

(i) Of the amounts allocated to the Sinking Fund there shall be allocated to a subaccount established on the books of the Issuer known as the “Bond Account” such amounts as will assure, to the extent of the availability of Net Revenues from the System, the prompt payment of the principal and hardship grant assessment fee in lieu of interest, if any, on the Series 2026 Bonds as shall become due and all bonds or obligations issued in parity therewith, including the Outstanding Bonds. The amount to be set aside monthly on or before the tenth day of each month with respect to the Series 2026 Bonds shall, as nearly as may be practicable, be allocated to the Bond Account monthly, on or before June 10, 2026, or the tenth day of each month, beginning the tenth day of the month after the date of issuance (which ever is later) and shall equal $1/12$ (in the case of the first Sinking Fund Year, the fraction, the numerator of which is the number one and the denominator of which is the number of months remaining to the next payment date) of the amount of the principal on the payment next due on the Series 2026 Bonds, to the end that there will be sufficient funds allocated to the Bond Account to pay the principal and hardship grant assessment fee in lieu of interest, or interest, if any, on the Series 2026 Bonds and the Outstanding Bonds as and when the same become due. (In the event insufficient moneys are available to make prompt payment of the full principal and interest, if any, on the Series 2026 Bonds and all Outstanding Bonds as shall become due, such moneys shall be allocated pro rata based on the amount of principal next coming due on each Bond.) Amounts allocated to the Bond Account shall be used solely for the purpose of paying principal and hardship grant assessment fee in lieu of interest, or interest, if any, on the Series 2026 Bonds and the Outstanding Bonds, and shall not be reallocated, transferred or paid out for any other purpose

(ii) Of the amounts allocated to the Sinking Fund after there shall have been allocated the amounts required to be allocated under (1) those amounts, if any, as shall be required for the Outstanding Bonds to be deposited in a reserve account; and (2) there shall be allocated monthly on or before the tenth day of each month, beginning June 10, 2026 (or the tenth of the month following the issuance of the Series 2026 Bonds, whichever is later) to the “Reserve Account – Series 2026” established on the books of the Issuer the sum of \$6,605, plus such additional amount as may be required to meet any monthly installment to the Reserve Account – Series 2026 not theretofore made in whole or in part, such allocation shall continue until there shall have been accumulated an amount equal to \$475,500. Amounts allocated to the Reserve Account – Series 2026 shall be used to pay the principal and hardship grant assessment fee in lieu of interest falling due on the Series 2026 Bonds at any time when there are not sufficient funds in the Bond Account to pay the same, but pending such use may be invested

as hereafter provided. When the Reserve Account-Series 2026 has been accumulated as in this paragraph provided, no further allocations to the Reserve Account-Series 2026 need be made unless payments from the Reserve Account-Series 2026 have reduced the same below the amounts required by this paragraph, in which event allocations shall be resumed until such deficiency has been remedied; and

(iii) From the amounts on deposit in the Revenue Fund after the payment of the amounts required by the above subsections, there shall be allocated monthly in accordance with its covenant to establish a Capital Facilities Replacement Reserve Account for the Series 2026 Bonds (the "2026 Replacement Account") as provided in Section 4.1(s) of the Final Bond Resolution, the Issuer will deposit monthly, on the tenth (10th) day of each month beginning June 10, 2026 (or the tenth of month following the issuance of the Series 2026 Bonds, whichever is later), into the Issuer's 2026 Replacement Account an amount equal to 1/12 of 5% of the Issuer's annual operating budget for the System, including debt service and depreciation, for the Issuer's then current fiscal year. The Issuer shall continue to fund the 2026 Replacement Account until the Series 2026 Bonds have been paid in full (or provision is made for such payment) as provided in this Bond Resolution. The Issuer acknowledges that in issuing certain of its Outstanding Bonds that it previously covenanted to set aside 5% of its annual operating budget with respect to those Outstanding Bonds. In covenanting to set aside 5% of its annual operating budget herein, the Issuer is agreeing to continue to set aside 5% of its annual operating budget for as long as the Series 2026 Bonds are outstanding and the Issuer is not covenanting to set aside more than 5% of its operating budget.

(iv) All remaining funds, if any, in the Sinking Fund after all of the payments required to be made into the Bond Account and Reserve Account-Series 2026 and Capital Facilities Replacement Reserve Account have been made, may be used by the Issuer (a) to prepay or redeem the Series 2026 Bonds in whole or in part, (b) to make extensions, improvements, additions, repairs, and replacements to the System, or (c) to be applied to any other lawful purpose as determined by the Issuer.

(c) If at any time, the Revenues derived by the Issuer from the operation of the System shall be insufficient to make any payment to any of the above funds or accounts on the date or dates specified, the Issuer shall make good the amount of such deficiency by making additional payments out of the first available Revenues thereafter derived by the Issuer from the operation of the System.

Section 3.5 Investment of Funds. Any funds allocated to the Bond Account, Replacement Account, and Reserve Accounts may, at the discretion of the Issuer, be invested in accordance with the State Money Management Act. All income derived from the investment of the funds of the Bond Account and Replacement Account shall be maintained in that account and disbursed along with the other moneys on deposit therein

as herein provided. All income derived from the investment of the Reserve Accounts shall at the end of each Sinking Fund Year be transferred by the Issuer to the Bond Account so long as after such transfer the Reserve Accounts are fully funded as provided herein and in the resolutions authorizing the Outstanding Bonds. In the event the balance in the Reserve Accounts is less than the amount required herein, then the income from the investment thereof shall be maintained in each respective reserve account until total deposits in the Reserve Accounts shall equal the amount required to fully fund the Reserve Accounts. There shall not be required to be in the Bond Account and the Reserve Accounts at any time more than the total amount required to pay the total principal of and hardship grant assessment fee in lieu of interest, or interest, if any, due on the Series 2026 Bonds and the Outstanding Bonds. Whenever the money in the Bond Account and the Reserve Accounts equal the total principal amount of the Outstanding Bonds, the Series 2026 Bonds outstanding plus accrued hardship grant assessment fee in lieu of interest thereon, or interest, if any, thereon, the money in those accounts shall be used to prepay all of the Series 2026 Bonds and the Outstanding Bonds then outstanding.

ARTICLE IV

COVENANTS

Section 4.1 Covenants of Issuer. The Issuer hereby covenants and agrees with each and every holder of the Series 2026 Bonds the following:

(a) The Issuer covenants that it shall fund and maintain as provided herein all funds and accounts which were established pursuant to this Final Bond Resolution, until such time as the Series 2026 Bonds have been paid in full.

(b) The rates for all water service supplied by the System to the Issuer and its inhabitants and to all customers within or without the boundaries of the Issuer shall be sufficient for the payment and/or redemption of the Series 2026 Bonds and Outstanding Bonds, provided such rates must be reasonable rates for the type, kind, and character of the service rendered. There shall be no free service and there shall be charged against all users of the System, including the Issuer, such rates and amounts as shall be adequate to meet the debt service payments on the Series 2026 Bonds, the Outstanding Bonds and any Parity Bonds (as defined in Section 4.2) when due. The rates charged for water services provided by the System shall be sufficient to produce Net Revenues that are equal to 125% of Annual Debt Service. All Revenues, including those received from the Issuer, shall be subject to distribution for the payment of the Operation and Maintenance Expenses of the System and the payment of the Series 2026 Bonds, and Outstanding Bonds, as herein provided. Balances held in the Revenue Fund on the last day of each Fiscal Year in excess of 25% of the amount of the Operation and Maintenance Expenses for that Fiscal Year, after payment of all Operation and Maintenance Expenses and all deposits required by Section 3.4(a)-(c) of this Final Bond Resolution to that date have been made, shall be considered to be Revenues available for the next Fiscal Year.

(c) Each Bondholder shall have a right, in addition to all other rights afforded it by the laws of Utah, to apply to and obtain from any court of competent jurisdiction such decree or order as may be necessary to require the Issuer to charge and collect reasonable rates for services supplied by the System sufficient to meet all requirements of this Final Bond Resolution.

(d) The Issuer will maintain the System in good condition and operate the same in an efficient manner and at reasonable cost.

(e) So long as any Series 2026 Bonds remain outstanding, proper books of record and account will be kept by the Issuer separate and apart from all other records and accounts, showing complete and correct entries of all transactions relating to the System. Each Bondholder or any duly authorized agent or agents of such holder shall have the right at all reasonable times to inspect all records, accounts and data relating thereto and to inspect the System and all properties constituting the System. Except as otherwise provided herein, the Issuer further

agrees that it will within one hundred eighty (180) days following the close of each Sinking Fund Year cause an audit of such books and accounts to be made by an independent firm of certified public accountants, showing the receipts and disbursements for account of the System, and that such audit will be available for inspection by any Bondholder upon request; provided, however, during such periods of time as the Drinking Water Board is the Registered Owner of the State Bonds, each such audit will be supplied to the Drinking Water Board as soon as completed without prior request therefor by the Drinking Water Board. At a minimum, each such audit shall include the following:

- i. A statement in detail of the revenues and expenses of the System for the Sinking Fund Year;
- ii. A balance sheet as of the end of the Sinking Fund Year;
- iii. The accountant's comments regarding the manner in which the Issuer has carried out the requirements of this Final Bond Resolution, and the accountant's recommendations for any change or improvement in the operation of the System;
- iv. A list of the insurance policies in force at the end of the Sinking Fund Year, setting out as to each policy, the amount of the policy, the risks covered, the name of the insurer, and the expiration date of the policy;
- v. An analysis of all funds and accounts created in this Final Bond Resolution, setting out all deposits and disbursements made during the Sinking Fund Year and the amount in each fund or account at the end of the Sinking Fund Year;
- vi. The number of water connections within the boundaries of the Issuer, and applications for water service on hand at the end of the Sinking Fund Year;
- vii. The total billings for the Sinking Fund Year and all schedules of rates and charges imposed for water service during the Sinking Fund Year.

The Bondholder of the Series 2026 Bonds may waive the audit requirements set forth in this 4.1(e) for any particular Sinking Fund Year upon written request from the Issuer setting forth the reasons why a certified audit is not necessary or is impractical, provided that such waiver shall not apply to the reporting requirements of the Issuer set forth in 4.1(f) herein.

(f) In addition to the reporting requirements set forth in 4.1(e) above, the Issuer shall submit to the Drinking Water Board within one hundred eighty (180) days following the close of each Sinking Fund Year, a summary report substantially in the form as provided by the Drinking Water Board to the Issuer upon purchase of the Series 2026 Bonds.

All expenses incurred in compiling the information required by this Subsection (f) shall be regarded and paid as an Operation and Maintenance Expense. If a Bondholder is other than the Drinking Water Board, the Issuer agrees to furnish a copy of such information to such Bondholder at its request after the close of each Sinking Fund Year. Any Bondholder shall have the right to discuss with the accountant compiling such information the contents thereof and to ask for such additional information as it may reasonably require.

(g) Any holder of a Series 2026 Bond shall have the right at all reasonable times to inspect the System, and all records, accounts and data of the Issuer relating thereto, and upon request, the Issuer will furnish to the Bondholder financial statements and other information relating to the Issuer and the System as it may from time to time reasonably require.

(h) The Issuer, in its operation of the System, will carry insurance, including, but not limited to, workmen's compensation insurance and public liability insurance, in such amounts and to such extent as is normally carried by others operating public utilities of the same type. The cost of such insurance shall be considered an Operation and Maintenance Expense of the System. In the event of loss or damage, insurance proceeds shall be used first for the purpose of restoring or replacing the property lost or damaged. Any remainder shall be paid into the Sinking Fund.

(i) The Issuer will not sell, lease, mortgage, encumber, or in any manner dispose of the System or any substantial part thereof, including any and all extensions and additions that may be made thereto, until all Bonds have been paid in full, except that the Issuer may sell any portion of the System which is replaced by comparable property of equal or greater value, or which has ceased to be necessary for the efficient operation of the System, provided, however, that in the event of any sale as aforesaid, the proceeds of such sale shall be paid into the Sinking Fund.

(j) The Issuer shall charge for water services and require that each be paid in full. Any bill not paid within thirty (30) days from the date it is mailed to the customer shall be deemed delinquent. The Issuer hereby agrees that if any water bill remains delinquent for more than sixty (60) days, it will take action to collect such bill.

(k) The Issuer may consolidate the bills submitted for sewer service with those submitted for water service, if applicable, for those persons who are liable for the payment of charges for such combined services and require that each such consolidated bill be paid in full as a unit and refuse to permit payment of one portion without payment of the remainder. Any bill not paid within thirty (30) days from the date it is mailed to the customer shall be deemed delinquent. The Issuer hereby agrees that if any water bill remains delinquent for more than sixty (60) days, it will initiate proceedings to cause all water service to the delinquent water user to be terminated immediately.

(l) Every officer, agent or employee of the Issuer having custody or control of any of the Revenues or of the proceeds of the Series 2026 Bonds shall be bonded by a responsible corporate surety in an amount not less than two times the maximum annual debt service on the Series 2026 Bonds. The premium on such surety bond shall not be an Operation and Maintenance Expense of the System.

(m) The Issuer shall commence and complete the acquisition and construction of the Project with all practical dispatch and will cause all construction to be effected in a sound and economical manner.

(n) The Issuer will from time to time duly pay and discharge or cause to be paid all taxes, assessments and other governmental charges, if any, lawfully imposed upon the System or any part thereof or upon the Revenues, as well as any lawful claims for labor, materials or supplies which if unpaid might by law become a lien or charge upon the System or the Revenues or any part thereof or which might impair the security of the Bonds except when the Issuer in good faith contests its liability to pay the same.

(o) The Issuer will not grant a franchise for the operation of any competing water system within its corporate limits, as long as the Series 2026 Bonds authorized herein remain outstanding.

(p) The Issuer, in order to assure the efficient management and operation of the System and to assure the Bondholders from time to time that the System will be operated on sound business principles, will employ competent and experienced management for the System, will use its best efforts to see that the System is at all times operated and maintained in first-class repair and condition and in such manner that the operating efficiency thereof shall be of the highest character, and will use its best efforts to see that Operation and Maintenance Expenses are at no time in excess of the Revenues reasonably available for the payment thereof.

(q) All payments falling due on the Series 2026 Bonds shall be made to the Bondholder(s) thereof at par plus accrued interest or hardship grant assessment fee in lieu of interest, if any, and all charges made by the Depository Bank for its services shall be paid by the Issuer.

(r) The Issuer will maintain its identity, will make no attempt to cause its existence to be abolished and will resist all attempts by other political subdivisions to annex all or any part of the territory now or hereafter in the Issuer or served by the System.

(s) The Issuer shall establish a Capital Facilities Replacement Reserve Account (the "Replacement Account") to be held by the Issuer and shall deposit annually therein an amount equal to 5% of the Issuer's annual operating budget for the System, including debt service and depreciation, as more fully described in Section 3.4(c) hereof. The Replacement Account shall never serve as security for

or a source of the payment of principal of or hardship grant assessment fee in lieu of interest on the Series 2026 Bonds. The Issuer shall limit the use of moneys on deposit in the Replacement Account to the acquisition and construction of (a) replacements of obsolete System equipment or facilities, (b) extensions or additions to the Issuer's System, and (c) other capital improvements necessary to keep the System in good working condition. No disbursements shall be made from the Replacement Account unless and until the Issuer has given at least 30 days' advance written notice to the Drinking Water Board specifying the amount of the proposed disbursement and the purpose for which the disbursement will be made. The Issuer shall not, however, be required to obtain the consent of the Drinking Water Board prior to making any disbursement from the Replacement Account.

(t) The Issuer agrees, in accepting the proceeds of the Series 2026 Bonds, to comply with all applicable state and federal regulations related to the Utah State Revolving Fund administered by the Drinking Water Board. These requirements include, but are not limited to, Title XIV of the Safe Drinking Water Act of 1996, OMB Circular A-133, the Utah Federal State Revolving Fund (SRF) Program (R309-705 of the Utah Administrative Code), the Utah Local Government Bonding Act, the Utah Money Management Act, the Utah Procurement Code and the State of Utah Legal Compliance Audit Guide.

Section 4.2 Additional Indebtedness. No additional indebtedness, bonds or notes of the Issuer having priority over the Series 2026 Bonds with respect to payment from the Net Revenues from the System shall be created or incurred by the Issuer without the prior written consent of all holders of the Series 2026 Bonds. Furthermore, none of the Series 2026 Bonds shall be entitled to priority over any other Series 2026 Bonds in application of the Net Revenues of the System, regardless of when issued, it being the intention of the Issuer that there shall be no priority among the Series 2026 Bonds authorized to be issued pursuant to this Final Bond Resolution regardless of the fact that they may be actually issued and delivered at different times. Except as provided below, the Issuer will not hereafter issue any bonds or obligations payable from the Net Revenues of the System, or any part thereof, or which constitutes a lien on such Net Revenues or on the System until all Series 2026 Bonds have been paid in full unless such additional bonds are issued in such manner that they are in all respects subordinate to the Series 2026 Bonds.

The provisions of the foregoing paragraph are subject to the following two exceptions:

(a) The Series 2026 Bonds or any part thereof may be refunded. The refunding bonds so issued shall enjoy a lien on the Net Revenues on a parity with the Series 2026 Bonds except that if fewer than all of the Series 2026 Bonds outstanding at the time are so refunded, no refunding bonds shall bear interest or hardship grant assessment fee in lieu of interest at a rate higher or mature at a date earlier than the corresponding Series 2026 Bonds refunded thereby without the consent of the holders of all of the Series 2026 Bonds that are not refunded. In all

other respects, refunding bonds may be secured in such manner and may be payable from such sources and be subject to other terms and provisions that may be provided in the resolution authorizing their issuance. Refunding bonds may be exchanged with the consent of the Bondholder for not less than a like principal amount of the Series 2026 Bonds authorized to be refunded, may be sold or may be exchanged in part or sold in part. If sold, the proceeds of the sale not required for the payment of expenses shall be used to refund that portion of the Series 2026 Bonds refunded.

(b) Additional bonds may be issued on a parity with the Series 2026 Bonds herein authorized if all of the following conditions are met at the time of the issuance of such additional bonds (herein referred to as "Parity Bonds"):

(i) The Net Revenues of the System for the Sinking Fund Year preceding the year in which the Parity Bonds are to be issued were 125% of the average Annual Debt Service on all of the Bonds and Parity Bonds then outstanding and the Parity Bonds so proposed to be issued. For purposes of this Subsection (b)(i), the Net Revenues of the preceding Sinking Fund Year may include an amount equal to ninety-five percent (95%) of the amount by which such Net Revenues would increase due to any water rate increase which became effective prior to and in anticipation of the issuance of the proposed Parity Bonds. The requirements of this Subsection (b)(i) may be waived or modified by the written consent of the Registered Owners and holders of 100% of the principal amount of the Bonds and Parity Bonds then outstanding. Balances held in the Revenue Fund on the last day of each Fiscal Year in excess of 25% of the amount of the Operation and Maintenance Expenses for that Fiscal Year, after payment of all Operation and Maintenance Expenses and all deposits required by Section 3.4(a)-(c) of this Final Bond Resolution to that date have been made, shall be considered to be Revenues available for the next Fiscal Year.

(ii) All payments required by this Final Bond Resolution to be made into the Sinking Fund must have been made in full and there must be in the Reserve Fund the full amount required by this Final Bond Resolution to be accumulated therein.

(iii) The Parity Bonds must be payable as to principal on June 1 of each year in which principal falls due.

(iv) The proceedings authorizing such Parity Bonds shall provide that the aggregate balance of all reserve accounts shall be increased to an amount not less than the maximum Annual Debt Service of all Bonds and Parity Bonds then outstanding and the Parity Bonds so proposed to be issued and that balance shall be accumulated within six (6) years after delivery of such Parity Bonds.

(v) The proceeds of the Parity Bonds must be used for the making of improvements, extensions, renewals, replacements or repairs to the System.

ARTICLE V

MISCELLANEOUS

Section 5.1 Default and Remedies. Failure of the Issuer to perform any covenant or requirement of the Issuer under this Final Bond Resolution within thirty (30) days after having been notified in writing by a Bondholder of such failure shall constitute an event of default hereunder and shall allow each Bondholder to take the following enforcement remedies:

(a) The Bondholder may require the Issuer to pay a hardship grant assessment fee in lieu of interest penalty (the “Interest Penalty”) equal to eighteen percent (18%) per annum of the outstanding principal amount on the Series 2026 Bonds, the Interest Penalty to accrue from the date of the notice from the Bondholder to the Issuer referenced above until the default is cured by the Issuer. The Interest Penalty shall be paid on each succeeding payment date until the default is cured by the Issuer.

(b) The Bondholder may appoint a trustee bank to act as a receiver of the Revenues of the System for purposes of applying the Revenues toward the Revenue allocations required by Section 3.4 herein and in general, protecting and enforcing each Bondholder's rights thereto, in which case, all administrative costs of the trustee bank in performing such functions on behalf of the Bondholders shall be paid by the Issuer.

No remedy conferred herein is intended to be exclusive of any other remedy, but each and every such remedy shall be cumulative and shall be in addition to any other remedy given to each Bondholder hereunder or now or hereafter existing at law or in equity or by statute. No delay or omission to exercise any right, power or remedy accruing upon a default shall impair any such right, power or remedy or shall be construed to be a waiver of any default or acquiescence therein; and every such right, power or remedy may be exercised from time to time as may be deemed expedient.

Section 5.2 Amendments to this Final Bond Resolution. Provisions of this Final Bond Resolution shall constitute a contract between the Issuer and the Bondholders; and after the issuance of the Series 2026 Bonds, no change, variation or alteration of any kind in the provisions of this Final Bond Resolution shall be made in any manner until such time as all of the Series 2026 Bonds have been paid in full except as hereinafter provided.

The Bondholders shall have the right from time to time to consent to and approve the adoption by the Issuer of resolutions modifying or amending any of the terms or provisions contained in this Final Bond Resolution in the manner and to the extent set out below.

Whenever the Issuer shall propose to amend or modify this Final Bond Resolution under the provisions of this Section, it shall cause notice of the proposed amendment to be sent to all Bondholders of all Series 2026 Bonds then outstanding. Such notice shall (a) briefly set forth the nature of the proposed amendment, (b) state that copies thereof are on

file at the principal office of the Issuer for inspection by all Bondholders and (c) set forth the manner in which Bondholders are to give or withhold their consent to the proposed amendment. Upon receipt of Bondholder consents representing at least 75% of the aggregate principal amount of the Series 2026 Bonds then outstanding, the governing body of the Issuer may adopt by resolution the proposed amendment, and it shall become effective. Nothing in this Section shall permit or be construed as permitting an amendment to this Final Bond Resolution which would (A)(i) extend the stated maturity or reduce the principal amount of the Series 2026 Bonds, or (A)(ii) reduce the rate of or extend the time for paying interest, if any, due on the Series 2026 Bonds, including interest, if any, on delinquent payments of principal or interest, if any, on the Series 2026 Bonds, without the consent of the holders of all the Series 2026 Bonds, or (B) reduce the amount of or extend the time for making any payment required by any fund or account established hereunder without the consent of the holders of all the Series 2026 Bonds which would be affected by such reduction or extension, or (C) change the rights of the holders of less than all Series 2026 Bonds then outstanding, without the consent of the holders of all the Series 2026 Bonds at the time outstanding which would be affected by such changes.

If a Bondholder shall have consented to and approved the adoption of the amendatory resolution as herein provided, such Bondholder shall not have any right or interest to subsequently object to the adoption thereof or to object to any of the terms or provision therein contained or to the operation thereof or to enjoin or restrain the Issuer from taking any action pursuant to the provisions thereof. Any consent given by a Bondholder pursuant to the provisions of this Section shall be conclusive and binding upon all successive Bondholders.

The fact and date of the execution of any instrument under the provisions of this Section may be proved by the certificate of any officer in any jurisdiction who by the laws thereof is authorized to take acknowledgments of deeds within such jurisdiction, that the person signing such instrument acknowledged before him the execution thereof, or may be proved by an affidavit of a witness to such execution sworn to before such officer.

Section 5.3 Maintenance of Proceedings. A certified copy of this Final Bond Resolution and every amendatory or supplemental ordinance or resolution shall be kept on file in the office of the City Recorder where it shall be made available for inspection by any Bondholder or his or her agent. Upon payment of the reasonable cost of preparing the same, a certified copy of this Final Bond Resolution, including any amendatory or supplemental ordinance or resolution, will be furnished to any Bondholder. The Bondholders may, by suit, action, mandamus, injunction or other proceedings, either at law or in equity, enforce or compel performance of all duties and obligations required by this Final Bond Resolution to be done or performed by the Issuer. Nothing contained herein, however, shall be construed as imposing on the Issuer any duty or obligation to levy any tax either to pay the principal of or interest or hardship grant assessment fee in lieu of interest, if any, on the Series 2026 Bonds authorized herein or to meet any obligation contained herein concerning the Series 2026 Bonds.

Section 5.4 Defeasance of Series 2026 Bonds. If the Issuer shall pay or cause to be paid, or there shall be otherwise paid or provision for payment made, to the Registered

Owners of the Series 2026 Bonds of the amounts due or to become due thereon at the times and in the manner stipulated therein, then the first lien pledge of the Net Revenues under this Final Bond Resolution and any and all estate, right, title and interest in and to any of the funds and accounts created hereunder (except moneys or securities held by a Depository Bank for the payment of the Series 2026 Bonds) shall be cancelled and discharged with respect to the Series 2026 Bonds.

Any Series 2026 Bond shall be deemed to be paid within the meaning of this Section when payment of the Series 2026 Bonds (whether such payment is made at maturity or upon prepayment or redemption) shall have been made in accordance with the terms thereof. At such time as the Series 2026 Bonds shall be deemed to be paid hereunder, they shall no longer be secured by or entitled to the benefits hereof (except with respect to the moneys and securities held by a Depository Bank for the payment of the Series 2026 Bonds).

Section 5.5 Sale of Series 2026 Bonds Approved. The sale of the Series 2026 Bonds to the Drinking Water Board at par is hereby authorized, confirmed and approved.

Section 5.6 Bondholders Not Responsible. The holders of the Series 2026 Bonds shall not be responsible for any liabilities incurred by the Issuer in the acquisition or construction of the Project or for the failure of the System to function successfully after completion of the Project.

Section 5.7 Notice of Public Hearing and Bonds to be Issued. In accordance with the provisions of the Act, the City Recorder has caused a "Notice of Public Hearing and Bonds to be Issued" to be posted (1) on the City website, (2) on the Utah Public Notice Website, and (3) at City Hall at least 14 days before the public hearing and adoption of this resolution.

Section 5.8 Additional Certificates, Documents, and Other Papers. The appropriate officials of the Issuer, and each of them, are hereby authorized and directed to execute and deliver for and on behalf of the Issuer any or all additional certificates, documents, and other papers and to perform all other acts they may deem necessary or appropriate in order to implement and carry out the matters authorized in this Final Bond Resolution and the documents authorized and approved herein.

Section 5.9 Severability. If any section, paragraph, clause or provision of this Final Bond Resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any other section, paragraph, clause or provision of this Final Bond Resolution.

Section 5.10 Statutory Authority for the Series 2026 Bonds. The Series 2026 Bonds are issued under the authority of the Act and each Series 2026 Bond certificate shall so recite. By the adoption of this Final Bond Resolution, it is the intention of the Issuer to comply in all respects with the applicable provisions of the Act.

Section 5.11 Resolutions in Conflict. All resolutions or parts thereof in conflict with the provisions of this Final Bond Resolution are, to the extent of such conflict, hereby repealed.

Section 5.12 Record of Proceedings. The City Recorder is hereby directed to complete and execute the Record of Proceedings attached hereto.

Adopted and approved as of this _____, 2026.

Mayor

Finance Director

ATTEST:

City Recorder

(SEAL)

EXHIBIT A-1

(FORM OF STATE BOND)

**UNITED STATES OF AMERICA
STATE OF UTAH
COUNTY OF CARBON
PRICE CITY
TAXABLE WATER AND SEWER REVENUE BONDS, SERIES 2026
\$10,638,000**

Price City, Carbon County, Utah (the "Issuer"), a political subdivision and body politic of the State of Utah, acknowledges itself indebted and for value received hereby promises to pay, but solely in the manner and from the revenues and sources hereinafter provided, to the State of Utah Department of Environmental Quality, Drinking Water Board (the "Registered Owner") or registered assigns last named on the Registration Certificate attached hereto, the Total Principal Sum set forth in the "Certificate of Dates of Payment and Amount" set forth at the end of this Bond (the "Certificate"), but in no event more than the aggregate Repayable Principal Amount of \$10,638,000 bearing a hardship grant assessment fee in lieu of interest at the rate of 2.0% per annum on the unpaid principal balance, with the hardship grant assessment fee in lieu of interest payable annually on June 1 of each year with the first payment of hardship grant assessment fee in lieu of interest being due on June 1, 2026, and with payments of principal payable in registered installments beginning June 1, 2028, and each June 1 thereafter in each of the years and in the amounts as set forth in the following Repayment Schedule:

REPAYMENT SCHEDULE

<u>June 1</u>	<u>Principal Maturing</u>	<u>June 1</u>	<u>Principal Maturing</u>
		2041	\$339,000
2026	Hardship Grant Assessment	2042	346,000
2027	Hardship Grant Assessment	2043	353,000
2028	\$262,000	2044	360,000
2029	267,000	2045	367,000
2030	273,000	2046	375,000
2031	278,000	2047	382,000
2032	284,000	2048	390,000
2033	290,000	2049	397,000
2034	295,000	2050	405,000
2035	301,000	2051	414,000
2036	307,000	2052	422,000

2037	313,000	2053	430,000
2038	320,000	2054	439,000
2039	326,000	2055	448,000
2040	333,000	2056	456,000
		2057	466,000

If less than \$10,638,000 total Repayable Principal Amount is advanced on the Series 2026 Bonds, the repayment period shall be shortened and the number of annual principal installments shall be reduced in the inverse order of maturities (and the amount of the final remaining principal installment shall be reduced, if required) to correspond to the actual Principal Amount of the Series 2026 Bonds.

“Hardship Grant Assessment Fee in Lieu of Interest” means a special assessment levied by the Drinking Water Board against the Issuer in consideration for agreeing to finance the Project financed with the Series 2026 Bonds and shall equal to 2.0% per annum of the outstanding principal balance of the Series 2026 Bonds and shall be payable as provided herein.

Except as provided in the next succeeding paragraph, principal payments, whether at maturity or by redemption, shall be payable upon surrender of this Bond at the offices of the Paying Agent, or of any successor Paying Agent. Payments of hardship grant assessment fee in lieu of interest, if any, on this Bond shall be made to the Registered Owner hereof and shall be paid by check or draft mailed to the Registered Owner hereof at the address as it appears on the registration books of the Issuer maintained by the Registrar, or at such other address as is furnished to the Registrar in writing by such Registered Owner.

As long as the State of Utah Department of Environmental Quality, Drinking Water Board (the “Drinking Water Board”) is the Registered Owner of this Bond, installment payments of principal and hardship grant assessment fee in lieu of interest, if any, shall be made by check or draft mailed to the Drinking Water Board as the Registered Owner at the address shown on the registration books maintained by the Registrar.

If any installment payment of the principal of or hardship grant assessment fee in lieu of interest, if any, on this Bond is not paid when due and payable, the Issuer shall pay a hardship grant assessment fee in lieu of interest on the delinquent installment at the rate of eighteen percent (18%) per annum from said due date until paid. All payments shall be made in coin or currency which on the date of payment is legal tender for the payment of debts due the United States of America. All payments shall be applied first to hardship grant assessment fee in lieu of interest, if any, and then to principal.

This Bond represents the Issuer’s Taxable Water and Sewer Revenue Bonds, Series 2026 (the “Series 2026 Bonds”) and is issued pursuant to (i) a Parameters Resolution and an Authorizing Resolution approving a Final Bond Resolution (collectively, the “Bond Resolution”) adopted by the governing body of the Issuer on August 27, 2025, and

September 24, 2025, respectively, and (ii) under the authority of the Utah Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated, 1953, as amended, for the purposes of financing, in part, (i) the acquisition and construction of water system improvements, including replacing the spring line, and related improvements to the Issuer's System, and all equipment and appurtenances thereto (the "Project"), and (ii) paying the costs of issuing the Bonds (as defined in the Bond Resolution). This Bond is a special limited obligation of the Issuer payable solely from the Net Revenues (as defined in the Bond Resolution) of the System and does not constitute an indebtedness of the Issuer within the meaning of any state constitutional or statutory limitation. In no event shall this Bond be deemed or construed to be a general obligation indebtedness of the Issuer or payable from any funds of the Issuer other than the Net Revenues of the System.

This Bond is payable solely from the Net Revenues derived from the operation of the Issuer's System, all as more fully described and provided in the Bond Resolution. The Bond Resolution requires that the Issuer deposit a sufficient amount of the Net Revenues of the System into a sinking fund designated "Price City, Carbon County, Utah, Water and Sewer Revenue Bonds, Sinking Fund" (the "Sinking Fund") to provide for the annual principal payment on the Series 2026 Bonds and all bonds on a parity. Pursuant to the terms of the Bond Resolution, all of the Net Revenues of the System and the Sinking Fund have been pledged to the payment of the principal on this Bond and all bonds on a parity.

The Bonds are issued on parity with the Issuer's Outstanding Bonds (as defined in the Final Bond Resolution), such that the Bonds are secured by a pledge of the Net Revenues of the Issuer's System, which pledge is on parity with and equal to the pledge of the Net Revenues securing the Outstanding Bonds.

The issuance of this Bond shall not, directly, indirectly or contingently, obligate the Issuer or any agency, instrumentality or political subdivision thereof to levy any form of taxation therefor or to make any appropriation for its payment.

As provided in the Bond Resolution, bonds, notes and other obligations may be issued from time to time in one or more series in various principal amounts (the "Additional Obligations"), which may mature at different times, may bear interest at different rates, if any, and may otherwise vary as provided in the Bond Resolution, and the aggregate principal amount of the Additional Obligations which may be issued is not limited. Any Additional Obligations issued under the Bond Resolution must either be subordinate to or on parity with this Bond, provided certain conditions are met. If the Additional Obligations are issued on parity with this Bond, then the Additional Obligations and this Bond will be equally and ratably secured by a pledge of the Net Revenues of the System, except as otherwise expressly provided or permitted in or pursuant to the Bond Resolution.

This Bond is subject to prepayment and redemption at any time, in whole or in part (if in part, in integral multiples of \$1,000), at the election of the Issuer in inverse order of the due date of the principal installments hereof and by lot selected by the Issuer if less than all Bonds of a particular due date are to be redeemed, upon notice given as hereinafter set forth, at a redemption price equal to the principal amount to be so prepaid.

Notice of redemption shall be mailed by the Issuer, postage prepaid, not less than thirty (30) days nor more than forty-five (45) days prior to the date fixed for prepayment, to the Registered Owner of this Bond addressed to such owner at the address appearing on the registration books maintained by the Issuer. Any notice of redemption so mailed shall be conclusively presumed to have been duly given, whether or not the Registered Owner receives the notice. Receipt of such notice shall not be a condition precedent to such redemption and failure so to receive any such notice by any of such Registered Owners shall not affect the validity of the proceedings for the redemption of this Bond.

Subject to the provisions of the Bond Resolution, this Bond is issued in fully registered form, without coupons, in a denomination equal to a principal amount of the bonds or, upon exchange for an Exchange Bond (as defined in the Bond Resolution), in a denomination of \$1,000 and any integral multiple thereof.

The Issuer covenants and agrees that it will fix rates for water and sewer service sufficient to pay when due this Bond, and the principal and interest or hardship grant assessment fee in lieu of interest, if any, on all bonds and obligations issued on a priority to or parity with this Bond, if any, as the same fall due, provided such rates must be reasonable rates for the type, kind and character of the service rendered, and will collect and account for the Revenues (as defined in the Bond Resolution) to be received for such service, and will set aside one hundred percent (100%) of the Net Revenues of the System (as defined in the Bond Resolution) to pay this Bond according to the payment terms hereinabove set forth and the principal and interest or hardship grant assessment fee in lieu of interest, if any, on all bonds and obligations issued on a parity with this Bond, if any.

To the extent and in the respects permitted by the Bond Resolution, the Bond Resolution may be modified or amended by action on behalf of the Issuer taken in the manner and subject to the conditions and exceptions prescribed in the Bond Resolution. The holder or owner of this Bond shall have no right to enforce the provisions of the Bond Resolution or to institute action to enforce the pledge or covenants made therein or to take any action with respect to an event of default under the Bond Resolution or to institute, appear in, or defend any suit or other proceeding with respect thereto, except as provided in the Bond Resolution.

This Bond shall be registered in the name of the initial purchaser and any subsequent purchasers in the registration book in the office of the City Recorder of the Issuer, who shall be the Registrar and the Paying Agent for this Bond. This Bond is transferable only by notation upon the registration book by the registered owner hereof in person or by his or her attorney duly authorized in writing, by the surrender of this Bond, together with a written instrument of transfer satisfactory to the Issuer, duly executed by the registered owner or his or her attorney duly authorized in writing; thereupon, this Bond shall be delivered to and registered in the name of the transferee.

It is hereby declared that all acts, conditions and things required to exist, happen and be performed precedent to and in the issuance of this Bond have existed, have happened and have been performed in regular and due time, form and manner as required by law, that the amount of this Bond does not exceed any limitation prescribed by the Constitution

or statutes of the State of Utah, that all of the Net Revenues to be derived from the operation of the System, including any future improvements, additions and extensions thereto, have been pledged and that a sufficient amount of the Net Revenues will be set aside into the Sinking Fund by the Issuer for the prompt payment of this Bond and all bonds, if any, issued on a parity with this Bond, and that the Net Revenues are not pledged, hypothecated or anticipated in any way other than by the issue of this Bond and all other bonds, if any, issued on a parity with this Bond. This Bond shall be incontestable for any reason whatsoever after the delivery hereof for value.

IN WITNESS WHEREOF, the Issuer has caused this Bond to be signed by its Mayor and countersigned by its City Recorder under the official seal of the Issuer this _____, 2026.

PRICE CITY,
CARBON COUNTY, UTAH

/s/ (Do Not Sign)
Mayor

Countersigned:

/s/ (Do Not Sign)
City Recorder

(SEAL)

CERTIFICATE OF DATES OF PAYMENT AND AMOUNT

The undersigned authorized representative of the State of Utah Department of Environmental Quality, Drinking Water Board (the "Drinking Water Board"), hereby certifies that the Drinking Water Board has received written authorization from the Finance Director or Mayor of the Issuer to stamp or write the amount(s) indicated below on the date(s) set forth opposite such amount(s); that the amount last inserted under the column "Total Principal Sum" is the total amount received by the Issuer from the issuance of this Bond, and that the undersigned has placed his/her signature in the space provided opposite such amount(s) to evidence the same.

<u>Amount of Payment</u>	<u>Date of Payment</u>	<u>Principal Forgiveness</u>	<u>Repayable Principal Amount</u>	<u>Total Principal Sum</u>	<u>Drinking Water Board Rep. Signature</u>
\$ _____	_____, 20____	\$ _____	\$ _____	\$ _____	_____
\$ _____	_____	\$ _____	\$ _____	\$ _____	_____
\$ _____	_____	\$ _____	\$ _____	\$ _____	_____
\$ _____	_____	\$ _____	\$ _____	\$ _____	_____
\$ _____	_____	\$ _____	\$ _____	\$ _____	_____
\$ _____	_____	\$ _____	\$ _____	\$ _____	_____

REGISTRATION CERTIFICATE

(No writing to be placed herein except by
the Bond Registrar)

<u>Date of Registration</u>	<u>Name of Registered Owner</u>	<u>Signature of Bond Registrar</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

/

EXHIBIT A-2

(FORM OF EXCHANGE BOND)

UNITED STATES OF AMERICA
STATE OF UTAH
COUNTY OF UTAH
PRICE CITY
TAXABLE WATER AND SEWER REVENUE BONDS, SERIES 2026

HARDSHIP GRANT
ASSESSMENT FEE IN IN
LIEU OF INTEREST

2.0%

MATURITY DATE

June 1, 20__

ISSUE DATE

_____, 20__

Registered Owner: _____

Principal Amount: _____ Dollars

Price City, Carbon County, Utah (the "Issuer"), a political subdivision and body politic of the State of Utah, acknowledges itself indebted and for value received hereby promises to pay, but solely in the manner and from the revenues and sources hereinafter provided, to the Registered Owner identified above, or registered assigns, on the Maturity Date specified above, upon presentation and surrender thereof, the Principal Amount identified above. A Hardship Grant Assessment Fee in Lieu of Interest at the rate specified above on the Principal Amount hereof (calculated on the basis of a year of 360 days comprised of twelve 30-day months) shall be payable by check or draft mailed by the Finance Director of the Issuer (the "Paying Agent") to the Registered Owner hereof beginning June 1, 20__ and on each June 1 thereafter until this Bond is paid in full. The principal and redemption price of this Bond shall be payable upon presentation of this Bond to the Paying Agent, or its successor as such paying agent, for payment on the Maturity Date or the date set for prior redemption as provided herein.

The Issuer shall be obligated to pay to the Drinking Water Board and any subsequent owner of the Series 2026 Bonds a Hardship Grant Assessment Fee in Lieu of Interest. A Hardship Grant Assessment Fee in Lieu of Interest shall accrue on the outstanding principal balance of the Series 2026 Bonds on June 1, 20__ and on each following June 1 and shall be computed in the same manner as a Hardship Grant Assessment Fee in Lieu of Interest such that as the outstanding balance of Series 2026 Bonds is increased or decreased, the a Hardship Grant Assessment Fee in Lieu of Interest

shall be computed on the basis of the increased or decreased principal balance from the date of such increase or decrease to the earlier of (i) the next change in principal balance or (ii) the next succeeding payment date. The payment dates for the Hardship Grant Assessment Fee in Lieu of Interest shall be June 1, 20__ and each June 1 thereafter until the Series 2026 Bonds are paid in full.

“Hardship Grant Assessment Fee in Lieu of Interest” means a special assessment levied by the Drinking Water Board against the Issuer in consideration for agreeing to finance the Project financed with the Series 2026 Bonds and shall equal to 2.0% per annum of the outstanding principal balance of the Series 2026 Bonds and shall be payable as provided herein.

If this Bond or any installment of a Hardship Grant Assessment Fee in Lieu of Interest hereon is not paid when due and payable, the Issuer shall pay interest on the unpaid amount at the rate of eighteen percent (18%) per annum from the due date thereof until paid in full.

This Bond is one of an authorized issue of bonds of like date, term and effect except as to maturity, in the aggregate principal amount of _____ Dollars (\$_____), issued in exchange for the conversion of the Issuer's Taxable Water and Sewer Revenue Bond, Series 2026 dated _____, 20__, originally issued in the total Principal Amount of \$10,638,000 (the “Series 2026 Bonds”), all as authorized by an Final Bond Resolution of the Issuer duly adopted on _____, 2026 (the “Final Bond Resolution”). This Bond and the issue of Bonds of which it is a part is issued pursuant to (i) the Parameters Resolution adopted by the governing body of the Issuer on August 27, 2025, and an Authorizing Resolution dated September 24, 2025, approving the Final Bond Resolution, and (ii) under the authority of the Utah Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended, for the purposes of financing, in part, (i) the acquisition and construction of water system improvements, including replacing the spring line, and related improvements to the Issuer's System, and all equipment and appurtenances thereto (the “Project”), and (ii) paying the costs of issuing the Bonds (as defined in the Bond Resolution). This Bond is a special limited obligation of the Issuer payable solely from the Net Revenues (as defined in the Bond Resolution) of the System, all of which have been pledged to the payment of the Series 2026 Bonds. This Bond does not constitute an indebtedness of the Issuer within the meaning of any state constitutional or statutory limitation. In no event shall this Bond be deemed or construed to be a general obligation indebtedness of the Issuer or payable from any funds of the Issuer other than the Net Revenues of the System.

As provided in the Final Bond Resolution, bonds, notes and other obligations may be issued from time to time in one or more series in various principal amounts (the “Additional Obligations”), which may mature at different times, may bear interest or hardship grant assessment fee in lieu of interest at different rates and may otherwise vary as provided in the Final Bond Resolution, and the aggregate principal amount of the Additional Obligations which may be issued is not limited. Any Additional Obligations issued under the Final Bond Resolution must either be subordinate to or on parity with this Bond, provided certain conditions are met. If the Additional Obligations are issued on

parity with this Bond, then the Additional Obligations and this Bond will be equally and ratably secured by a pledge of the Net Revenues of the System, except as otherwise expressly provided or permitted in or pursuant to the Final Bond Resolution.

The Bonds are issued on parity with the Issuer's Outstanding Bonds (as defined in the Final Bond Resolution), such that the Bonds are secured by a pledge of the Net Revenues of the Issuer's System, which pledge is on parity with and equal to the pledge of the Net Revenues securing the Outstanding Bonds.

The issuance of this Bond shall not, directly, indirectly or contingently, obligate the Issuer or any agency, instrumentality or political subdivision thereof to levy any form of taxation therefor or to make any appropriation for its payment.

This Bond is subject to prepayment and redemption at any time, in whole or in part (if in part, in integral multiples of \$1,000), at the election of the Issuer in inverse order of the due date of the principal installments hereof and by lot selected by the Issuer if less than all Bonds of a particular due date are to be redeemed, upon notice given as hereinafter set forth, at a redemption price equal to the principal amount to be so prepaid.

Notice of redemption shall be mailed by the Issuer, postage prepaid, not less than thirty (30) days nor more than forty-five (45) days prior to the date fixed for prepayment, to the Registered Owner of this Bond addressed to such owner at the address appearing on the registration books maintained by the Issuer. Any notice of redemption so mailed shall be conclusively presumed to have been duly given, whether or not the Registered Owner receives the notice. Receipt of such notice shall not be a condition precedent to such redemption and failure so to receive any such notice by any of such Registered Owners shall not affect the validity of the proceedings for the redemption of this Bond.

Subject to the provisions of the Final Bond Resolution, the Series 2026 Bonds are issuable in fully registered form, without coupons, in denomination equal to the principal amount of the bonds or, upon exchange, in the denomination of \$1,000 or any integral multiple thereof.

The Issuer covenants and agrees that it will (a) fix rates for water and sewer service sufficient to pay the principal of and interest or hardship grant assessment fee in lieu of interest, if any, on this Bond when due, and the principal of and interest or hardship grant assessment fee in lieu of interest, if any, on all other bonds, if any, issued pursuant to the Final Bond Resolution on parity with this Bond, as the same fall due, provided such rates must be reasonable rates for the type, kind and character of the service rendered, (b) collect and account for the Revenues (as defined in the Bond Resolution) to be received for such service, and (c) set aside a sufficient amount of the Net Revenues of the System to pay the principal of and interest or hardship grant assessment fee in lieu of interest, if any, on this Bond according to the payment terms set forth herein and in the Final Bond Resolution and the principal of and interest or hardship grant assessment fee in lieu of interest, if any, on any other bonds issued on a parity with this Bond.

To the extent and in the respects permitted by the Final Bond Resolution, the Final Bond Resolution may be modified or amended by action on behalf of the Issuer taken in the manner and subject to the conditions and exceptions prescribed in the Final Bond Resolution. The Registered Owner of this Bond shall have no right to enforce the provisions of the Final Bond Resolution or to institute action to enforce the pledge or covenants made therein or to take any action with respect to an event of default under the Final Bond Resolution or to institute, appear in, or defend any suit or other proceeding with respect thereto, except as provided in the Final Bond Resolution.

This Bond is transferable by the Registered Owner hereof in person or by his or her attorney duly authorized in writing at the office of the City Recorder (the "Registrar") in Price City, Utah, but only in the manner, subject to the limitations and upon payment of the charges provided in the Final Bond Resolution and upon surrender and cancellation of this Bond. Upon such transfer a new registered Bond or Bonds of the same series and the same maturity and of authorized denomination or denominations for the same aggregate principal amount will be issued to the transferee in exchange therefor.

It is hereby certified, recited and declared that all conditions, acts and things essential to the validity of this Bond and the issue of which it forms a part do exist, have happened and have been done, and that every requirement of law affecting the issue hereof has been duly complied with; that this Bond and the issue of which it forms a part does not exceed any limitation prescribed by the Constitution and laws of the State of Utah; that all of the Net Revenues to be derived from the operation of the System, including any future improvements, additions and extensions thereto, have been pledged and that a sufficient amount will be set aside into a special fund and account by the Issuer to be used for the payment of the principal of and interest, if any, on this Bond and all other bonds, if any, issued on a parity with this Bond, and that, with the exception of the Outstanding Bonds, the Net Revenues of the System have not been pledged, hypothecated or anticipated in any way other than by the issue of this Bond and all other bonds, if any, issued on a parity with this Bond.

IN WITNESS WHEREOF, the Issuer has caused this Bond to be signed by its Mayor and countersigned by its City Recorder under the official seal of the Issuer this _____, 20__.

PRICE CITY,
CARBON COUNTY, UTAH

By /s/ (Do Not Sign) _____
Mayor

COUNTERSIGNED:

A-2-4

/s/ (Do Not Sign)
City Recorder

(SEAL)

ASSIGNMENT

FOR VALUE RECEIVED, _____, the undersigned, hereby sells, assigns and transfers unto

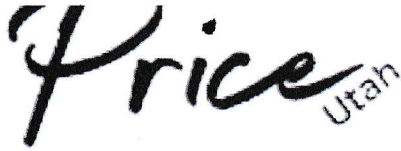
_____) (Tax Identification or Social Security No. _____) the within Bond and all rights there under and hereby irrevocably constitutes and appoints _____ attorney to transfer the within Bond on the books kept for registration thereof, with full power of substitution in the premises.

DATED: _____

NOTICE: The signature to this assignment must correspond with the name as it appears on the face of this Bond in every particular, without alteration or enlargement or any change whatever.

Signature Guaranteed:

THE SIGNATURE(S) SHOULD BE GUARANTEED BY AN ELIGIBLE GUARANTOR INSTITUTION (BANKS, STOCKBROKERS, SAVINGS AND LOAN ASSOCIATIONS AND CREDIT UNIONS WITH MEMBERSHIP IN AN APPROVED SIGNATURE GUARANTEE MEDALLION PROGRAM), PURSUANT TO S.E.C. RULE 17Ad-15



UNIT REPLACEMENT REQUEST FORM

1. Department: Parks and Cemeteries

2. Request is for (check one): _____ Licensed Vehicle ___X___ Capitalized Equipment

3. Replacement is for UNIT #: 7602 Description (Yr,Make,Model): 2016 Kubota RTV 900

4. Current unit mileage/hours: 3000 Hours

5. Primary reason(s) replacement unit is needed:

This side by side has recently been totaled from an incident.

6. Replacement vehicle or equipment description:

Side by side equal to or better than this unit being replaced. Must be equipped with snow removal equipment, dump bed and a hard cab.

7. List any specific makes/models the department is interested in:

Any UTV that meets te specs

8. Describe the projected use of vehicle:

The new side by side will be used to open and close graves, perform bathroom detail, work the fairs, work baseball tournaments and to perform daily duties.

9. Projected frequency of use (circle one): DAILY WEEKLY MONTHLY OCCASIONALLY

10. List any special requirements/options needed (utility bed, 4-Wheel Drive, bucket type, attachments, etc.):

Powered dump bed, 4X4, hard cab, snow plow, heater, and street legal.

11. Date department projects replacement vehicle is needed to be put into service: ASAP

12. Source of funding: CIP # ~~7604~~ 3709

Robby Mattia 8/14/25 / [Signature] 8/21/25

Department Supervisor Signature / Date Department Head Signature / Date

Date request received from department: 8/5/25

Date(s) committee met with department: 8/19/25

Committee Recommendation: X Approve _____ Disapprove

Comments: Replace Unit # 7602 with 2026 Kawasaki

Mule Pao FX 1000 HD

Charlie Westbrook 8/21/25

Robby Martin 8/21/25

McN

8/22/25

Fleet

Supervisor Signature / Date Public Works Director Signature/ Date

DATE FORWARDED TO CIP COMMITTEE 8/21/25



UNIT REPLACEMENT REQUEST FORM

1. Department: Parks and Cemeteries

2. Request is for (check one): _____ Licensed Vehicle ___X___ Capitalized Equipment

3. Replacement is for UNIT #: 7715 Description (Yr, Make, Model): 2001 Kawasaki Mule

4. Current unit mileage/hours: 1086 hours

5. Primary reason(s) replacement unit is needed:

The parks and cemeteries rely on these side by sides for baseball tournaments, international days, renaissance fair, snow removal, digging graves and any other low impact duties that need to be performed. This Side by side is too old now and we can't keep it out of the shop.

6. Replacement vehicle or equipment description:

Side by side equal to or better than this unit being replaced. Must be equipped with snow removal equipment, dump bed and a hard cab.

7. List any specific makes/models the department is interested in:

Any UTV that meets the specs.

8. Describe the projected use of vehicle:

The new side by side will be used to open and close graves, perform bathroom detail, work the fairs, work baseball tournaments and to perform daily duties.

9. Projected frequency of use (circle one): DAILY WEEKLY MONTHLY OCCASIONALLY

10. List any special requirements/options needed (utility bed, 4-Wheel Drive, bucket type, attachments, etc.):

Powered dump bed, 4X4, hard cab, snow plow, heater, and street legal.

11. Date department projects replacement vehicle is needed to be put into service: ASAP

12. Source of funding: CIP # ~~2104~~ 3709

Robby Mathia 8/21/15

Department Supervisor Signature / Date

Jeff Clark

8/21/15

Department Head Signature / Date

Date request received from department: 8/5/25

Date(s) committee met with department: 8/19/25

Committee Recommendation: X Approve _____ Disapprove

Comments: Replace Unit # 7715 with 2026 Kawasaki Mule

4010 4x4

Shane Whelton 8/21/25

Robby Matkin 8/21/25 ML 8/22/25 Fleet

Supervisor Signature / Date Public Works Director Signature/ Date

DATE FORWARDED TO CIP COMMITTEE 8/21/25



MA3978 State Contract

980 S Cove View Rd
Richfield, UT 84701
(435)896-6408
Rick.Gubler.nck@jhsport.com
Duns # 035343532
GSA Contract #47QSM21D08NA

DATE: August 21, 2025
INVOICE #
FOR: Justin Orth
justino@priccity.gov
435-650-5808

Price City

	QTY	PRICE	AMOUNT
2026 Kawasaki Mule Pro FX1000 HD (Red)	1.00	\$17,699.00	\$17,699.00
Destination Charge	1.00	\$1,085.00	\$1,085.00
Government Discount	1.00	-\$1,769.90	-\$1,769.90
Heater Kit	1.00	\$881.77	\$881.77
Wiper Kit	1.00	\$508.50	\$508.50
Fuse Panel Kit	1.00	\$449.96	\$449.96
FX Hard Cab Assembly	1.00	\$6,233.00	\$6,233.00
Heavy Duty Spring Kit	1.00	\$156.15	\$156.16
VRX 45S Winch, mount & Fairlead	1.00	\$943.47	\$943.47
Plow Base	1.00	\$500.90	\$500.90
Plow Mount	1.00	\$663.61	\$663.61
Plow Blade 72"	1.00	\$723.57	\$723.57
Shop Install Labor	1.00	\$2,300.00	\$2,300.00
Street Legal Kit Installed W Mirrors	1.00	\$1,027.64	\$924.88
Government Parts Discount	1.00	-\$1,336.09	-\$1,336.09
One In Stock (30 days to order parts)			\$29,963.83

Customer Pick up Jorgensen's Richfield Utah



MA3978 State Contract

980 S Cove View Rd
Richfield, UT 84701
(435)896-6408
Rick.Gubler@hsport.com
Duns # 035343532
GSA Contract #47QSM21D08NA

DATE: August 22, 2025
INVOICE #
FOR: Justin Orth
justino@pricecity.gov
435-650-5808

Price City

	QTY	PRICE	AMOUNT
2026 Kawasaki Mule 4010	1.00	\$12,849.00	\$12,849.00
Destination Charge	1.00	\$890.00	\$890.00
Government Discount	1.00	-\$1,284.90	-\$1,284.90
Heater Kit	1.00	\$560.95	\$560.95
Wiper Kit	1.00	\$305.39	\$305.39
Mule 4010 Cab	1.00	\$3,988.81	\$3,988.81
Heavy Duty Spring Kit	1.00	\$64.00	\$64.00
VRX 45S Winch, mount & Fairlead	1.00	\$875.51	\$875.51
Plow Base	1.00	\$500.90	\$500.90
Plow Mount	1.00	\$521.19	\$521.19
Plow Blade	1.00	\$723.57	\$723.57
Cargo Bed Lift	1.00	\$1,021.36	\$1,021.36
Shop Install Labor	1.00	\$2,500.00	\$2,500.00
Street Legal Kit W Mirrors	1.00	\$564.99	\$564.99
Government Parts Discount	1.00	-\$1,162.64	-\$1,162.64
60 - 90 days out to order			\$22,918.13

Customer Pick up Jorgensen's Richfield Utah

Snow's Heating, Air Conditioning & Plumbing Inc.
 640 State Street
 Po Box 358
 Ferron, UT 84523



PROPOSAL

Presented to:

Price City Public Works
 432 W 6th S
 Price, UT 84501

Job # 3547
Job Name Dome HVAC replacement
Proposal # P-3547-1
Technician
Issue Date Aug 11 2025

Customer Contact:

H: (435) 637-5010
 E: johnb@priceutah.gov

Service Location:
 432 W 6th S
 Price, UT 84501

Price: \$10,100.00

Description	Qty	Price
Price City Public Works Dome 3.5T AC 14.5 Seer2 1 Stage R454B Condenser Model #: IN5A5S42AKAWA 3.5 T MPOS R454B 21V Coil IEVM5X42M21A 96% 80K Furnace Model #: IN96MSN0802120A 20 Ft Lift Condensate Pump w/switch 115V Model #: PSCP320WS Includes Labor	1	\$10,100.00
Price		\$10,100.00


Review and Sign

Customer Approval:

☐ I accept this proposal and agree to the terms and conditions.

Contract Terms:

Half Down Needed for equipment order and scheduling



REQUEST FOR PROPOSAL

Public Works Domes HVAC Replacement

Project #12C-2025

Price City Public Works
432 West 600 South
Price, Utah 84501

John Boyd
johnb@priceutah.gov

**ADVERTISEMENT FOR BIDS
PRICE MUNICIPAL CORPORATION**

Sealed Bids for the Public Works Domes Conference Room HVAC Replacement located at 432 West 600 South Price Utah, Project Number 12C-2025, will be received by the PRICE MUNICIPAL CORPORATION at the office of the Price City Public Works Receptionist until Wednesday, August 20th, 2025 at 3:00 PM. Primary Work: Replace air conditioning, evaporator and furnace units for Public Works Domes Conference Rooms. Bids will be publicly opened in the Public Works Complex, 432 West 600 South, Price, Utah 84501 Wednesday, August 20th, 2025 at 3:00 PM. Bids shall be submitted in a sealed envelope and addressed to the Public Works Receptionist. The outside of the envelope shall be labeled with the words 'Public Works Domes Conference Rooms HVAC Replacement #12C-2025. Send the envelope in the US Mail or hand deliver, **do not** send bids by Email, facsimile, Fed-Ex, UPS or similar freight service.

Price City will hold a pre-bid meeting and site-visit on Thursday, August 14th, 2025 at 2:00 PM at the Public Works Office (Dome A); it is highly recommended but is not mandatory to attend this meeting.

Drawings, specifications and other Contract Documents may be examined and Prospective Bidders may obtain copies of the Contract Documents at the following location: Price City Public Works Complex, 432 West 600 South, Price, Utah 84501.

Date: August 1st, 2025

*Advertised August 6th, 13th & 20th, 2025
ETV News*

TABLE OF CONTENT

<i>BID FORM</i>	6
<i>PRODUCT/PARTS LIST</i>	8
<i>GENERAL CONDITIONS</i>	9
<i>SUPPLEMENTARY CONDITIONS</i>	19
<i>FORMS (REFERENCE ONLY)</i>	39

BID INFORMATION

ARTICLE 1 - BID RECIPIENT

1.01 Bids are to be received at the Office of the Public Works Receptionist, 432 West 600 South, Price, UT 84501

1.02 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents for the prices and within the times indicated on the Bid Form and in accordance with the other terms and conditions of the Bidding Documents.

ARTICLE 2 - BIDDER'S ACKNOWLEDGMENTS

2.01 Bidder accepts all the terms and conditions of the Instructions to Bidders, including without limitation to those dealing with disposition of Bid security. This Bid will remain subject to acceptance for 15 days after the Bid opening or for such longer period of time that Bidder may agree to in writing upon request of Owner.

ARTICLE 3 - BIDDER REPRESENTATIONS

3.01 In submitting this Bid, Bidder represents that:

- A. Bidder has examined and carefully studied the Bidding Documents, the other related data identified in the Bidding Documents, and the following Addenda, receipt of which is hereby acknowledged.

Addendum Number	Addendum Date	Bidder Initials
_____	_____	_____
_____	_____	_____
_____	_____	_____

- B. Bidder has visited the Site and become familiar with and is satisfied as to the general, local and Site conditions that may affect cost, progress and performance of the work.
- C. Bidder is familiar with and is satisfied as to all federal, state and local Laws and Regulations that may affect cost, progress and performance of the Work.
- D. Bidder has obtained and carefully studied (or accepts the consequences for not doing so) all additional or supplementary examinations, investigations, explorations, tests, studies and data concerning conditions at or contiguous to the Site which may affect cost, progress or performance of the Work or which relate to any aspect of the means, methods, techniques, sequences and procedures of construction to be employed by Bidder, including applying the specific means, methods, techniques, sequences and procedures of construction expressly

4

Price Municipal Corporation – *Public Works Domes Conference Room HVAC #12C-2025*

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required by the Bidding Documents to be employed by Bidder and safety precautions and programs incident thereto.

- E. Bidder does not consider that any further examinations, investigations, explorations, tests, studies or data are necessary for the determination of this Bid for performance of the Work at the price(s) bid and within the times and accordance with the other terms and conditions of the Bidding Documents.
- F. Bidder is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents.
- G. Bidder has correlated the information known to Bidder, information and observations obtained from visits to the Site, reports and drawings identified in the Bidding Documents and all additional examinations, investigations, explorations, tests, studies and data with the Bidding Documents.
- H. Bidder has given Owner written notice of all conflicts, errors, ambiguities or discrepancies that Bidder has discovered in the Bidding Documents and the written resolution thereof by Owner is acceptable to Bidder.
- I. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance of the Work for which this Bid is submitted.
- J. Bidder will submit written evidence of its authority to do business in the State of Utah not later than the date of its execution of the Agreement.

ARTICLE 4 - FURTHER REPRESENTATIONS

- A. This Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation.
- B. Bidder has not directly or indirectly induced or solicited any other Bidder to submit false or sham Bid.
- C. Bidder has not solicited or induced any individual or entity to refrain from bidding.
- D. Bidder has not sought by collusion to obtain for itself any advantage over any other Bidder or over Owner.

ARTICLE 5 – BASIS OF BID

BID FORM

Public Works Domes Conference Room HVAC Replacement

Base Bid Items					
No	Item	Estimated Quantity	Unit	Unit Price	Total Estimated Price
1	Disconnect, remove and dispose of existing air conditioning and evaporator units. Disconnect piping from air conditioner, evaporator and condensate pipe. Disconnect electrical wires. Remove control wires from furnace space to air conditioning unit.	1	Lump Sum		
2	Disconnect, remove and dispose of existing furnace and condensate pump. Disconnect electrical, gas, venting, ducts and control wires to thermostat.	1	Lump Sum		
3	Provide and install new 3.5 ton 208/230v three phase, fully charged air conditioning unit onto existing concrete pad. Provide and install new evaporator unit. Provide, install and connect new electrical. Provide and install new control wires from furnace space to new location for air conditioning unit on concrete pad. Connect existing piping to new air conditioner and evaporator. Connect condensate pipe.	1	Lump Sum		
5	Provide and install new 115-volt 65,000/100,000 btuh, AFUE 90% furnace. Reconnect natural gas line, electrical, control wires, venting and condensate pump for furnace.	1	Lump Sum		
TOTAL BID					10,100. ⁰⁰

Estimated Quantities may be adjusted by Owner based on budget restrictions.

5.01 Bidder acknowledges that estimated quantities are not guaranteed and are solely for the purpose of comparison of Bids and final payment for all Unit Price Bid items will be based on actual quantities, determined as provided in the Contract Documents

5.02 Price Municipal (Price City) reserves the right to award or reject individual schedules and to increase or decrease quantities as needed to meet budget restrictions.

5.03 All products will be applied as per manufactures specifications. Product will be applied in designated areas within the Price City Limits.

5.04 Bidder accepts the provisions of the Agreement as to liquidate damages in the event of failure to complete the Work within the Contract Times.

5.05 Successful Bidder will be required to attend a Pre-Construction Meeting before any WORK is to begin.

5.06 Successful bidder will secure all necessary permits (Carbon County) for the removal and installation of HVAC equipment.

5.06 Warranty shall cover the entire PROJECT (100%) for a minimum of 3 years.

ARTICLE 6 – WORKING DAYS AVAILABLE

Monday thru Friday, 8:00 AM to 4:00 PM, excluding Holidays. Other arrangements can be made in advance with Public Works.

6.01 Bidder agrees that the Work will be substantially complete and will be completed and ready for final payment in accordance with calendar days as listed.

6.02 Bidder agrees that **NO WORK** or any part of the Bid will happen on the following Dates:

NA

6.03 Bidder agrees that all work will be complete within the calendar year unless otherwise noted.

6.04 Bidder will indicate the start date for the WORK below.

Project	Bidder Start date	Contract Time (Calendar Days)	Acceptable Start Dates
12C-2025		30 Days	

ARTICLE 7 - ATTACHMENTS TO THIS BID

7.01 The following documents are attached to and made a condition of this Bid.

Price Municipal Corporation – *Public Works Domes Conference Room HVAC #12C-2025*
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- A. Required Bid Security or Certified Check payable to Owner, in the amount of **five percent (5%)** of the Bidder's maximum Bid price.

ARTICLE 8 - DEFINE TERMS

8.01 The terms used in this Bid with initial capital letters have the meanings stated in the Instructions to Bidder, the General Conditions and Supplementary Conditions.

PRODUCTS/PARTS/MATERIALS LIST

The product/parts list that follows are the current air conditioning, evaporator and furnace units at Public Works Dome. Any substitutes will require Price City approval (see General Conditions ARTICLE 11 – SUBSTITUTE AND “OR-EQUAL” ITEMS).

Price City will require products/parts/materials submittals before any WORK begins. The repurposing of products/parts/materials MUST be approved by Price City.

Existing equipment:

- Carrier Furnace, Model 58MTB100-F-11120, Serial #3509A02044, 115-volt single phase. Located inside Dome A.
- Lennox Air Conditioner, Model HS29-042-9Y-OPT, Serial #5801E 59355, 208/230-volt three phase. Located outside Dome A.
- Lennox Evaporator, Model C16-46-1FF. Located inside Dome A.
- MARS Condensate Pump, Model 21780

New Equipment:

- Air Conditioner and evaporator units will have a SEER rating of no less than 13, nominal cooling capacity of 3.5 ton, 208/230-volts three phase. Control wires will need to be replaced from furnace space to the air conditioner. Piping, (liquid and suction) for the new air conditioner will need to be secured by Unistrut from the point of entry into the building to new location on concrete pad.
- Furnace unit will have a minimum AFUE rating of 90%, 65,000/100,000 btuh, 115-volt single phase. Any walls around furnace space needing removed will be done by Price City.
- Duct work may need to be temporarily removed and replaced or reworked.
- Existing electrical fuse boxes can remain in place. New wire and conduit will need to be extended to new air conditioner location meeting the current electrical codes.
- Condensate Pump and piping. Pump will be tied into thermostat controls for operation.

DOCUMENTATION

- 1) Bidder shall provide an operator's manual which will include routine maintenance cycles.
- 2) Bidder shall include a complete unit parts list.
- 3) Parts list and manuals shall pertain to the units being delivered.

ACCEPTANCE

- 1) Units will be subject to an acceptance inspection and performance testing upon receipt.
- 2) If the unit does not comply with these specifications or fails the performance testing the unit will be declared as non-acceptable
- 3) Owner will notify Bidder within 10 days if the unit is declared non-acceptable
- 4) If the unit is declared non-acceptable the Bidder has 20 days to bring the unit into acceptance
- 5) If after 20 days and the unit is not brought into acceptance the Owner shall cancel the purchase and the Bidder is responsible for any shipping and handling for the unit to be removed.

PAYMENT

Invoice will not be approved for payment until all of the required **DOCUMENTATION** and **ACCEPTANCE** items listed above have been completed.

GENERAL CONDITIONS

ARTICLE 1 – DEFINED TERMS

1.01 Terms used in these Instructions to Bidders have the meanings indicated in the General Conditions and Supplementary Conditions, Additional terms used in these Instruction to Bidders have the meanings indicated below:

A. *Issuing Office* – The office from which the Bidding Documents are to be issued and where the bidding procedures are to be administered.

ARTICLE 2 – COPIES OF BIDDING DOCUMENTS

2.01 Complete sets of the Bidding Documents in the number and for the *payment* sum stated in the Advertisement or Invitation to Bid may be obtained from the Issuing Office.

2.02 Complete sets of Bidding Documents shall be used in preparing Bids; neither Owner nor Owner/Engineer assumes any responsibility for errors or misinterpretations resulting from the use of incomplete sets of Bidding Documents.

2.03 Owner and Owner/Engineer, in making copies of Bidding Documents available on the above terms, do so only for the purpose of obtaining Bids for the Work and do not confer a license or grant for any other use.

ARTICLE 3 – QUALIFICATIONS OF BIDDERS

3.01 To demonstrate Bidder's qualifications to perform the Work, within five days of Owner's request, Bidder shall submit written evidence such as financial data, previous experience, present commitments, and such other data as may be called for *by Owner*.

ARTICLE 4 – EXAMINATION OF BIDDING DOCUMENTS, OTHER RELATED DATA, AND SITE

4.01 *Physical Conditions*

A. The Supplementary Conditions identify:

1. Those reports of explorations and conditions at or contiguous to the Site that Owner/Engineer has used in preparing the Bidding Documents.
2. Those drawings of physical conditions in or relating to existing surface at or contiguous to the Site that Owner/Engineer has used in preparing the Bidding Documents.

4.02 *Underground Facilities (DELETED)*

4.03 *Hazardous Environmental Condition (DELETED)*

4.04 Provision concerning responsibilities for the adequacy of data furnished to prospective Bidders with respect to other physical conditions and possible changes in the Bidding Documents due to differing or unanticipated conditions appear in Paragraphs 4.02, 4.03, and 4.04 of the General Conditions. Provisions concerning responsibilities for the adequacy of data furnished to prospective Bidders with respect to a Hazardous Environmental Condition uncovered or revealed at the Site which was not shown or indicated in the Drawings or Specifications or identified in the Contract Documents to be within the scope of the Work appear in Paragraph 4.06 of the General Conditions.

4.05 On request, Owner will provide Bidder access to the Site to conduct such examinations, investigations, explorations, tests, and studies as Bidder deems necessary for submission of a Bid. Bidder shall fill all holes and clean up and restore the Site to its former condition upon completion of such explorations, investigations, test, and studies. Bidder shall comply with all applicable Laws and Regulations relative to excavation and utility locates.

4.06 The general nature of other work that is to be performed at the Site by Owner or others (such as utilities and other prime contractors) that relates to the Work contemplated by these Bidding Documents. On request, Owner will provide to each Bidder for examination access to or copies of Contract Documents (other than portions thereof related to price) for such other work.

4.07 It is the responsibility of each Bidder before submitting a Bid to:

- A. examine and carefully study the Bidding Documents, the other related data identified in the Bidding Documents, and any Addenda:
- B. visit the Site and become familiar with and satisfy Bidder as to the general, local and Site conditions that may affect cost, progress, and performance of the Work;
- C. become familiar with and satisfy Bidder as to all federal, state and local Laws and Regulations that may affect cost, progress, and performance of the Work;
- D. obtain and carefully study (or accept consequences of not doing so) all additional or supplementary examinations and data concerning conditions at the Site which may affect cost, progress, or performance of the Work or which relate to any aspect of the means, methods, techniques, sequences, and procedures of construction to be

11

Price Municipal Corporation – *Public Works Domes Conference Room HVAC #12C-2025*

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employed by Bidder, including applying any specific means, methods, techniques, sequences, and procedures of construction expressly required by the Bidding Documents, and safety precautions and programs incident thereto;

- E. agree at the time of submitting its Bid that no further examinations, investigations, explorations, test, studies, or data are necessary for the determination of its Bid for performance of the Work at the price(s) bid and within the times and in accordance with the other terms and conditions of the Bidding Documents;
- F. become aware of the general nature of the work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents;
- G. correlate the information known to Bidder, information and observations obtained from visits to the Site, reports and drawings identified in the Bidding Documents, and all additional examinations, investigations, explorations, test, studies, and data with the Bidding Documents;
- H. promptly give Owner/Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder discovers in the Bidding Documents and confirm that the written resolution thereof by Owner/Engineer is acceptable to Bidder; and
- I. determine that the Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance of the Work.

4.08 The submission of the Bid will constitute an incontrovertible representation by Bidder that Bidder has complied with every requirement of this Article 4, that without exception the Bid is premised upon performing and furnishing the Work required by the Bidding Documents and applying any specific means, methods, techniques, sequences, and procedures of construction that may be shown or indicated or expressly required by the Bidding Documents, that Bidder has given Owner/Engineer written notice of all conflicts, errors, ambiguities, and discrepancies that Bidder has discovered in the Bidding Documents and the written resolutions thereof by Owner/Engineer are acceptable to Bidder, and that the Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performing and furnishing the Work.

ARTICLE 5 – PRE-BID CONFERENCE

5.01 There will be Pre-Bid Meeting for this project on Thursday, August 14th, 2025 at 2:00 PM.

ARTICLE 6 – SITE AND OTHER AREAS

- 6.01 The Site is identified in the Bidding Documents. Access thereto required for temporary construction facilities, construction equipment, or storage of materials and equipment to be incorporated in the Work are to be obtained and paid for by Contractor.

ARTICLE 7 – INTERPRETATIONS AND ADDENDA

- 7.01 All questions about the meaning or intent of the Bidding Documents are to be submitted to Owner/Engineer in writing. Interpretations or clarifications considered necessary by Owner/Engineer in response to such questions will be issued by Addenda mailed, *faxed* or delivered to all parties recorded by Owner/Engineer as having received the Bidding Documents. Questions received less than ten days prior to the date for opening of Bids may not be answered. Only questions answered by Addenda will be binding. Oral and other interpretations or clarifications will be without legal effect.
- 7.02 Addenda may be issued to clarify, correct or change the Bid Documents as deemed advisable by Owner/Engineer.

ARTICLE 8 – BID SECURITY

- 8.01 A Bid must be accompanied by Bid security made payable to Owner in an amount of 5 percent of Bidder's maximum Bid price and in the form of a certified check or bank money order or a Bid bond.
- 8.02 The Bid security of the Successful Bidder will be retained until such Bidder has executed the Contract Documents, furnished the required contract security and met the other conditions of the Notice of Award, whereupon the Bid security will be returned. If the Successful Bidder fails to execute and deliver the Contract Documents and furnish the required contract security within 15 days after the Notice of Award, Owner may annul the Notice of Award and the Bid security of that Bidder will be forfeited. The Bid security of other Bidders whom Owner believes to have a reasonable chance of receiving the award may be retained by Owner until the earlier of seven days after the Effective Date of Agreement or 61 days after the Bid opening, whereupon Bid security furnished by such Bidders will be returned.
- 8.03 Bid security of the other Bidders whom Owner believes do not have a reasonable chance of receiving the award will be returned within seven days after the Bid opening.

ARTICLE 9 – CONTRACT TIMES

- 9.01 The number of days within which, or the dates by which, Milestones are to be achieved and the Work is to be substantially completed and ready for final payment are set forth in the Agreement.
- 9.02 Project start and end Dates are indicated in the Notice to Award, Notice to Proceed and Agreement.

13

Price Municipal Corporation – *Public Works Domes Conference Room HVAC #12C-2025*

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ARTICLE 10 – LIQUIDATED DAMAGES

10.1 Provisions for liquidated damages, if any, are set forth in the Agreement.

ARTICLE 11 – SUBSTITUTE AND “OR-EQUAL” ITEMS

11.01 The Contract, if awarded, will be on the basis of materials and equipment specified or described in the Bidding Documents, or “or-equal” materials and equipment must be approved by Owner/Engineer and identified by Addendum. The materials and equipment described in the Bidding Documents established a standard of required type, function and quality to be met by any proposed substitute or “or-equal” item. *Request for Owner/Engineer’s clarification of materials and equipment considered “or-equal” prior to the Effective Date of the Agreement must be received by the Owner/Engineer at least 5 days prior to the date of receipt of Bids.* No item of material or equipment will be considered by Owner/Engineer as a substitute unless written request for approval has been submitted by Bidder and has been received by Owner/Engineer at least 15 days prior to the date for receipt of Bids. Each such request shall conform to the requirements of Paragraph 6.05 of the approval or disapproval of a proposed item will be final. If Owner/Engineer approved any proposed *substitute* item, such approval will be set forth in an Addendum issued to all prospective Bidders. Bidders shall not rely upon approvals made in any other manner.

ARTICLE 12 – SUBCONTRACTORS, SUPPLIERS AND OTHERS

12.01 If the Supplementary Conditions require the identity of certain Subcontractors, Suppliers, individuals, or entities to be submitted to Owner in advance of a specified date prior to the Effective Date of the Agreement, the apparent Successful Bidder, and any other Bidder so requested, shall within five days after Bid opening, submit to Owner a list of all such Subcontractors, Suppliers, individuals, or entities proposed for those portions of the Work for which such identification is required. Such list shall be accompanied by an experience statement with pertinent information regarding similar projects and other evidence of qualification for each such Subcontractor, Supplier, individual, or entity if requested by Owner. If Owner/Engineer, after due investigation, has reasonable objection to any proposed Subcontractor, Supplier, individual, or entity, Owner may, before the Notice of Award is given, request apparent Successful Bidder to submit a substitute, without an increase in the Bid.

12.02 If apparent Successful Bidder declines to make any such substitution, Owner may award the Contract to the next lowest Bidder that proposes to use acceptable Subcontractors, Suppliers, individuals, or entities. Declining to make requested substitutions will not constitute grounds for forfeiture of the Bid security of any Bidder. Any objection prior to the giving of the Notice of Award will be deemed acceptable to Owner/Engineer subject

14

Price Municipal Corporation – Public Works Domes Conference Room HVAC #12C-2025

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to revocation of such acceptance after the Effective Date of the Agreement as provided in Paragraph 6.06 of the General Conditions.

- 12.03 Contractor shall not be required to employ any Subcontractor, Supplier, individual, or entity against whom Contractor has reasonable objection.
- 12.04 The Contractor shall not award work valued to more than fifty (50%) percent of the Contract Price to Subcontractor(s), without prior written approval of the Owner.

ARTICLE 13 – PREPARATION OF BID

- 13.01 The Bid Form is included with the Bidding Documents. Additional copies may be obtained from Engineer/Owner.
- 13.02 All blanks on the Bid Form shall be completed by printing in ink or by typewriter and the Bid signed in ink. Erasures or alterations shall be initialed in ink by the person signing the Bid Form. A Bid price shall be indicated for each Bid Schedule, Bid item, and alternative listed therein, or the words “No Bid” entered.
- 13.03 A Bid by a corporation shall be executed in the corporate name by the president or vice-president or other corporate officer accompanied by evidence of authority to sign. The corporate seal shall be affixed and attested by the secretary or assistant secretary. The corporate address and state of incorporation shall be *provided on the Bid Form*.
- 13.04 A Bid by a partnership shall be executed in the partnership name and signed by a partner (whose title must appear under the signature), accompanied by evidence of authority to sign. The official address of the partnership shall be *provided on the Bid Form*.
- 13.05 A Bid by a limited liability company shall be executed in the name of the firm by a member and accompanied by evidence of authority to sign. The state of formation of the firm and the official address of the firm shall be *provided on the Bid Form*.
- 13.06 A Bid by an individual shall show the Bidder’s name and official address.
- 13.07 A Bid by a joint venture shall be executed by each joint venture in the manner indicated on the Bid Form. The official address of the joint venture shall be *provided on the Bid Form*.
- 13.08 All names shall be typed or printed in ink in the space provided.
- 13.09 The Bid shall contain an acknowledgment of receipt of all Addendums, which shall be filled in on the Bid Form.

15

- 13.10 The address and telephone number for communications regarding the Bid shall be shown.
- 13.11 The Bid shall contain evidence of Bidder's authority and qualification to do business in the state where the Project is located or covenant to obtain such qualification prior to award of the Contract. Bidder's state contractor license number, if any, shall also be shown on the Bid Form.
- 13.12 The bidder shall supply a copy of a current Price City Business License, if the bidder does not have a Price City Business License they are required to complete an application at Price City Hall, located at 185 East Main in the City Records Office after the Notice of Award is issued. ***There will be no fee for this application as long as your state license is current.***

ARTICLE 14 – BASIS OF BID; COMPARISON OF BIDS

14.01 *Unit Price*

- A. Bidders shall submit a Bid on a unit price basis for each item of Work in the Bid schedule.
- B. The total of all estimated prices will be the sum of the products of the estimated quantity of each item and the corresponding unit price. The final quantities and Contract Price will be determined in accordance with Paragraph 11.03 of the General Conditions.
- C. Discrepancies between the multiplication of units of Work and unit prices will be resolved in favor of the unit prices. Discrepancies between the indicated sum of any column of figures and the correct sum thereof will be resolved in favor of the correct sum. Discrepancies between words and figures will be resolved in favor of the words.

14.02 *Alternates*

- A. Include a separate price of each alternate described in the Bidding Documents and as provided in the Bid form. Determine the total bid amount by using the alternate with the lowest price. The Owner will select the alternate(s) which best fit their needs based on price and other considerations. The award will be made to the low bidder based on the total bid amount with the alternate(s) selected by the Owner.

ARTICLE 15 – SUBMITTAL OF BID

- 15.01 With each copy of the Bidding Documents, a Bidder is furnished one separate unbound copy of the Bid Form, and if required the Bid Bond Form. The unbound copy of the Bid Form is to be completed and submitted with the Bid security.
- 15.02 A Bid shall be submitted no later than the date and time prescribed and at the place indicated in the Advertisement or Invitation to Bid and shall be enclosed in an opaque sealed envelope plainly marked with the Project title (and, if applicable, the designated portion of the Project for which the Bid is submitted), the name and address of Bidder, and shall be accompanied by the Bid security and other required documents. If a Bid is sent by mail or other delivery system, the sealed envelope containing the Bid shall be enclosed in a separate envelope plainly marked on the outside with the notation for this project (see Newspaper Ad). *When using the mail or other delivery system, the Bidder is totally responsible for the mail or other delivery system delivering the Bid at the place and prior to the time indicated in the Advertisement or Invitation to Bid.* A mailed Bid shall be addressed to Price City, 432 West 600 South, Price, Utah 84501, Attn. Public Works Receptionist.

ARTICLE 16 – MODIFICATION AND WITHDRAWAL OF BID

- 16.01 A Bid may be modified or withdrawn by an appropriate document duly executed in the manner that a Bid must be executed and delivered to the place where Bids are to be submitted prior to the date and time for the opening of Bids.
- 16.02 If within 24 hours after Bids are opened, any Bidder files a duly signed written notice with Owner and promptly thereafter demonstrates to the reasonable satisfaction of Owner that there was a material and substantial mistake in the preparation of its Bid, that Bidder may withdraw its Bid, and Bid security will be returned. ***Thereafter, if the Work is rebid or negotiated, that Bidder will be disqualified from further bidding on the Work.***

ARTICLE 17 – OPENING OF BIDS

- 17.01 Bids will be opened at the time and place indicated in the Advertisement or Invitation to Bid and, unless obviously non-responsive, read aloud publicly. An abstract of the amounts of the base Bids and major alternates, if any, will be made available to Bidders after the opening of Bids.

ARTICLE 18 – BIDS TO REMAIN SUBJECT TO ACCEPTANCE

- 18.01 All Bids will remain subject to acceptance for the period of time stated in the Bid Form, but Owner may, in its sole discretion, release any Bid and return the Bid security prior to the end of this period.

ARTICLE 19 – EVALUATION OF BIDS AND AWARD OF CONTRACT

17

Price Municipal Corporation – *Public Works Domes Conference Room HVAC #12C-2025*
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- 19.01 Owner reserves the right to reject any or all Bids, including without limitation, nonconforming, nonresponsive, unbalanced, or conditional Bids. Owner further reserves the right to reject the Bid of any Bidder if Owner believes that it would not be in the best interest of the Project to make an award to that Bidder. Owner also reserves the right to waive all informalities not involving price, time, or changes in the Work and to negotiate contract terms with the Successful Bidder.
- 19.02 More than one Bid for the same Work from an individual or entity under the same or different names will not be considered. Reasonable grounds for believing that any Bidder has an interest in more than one Bid for the Work may be cause for disqualification of that Bidder and the rejection of all Bids in which that Bidder has an interest.
- 19.03 In evaluating Bids, Owner will consider whether or not the Bids comply with the prescribed requirements, and such alternates, unit prices and other data, as may be requested in the Bid Form or prior to the Notice of Award.
- 19.04 In evaluating Bidders, Owner will consider the qualifications of Bidders and may consider the qualifications and experience of Subcontractors, Suppliers, and other individuals or entities proposed for those portions of the Work for which the identity of Subcontractors, Suppliers, and other individuals or entities must be submitted as provided in the Supplementary Conditions.
- 19.05 Owner may conduct such investigations as Owner deems necessary to establish the responsibility, qualifications, and financial ability of Bidders, proposed Subcontractors, Suppliers, individuals, or entities to perform the Work in accordance with the Contract Documents.
- 19.06 If the Contract is to be awarded, it will be to the lowest priced, complete, experienced, responsible and reputable bidder, without discrimination on the grounds or race, color, religion, gender or national origin.

ARTICLE 20 – CONTRACT SECURITY AND INSURANCE

- 20.01 Article 5 of the General Conditions, as may be modified by the Supplementary Conditions, sets forth Owner's requirements as to performance and payment bonds and insurance. When the Successful Bidder delivers the executed Agreement to Owner, it shall be accompanied by such bonds.

ARTICLE 21 – SIGNING OF AGREEMENT

- 20.01 When Owner gives a Notice of Award to the Successful Bidder, it shall be accompanied by the required number of unsigned counterparts of the Agreement with the other Contract

18

Price Municipal Corporation – *Public Works Domes Conference Room HVAC #12C-2025*

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Documents which are identified in the Agreement as attached thereto. Within 15 days thereafter, Successful Bidder shall sign and deliver the required number of counterparts of the Agreement and attached documents to Owner. Within ten days thereafter, Owner shall deliver one fully signed counterpart to Successful Bidder with a complete set of the Drawings with appropriate identification.

ARTICLE 22 – SALES AND USE TAXES (DELETED)

ARTICLE 23 – RETAINAGE

23.01 Provisions concerning Contractor's rights to deposit securities in lieu of retainage are set forth in the Agreement.

ARTICLE 24 – CONTRACTORS TO BE ASSIGNED (DELETED)

ARTICLE 25 – PARTNERING (DELETED)

SUPPLEMENTARY CONDITIONS

The terms used in these Supplementary Conditions have the meanings indicated in the General Conditions. Additional terms used in these Supplementary Conditions have the meanings stated below, which are applicable to both the singular and plural thereof.

The address system used in these Supplementary Conditions is the same as the address system used in the General Conditions.

OWNER shall furnish to Contractor up to five printed or hard copies of the Drawings and Project Manual.

5.01 *Performance, Payment, and Other Bonds*

- A. Contractor shall furnish performance and payment bonds, each in an amount at least equal to the Contract Price as security for the faithful performance and payment of all of Contractor's obligations under the Contract Documents. These bonds shall remain in effect until one year after the date when final payment becomes due or until completion of the correction period specified in General Information ARTICLE 9, whichever is later, except as provided otherwise by Laws or Regulations or by the Contract Documents. Contractor shall also furnish such other bonds as are required by the Contract Documents.
- B. All bonds shall be in the form prescribed by the Contract Documents except as provided otherwise by Laws or Regulations, and shall be executed by such sureties as are named in the list of "Companies Holding Certificates of Authority as Acceptable Sureties on Federal Bonds and as Acceptable Reinsuring Companies" as published in Circular 570 (amended) by the Financial Management Service, Surety Bond Branch, U.S. Department of the Treasury. All bonds signed by an agent or attorney-in-fact must be accompanied by a certified copy of that individual's authority to bind the surety. The evidence of authority shall show that it is effective on the date of the agent or attorney-in-fact signed each bond.
- C. If the surety on any bond furnished by contractor is declared bankrupt or becomes insolvent or its right to do business is terminated in any state where any part of the Project is located or it ceases to meet the requirements of Paragraph 5.01.B, Contractor shall promptly notify Owner/Engineer and shall, within 20 days after the event giving rise to such notification, provide another bond and surety, both of which shall comply with the requirements of Paragraphs 5.01.B and 5.02.

5.02 *Licensed Sureties and Insurers*

- A. All bonds and insurance required by the Contract Documents to be purchased and maintained by Owner or Contractor shall be obtained from surety or insurance companies that are duly licensed or authorized in the jurisdiction in which the Project is located to issue bonds or insurance policies for the limits and coverages so required. Such surety and insurance companies shall have a General Policy holder's rating of not less than "A" in the most current available A.M. Best Co., Inc's, Best Insurance Report.

5.03 *Certificates of Insurance*

- A. Contractor shall deliver to Owner, with copies to each additional insured and loss payee identified in the Supplementary Conditions, certificates of insurance (and other evidence of insurance requested by Owner or any other additional insured) which Contractor is required to purchase and maintain.
- B. Owner shall deliver to Contractor, with copies to each additional insured and loss payee identified in the Supplementary Conditions, certificates of insurance (and other evidence of insurance requested by Contractor or any other additional insured) which Owner is required to purchase and maintain.
- C. Failure of Owner to demand such certificates or other evidence of Contractor's full compliance with these insurance requirements or failure of Owner to identify a deficiency in compliance from the evidence provided shall not be construed as a waiver of Contractor's obligation to maintain such insurance.
- D. Owner does not represent that insurance coverage and limits established in this Contract necessarily will be adequate to protect Contractor.
- E. The insurance and insurance limits required herein shall not be deemed as a limitation on Contractor's liability under the indemnities granted to Owner in the Contract Documents.

5.04 *Contractor's Insurance*

- A. Contractor shall purchase and maintain such insurance as is appropriate for the Work being performed and as will provide protection from claims set forth below which may arise out of or result from Contractor's performance of the Work and Contractor's other obligations under the Contract Documents, whether it is to be performed by Contractor, any Subcontractor or Supplier, or by anyone directly or indirectly employed by any of them to perform any of the Work, or by anyone for whose acts any of them may be liable:

1. claims under workers' compensation, disability benefits, and other similar employee benefit acts;
2. claims for damages because of bodily injury, occupational sickness or disease, or death of Contractor's employees;
3. claims for damages because of bodily injury, sickness or disease, or death of any person other than Contractor's employees;
4. claims for damages insured by reasonably available personal injury liability coverage which are sustained:
 - a. by any person as a result of an offense directly or indirectly related to the employment of such person by Contractor, or
 - b. by any other person for any other reason;
5. claims for damages, other than to the Work itself, because of injury to or destruction of tangible property wherever located, including loss of use resulting therefrom; and
6. claims for damages because of bodily injury or death of any person or property damage arising out of the ownership, maintenance or use of any motor vehicle.

B. The policies of insurance required by this Paragraph 5.04 shall:

1. with respect to insurance required by Paragraphs 5.04.A.3 through 5.04.A.6 inclusive, be written on an occurrence basis, include as additional insured (subject to any customary exclusion regarding professional liability) Owner/Engineer, and any other individuals or entities identified in the Supplementary Conditions, all of whom shall be listed as additional insured, and include coverage for the respective officers, directors, members, partners, employees, agents, consultants, and subcontractors of each and any of all such additional insured, and the insurance afforded to these additional insured shall provide primary coverage for all claims covered thereby;
2. include at least the specific coverage and be written for not less than the limits of liability provided in Paragraph 5.04C or required by Laws or Regulations, whichever is greater;
3. include contractual liability insurance covering Contractor's indemnity obligations;

22

4. contain a provision or endorsement that the coverage afforded will not be canceled, materially changed or renewal refused until at least 30 days prior written notice has been given to Owner and Contractor and to each other additional insured identified in the Supplementary Conditions to whom a certificate of insurance has been issued (and the certificates of insurance furnished by the Contractor pursuant to Paragraph 5.03 will so provide);
 5. remain in effect at least until final payment and at all times thereafter when Contractor may be correcting, removing, or replacing defective Work in accordance with Paragraph 13.07; and
 6. include complete operations coverage;
 - a. Such insurance shall remain in effect for two years after final payment.
 - b. Contractor shall furnish Owner and each other additional insured identified in the Supplementary Conditions, to whom a certificate of insurance has been issued, evidence satisfactory to Owner and any such additional insured of continuation of such insurance of final payment and one year thereafter.
- C. The limits of liability for insurance required by Paragraph 5.04 shall provide coverage for not less than the following amounts or greater where required by Laws and Regulations:
1. Workers' Compensation, and related coverage under Paragraphs 5.04.A.1 and A.2

a. State:	Statutory
b. Applicable Federal (e.g.; Longshoremen's)	Statutory
c. Employer's Liability	\$1,000,000
 2. Contractor's General Liability under Paragraphs 5.04.A.3 through A.6 of the General Conditions which shall include completed operations and product liability coverage and eliminate the exclusion with respect to property under the care, custody, and control of the Contractor:

a. General Aggregate	\$1,000,000
b. Products – Completed Operations Aggregate	\$1,000,000

- c. Personal and Advertising Injury \$1,000,000
- d. Each Occurrence (Bodily Injury and Property Damage) \$1,000,000
- e. Property Damage liability insurance will provide Explosion, Collapse, and Underground coverage where applicable.
- f. Excess or Umbrella Liability
 - (1) General Aggregate \$1,000,000
 - (2) Each Occurrence \$1,000,000

3. Automobile Liability under Paragraph 5.04.A.6 of the General Conditions:

- a. Bodily Injury:
 - Each Person \$1,000,000
 - Each Accident \$1,000,000
- b. Property Damage:
 - Each Accident \$1,000,000
- c. Combined Single Limit of \$1,000,000

4. The Contractual Liability coverage required by Paragraph 5.04.B.4 of the General conditions shall provide coverage for not less than the following amounts:

- a. Bodily Injury:
 - Each Person \$1,000,000
 - Each Accident \$1,000,000
- b. Property Damage:
 - Each Accident \$500,000
 - Annual Aggregate \$1,000,000

5.05 Owner's Liability Insurance

- A. In addition to the insurance required to be provided by Contractor under Paragraph 5.04, Owner, at Owner's option, may purchase and maintain at Owner's expense Owner's own liability insurance as will protect Owner against claims which may arise from operations under the Contract Documents.

5.06 Property Insurance

- A. Unless otherwise provided in the Supplementary Conditions, Owner shall purchase and maintain property insurance upon the Work at the Site in the amount of the full replacement cost thereof (subject to such deductible amounts as may be provided in the Supplementary Conditions or required by Laws and Regulations). This insurance shall:
1. include the interests of Owner/Engineer, Contractor and Subcontractors and any other individuals or entities identified in the Supplementary Conditions, and the officers, directors, members, partners, employees, agents, consultants, and subcontractors of each and any of them, each of whom is deemed to have an insurable interest and shall be listed as a loss payee;
 2. be written on Builder's Risk "all-risk" policy form that shall at least include insurance for physical loss or damage to the Work, temporary buildings, false work, and materials and equipment in transit, and shall insure against at least the following perils or causes of loss: fire, lightning, extended coverage, theft, vandalism and malicious mischief, earthquake, collapse, debris removal, demolition occasioned by enforcement of Laws and Regulations, water damage (other than that caused by flood), and such other perils or causes of loss as may be specifically required by the Supplementary Conditions;
 3. include expenses incurred in the repair or replacement of any insured property (including but not limited to fees and charges of Owner/Engineers and architects);
 4. cover materials and equipment stored at the Site or at another location that was agreed to in writing by Owner prior to being incorporated in the Work, provided that such materials and equipment have been included in an Application for Payment recommended by Owner/Engineer;
 5. allow for partial utilization of the Work by Owner;
 6. include testing and startup; and
 7. be maintained in effect until final payment is made unless otherwise agreed to in writing by Owner/Engineer and Contractor within 30 days written notice to each other loss payee to whom a certificate of insurance has been issued.
- B. Owner shall purchase and maintain equipment breakdown insurance or additional property insurance as may be required by the Supplementary Conditions or Laws and Regulations which will include the interest of Owner/Engineer, Contractor and Subcontractors, and any other individuals or entities identified in the Supplementary

25

Price Municipal Corporation – *Public Works Domes Conference Room HVAC #12C-2025*

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Conditions, and the officers, directors, members, partners, employees, agents, consultants and subcontractors of each and any of them, each of whom is deemed to have an insurable interest and shall be listed as a loss payee.

- C. All the policies of insurance (and the certificates or other evidence thereof) required to be purchased and maintained in accordance with this Paragraph 5.06 will contain a provision or endorsement that the coverage afforded will not be canceled or materially changed or renewal refused until at least 30 days prior written notice has been given to Owner and Contractor and to each other loss payee to whom a certificate of insurance has been issued and will contain waiver provisions in accordance with Paragraph 5.07.
- D. Owner shall not be responsible for purchasing and maintain any property insurance specified in this Paragraph 5.06 to protect the interests of Contractor, Subcontractors, or others in the Work to the extent of any deductible amounts that are identified in the Supplementary Conditions. The risk of loss within such identified deductible amounts will be borne by Contractor, Subcontractors, or other suffering any such loss, and if any of them wishes property insurance coverage within the limits of such amounts, each may purchase and maintain it at the purchaser's own expense.
- E. If Contractor request in writing that other special insurance be included in the property insurance policies provided under this Paragraph 5.06, Owner shall, if possible, include such insurance, and the cost thereof will be charged to Contractor by appropriate Change Order. Prior to commencement of the Work at the Site, Owner shall in writing advise Contractor whether or not such other insurance has been procured by Owner.

5.07 Waiver of Rights

- A. Owner and Contractor intend that all policies purchased in accordance with Paragraph 5.06 will protect Owner/Engineer, Contractor and Subcontractors and all other individuals or entities identified in the Supplementary Conditions as loss payees (and the officers, directors, members, partners, employees, agents, consultants, and subcontractors of each and any of them) in such policies and will provide primary coverage for all losses and damages caused by perils or causes of loss covered thereby. All such policies shall contain provisions to the effect that in the event of payment of any loss or damage the insurers will have no rights of recovery against any of the insured or loss payees thereunder. Owner and Contractor waive all rights against each other and their respective officers, directors, members, partners, employees, agents, consultants and subcontractors of each and any of them for all losses and damages caused by, arising out of or resulting from any of the perils or causes of loss covered by such policies and any other property insurance applicable to the Work; and, in addition, waive all such rights against Subcontractors and Owner/Engineer, and all

26

Price Municipal Corporation – *Public Works Domes Conference Room HVAC #12C-2025*

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other individuals or entities identified in the Supplementary Conditions as loss payees (and the officers, directors, members, partners, employees, agents, consultants, and subcontractors of each and any of them) under such policies for losses and damages so caused. None of the above waivers shall extend to the rights that any party making such waiver may have to the proceeds of insurance held by Owner as trustee or otherwise payable under any policy so issued.

- B. Owner waives all rights against Contractor, Subcontractors, and Owner/Engineer, and the officers, directors, members, partners, employees, agents, consultants and subcontractors of each and any of them for:
 - 1. loss due to business interruption, loss of use, or other consequential loss extending beyond direct physical loss or damage to Owner's property or the Work caused by, arising out of, or resulting from fire or other perils whether or not insured by Owner; and
 - 2. loss or damage to the completed Project or part thereof caused by, arising out of, or resulting from fire or other insured peril or cause of loss covered by any property insurance maintained on the completed Project or part thereof by Owner during partial utilization pursuant to Paragraph 14.6, after Substantial Completion pursuant to Paragraph 14.5 and 14.6, or after final payment pursuant to Paragraph 14.8.
- C. Any insurance policy maintained by Owner covering any loss, damage or consequential loss referred to in Paragraph 5.07.B shall contain provisions to the effect that in the event of payment of any such loss, damage, or consequential loss, the insurers will have no rights of recovery against Contractor, Subcontractors, or Owner/Engineer, and the officers, directors, members, partners, employees, agents, consultants and subcontractors of each and any of them.

5.08 Receipt and Application of Insurance Proceeds

- A. Any insured loss under the policies of insurance required in Paragraph 5.06 will be adjusted with Owner and made payable to Owner as fiduciary for the loss payees, and their interests may appear, subject to the requirements of any applicable mortgage clause and of Paragraph 5.08.B. Owner shall deposit in a separate account any money so received and shall distribute it in accordance with such agreement as the parties in interest may reach. If no other special agreement is reached, the damaged Work shall be repaired or replaced, the moneys so received applied on account thereof, and the Work and the cost thereof covered by an appropriate Change Order.
- B. Owner as fiduciary shall have the power to adjust and settle any loss with the insurers unless one of the parties in interest shall object in writing within 15 days after the

27

Price Municipal Corporation – *Public Works Domes Conference Room HVAC #12C-2025*

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occurrence of loss to Owner's exercise of this power. If such objection be made, Owner as fiduciary shall make settlement with the insurers in accordance with such agreement as the parties in interest may reach. If no such agreement among the parties in interest is reached, Owner as fiduciary shall adjust and settle the loss with the insurers and, if required in writing by any party in interest, Owner as fiduciary shall give bond for the proper performance of such duties.

5.09 Acceptance of Bonds and Insurance; Option to Replace

- A. If either Owner or Contractor has any objection to the coverage afforded by or other provisions of the bonds or insurance required to be purchased and maintained by the other party in accordance with Article 5 on the basis of non-conformance with the Contract Documents, the objecting party shall so notify the other party in writing within 10 days after receipt of the certificates (or other evidence requested) required by Paragraph 2.01.A. Owner and Contractor shall each provide to the other such additional information in respect of insurance provided as the other may reasonably request. If either party does not purchase or maintain all of the bonds and insurance required of such party by the Contract Documents, such party shall notify the other party in writing of such failure to purchase prior to the start of the Work, or of such failure to maintain prior to any change in the required coverage. Without prejudice to any other right or remedy, the other party may elect to obtain equivalent bonds or insurance to protect such other party's interests at the expense of the party who was required to provide such coverage, and a Change Order shall be issued to adjust the Contract Price accordingly.

5.10 Partial Utilization, Acknowledgement of Property Insurer

- A. If Owner finds it necessary to occupy or use a portion or portions of the Work prior to substantial Completion of all the Work as provided in Paragraph 14.6, no such use or occupancy shall commence before the insurers providing the property insurance pursuant to Paragraph 5.06 have acknowledged notice thereof and in writing effected any changes in coverage necessitated thereby. The insurers providing the property insurance shall consent by endorsement on the policy or policies, but the property insurance shall not be canceled or permitted to lapse on account of any such partial use or occupancy.

5.11 Additional Information

- A. When employing workers in construction of public works by the state or any county or municipality or by persons contracting with the state or any county or municipality, preferences shall be given citizens of the United States, or those having declared their intention of becoming citizens. This provision is in accordance with Utah Code Section 34-30-1.

28

Price Municipal Corporation – *Public Works Domes Conference Room HVAC #12C-2025*

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- B. The Contractor shall not award work valued to more than fifty (50%) percent of the Contract Price to Subcontractor(s), without prior written approval of the Owner.

ARTICLE 9 – BID SUBMITTAL

If Bidder is:

A Corporation

By Snow's Heating, Air Conditioning & Plumbing
(CORPORATION NAME)

UT
(STATE OF INCORPORATION)

4870968-5501
(UTAH CONTRACTOR LICENSE NUMBER)

By C. Justin Snow
(PLEASE PRINT OR TYPE NAME OF PERSON AUTHORIZED TO SIGN)

C. Justin Snow
(SIGNATURE)

owner
(TITLE)

(Corporate Seal)

Attest Robyn Snow
(SECRETARY)

Business address 640 S. State St. Pobox 358
Ferron, UT. 84523

Phone Number 435 384 2774 Email snows_heating@hotmail.com

An Individual

By _____ (SEAL)
(PLEASE PRINT OR TYPE INDIVIDUAL'S NAME UNDER SIGNATURE)

doing business as _____

Business address _____

(UTAH CONTRACTOR LICENSE NUMBER)

Phone Number _____ Email _____

(SIGNATURE)

A Partnership

By _____ (SEAL)
(FIRMS NAME)

(PRINT OR TYPE GENERAL PARTNER'S NAME UNDER SIGNATURE)

(UTAH CONTRACTOR LICENSE NUMBER)

(SIGNATURE)

Business address _____

Phone Number _____ Email _____

A Joint Venture

By _____
(PLEASE PRINT OR TYPE NAME AND TITLE BELOW SIGNATURE)

(SIGNATURE)

(ADDRESS)

Phone Number _____ Email _____

By _____
(PLEASE PRINT OR TYPE NAME AND TITLE BELOW SIGNATURE)

(SIGNATURE)

(ADDRESS)

Phone Number _____ Email _____

(UTAH CONTRACTOR LICENSE NUMBER)

(Each joint venture must sign. The manner of signing for each individual, partnership and corporation that is a party to the joint venture should be in the manner indicated above.)

Bid Opening
#12C-2025
Public Works Dome HVAC

Date:

NAME	COMPANY	PHONE	EMAIL
John Boyd	Price City	435-637-5010	johnb@priceutah.gov
Kathy Sherman	Price City	435-637-5010	KathyS@priceutah.gov
Tamara Gray	Price City	435-637-7946	tamarag@priceutah.net
Kathy Sherman	Price City	637-5010	
Tanner Richardson	city council	435-650-0636	tanner@priceutah.gov

Price City Public Works

#12C-2025 Public Works Dome HVAC

Bid Opening August 20th, 2025 3:00 PM

Time closed bids 3:00 PM

Time opened bids 3:00 PM

Time end opening 3:10 PM

Contractor/Bidder

Enron's Heating Air Conditioning & Plumbing

Bid Amount

\$10,100.00

**June 30, 2025****ATTN:** Price Municipal Corporation

QUOTE NUMBER: 13c-2024
 BASIS OF ESTIMATE: *COMPETITIVE PRICING*
 PAYMENT TERMS: *Net 30*
 FOB: *ORIGIN / Shipping Point*
 SHIPPING TERMS: *Pre Pay and Add*
 CONTACT: *CHRISTIAN TABONE*
 CELL: 435-299-2924
 EMAIL: Christian@ct-electric.net

Thank you for the opportunity to quote the following item (s): Price City Streets Shed**PROJECT DESCRIPTION**

Our proposal includes all of the necessary material and labor to complete the electrical portion of the project.

Item No	Qty	Item	Description	Unit Price	Extended Price
1.0	1	MOBILIZATION	Preparatory work and operations necessary for the movement of personnel, equipment, supplies, and incidentals to the project site.	\$0.00	\$0.00
2.0	1	ELECTRICAL	Material, Labor, and equipment necessary for the electrical scope of the project	\$49,404.00	\$49,404.00
3.0	1	DE-MOBILIZATION	Removal of the physical manpower resources, equipment, supplies and incidentals from the project site at the completion of the contract.	\$0.00	\$0.00
TOTAL PRICING					\$49,404.00

Pricing valid for (7) days from the date of proposal - Due to the volatility of the raw materials market, strict interpretation of our validation period must be adhered to. Materials included are at current market pricing - if this quote has expired please contact us for a quotation update.

CT Electric reserves the right to further review all terms, conditions and provisions of any contract or agreement to which we will become a party of which it will be bound in the event that our bid proposal is accepted.



June 30, 2025

ATTN: Price Municipal Corporation

QUOTE NUMBER: 13c-2024
BASIS OF ESTIMATE: *COMPETITIVE PRICING*
PAYMENT TERMS: *Net 30*
FOB: *ORIGIN / Shipping Point*
SHIPPING TERMS: *Pre Pay and Add*
CONTACT: *CHRISTIAN TABONE*
CELL: 435-299-2924
EMAIL: Christian@ct-electric.net

CLARIFICATIONS

- 1** Access with no obstructions to work area by customer
- 2** Secure Lay-Down and Parking area by customer
- 3** All Material deliveries are subject to manufactures lead times and submittal approval
- 4** All work to be performed during normal daytime working hours - Pricing Based Upon Crews Working 40 hours per week on a 4-10 Work Schedule Monday thru Friday
- 5** Electrical Engineering, permits, and plan check fees by others
- 6** Not responsible for schedule delays or liquidated damages due to any equipment malfunction, material delivery, incorrect device, or services provided that cause delays.
- 7** Not responsible for schedule delays or liquidated damages due to inclement weather conditions or any un-foreseen circumstances which delay installation.
- 8** Not responsible for schedule delays or liquidated damages due to other contractors which delay the installation.
- 9** Any Schedule Delay(s) or Stand By Time caused by other contractors or circumstances beyond our control will be invoiced on a Time and Material Basis (Includes Labor & Equipment)
- 10** Waste disposal from site provided by others - Includes, but not limited to, Concrete, Steel, Aluminum, General Construction Debris and General Refuse/Garbage etc.
- 11** The owner is responsible for replacing and/or repairing any existing electrical/mechanical piping in which is damaged during rework/repair/construction activities.
- 12** Our pricing and schedule is based upon a continous workflow and does not account for delays or interferences caused by other trades.
- 13** Our pricing and schedule is based upon material and equipment provided by others to be readily available when work starts.
- 14** Our proposal includes the necessary trenching, excavation, backfill, boring for the installation of any below grade conduits: However excavation slowed due to rock, mud, archaeology, or some other unforeseen circumstance shall be billed as an hourly rate.
- 15** Our proposal Includes conduit and cabling to 1 disconnect for the 1 heat pump condenser, HVAC company responsible for all wiring from condenser to cassettes



ATTN: Price Municipal Corporation

June 30, 2025

13c-2024

QUOTE NUMBER:
BASIS OF ESTIMATE: *COMPETITIVE PRICING*
PAYMENT TERMS: *Net 30*
FOB: *ORIGIN / Shipping Point*
SHIPPING TERMS: *Pre Pay and Add*
CONTACT: *CHRISTIAN TABONE*
CELL: *435-299-2924*
EMAIL: Christian@ct-electric.net

EXCLUSIONS

- 1 Dust control for trenching
- 2 Dumpster Fees - Debris / Garbage / Waste Removal from Site
- 3 Sanitary facilities fees
- 4 Temporary power connection, equipment or fees / charges
- 5 Temporary light fixtures
- 6 Utility company service charges
- 7 Premium for Performance or Payment bonds
- 8 Temporary Construction Power
- 9 Ducting for exhaust fan(s)

Price City Public Works Streets Shed Electrical, Plumbing and HVAC #13C-2024 Bid Package

Bid Opening July 3rd, 2025
Public Works Dome A
432 West 600 South Price, Utah

Newspaper Ad

Sealed Bid Proposal for **PRICE CITY STREETS SHED ELECTRICAL, PLUMBING AND HVAC, Project #13C-2024** will be received by Price Municipal Corporation (Owner) at the Price City Public Works Complex (Dome A), 432 West 600 South Price, Utah, until July 2nd, 2025 at 4:00 PM. Bids will be opened and read out loud in the Price City Public Works Complex on July 3rd, 2025 at 9:00 AM. Bidding documents may be examined and obtained at the Price City Public Works Complex, 432 West 600 South; (435-637-5010). **Prepare all your Bid documents on Company Stationary signed by a Company Representative and sealed in an envelope. The front of the envelope must be labeled with the following "PRICE CITY STREETS SHED ELECTRICAL, PLUMBING AND HVAC PROJECT #13C-2024". The bidder must include this document when submitting their bid (staple all sheets together).** Send quotation by US Mail or hand deliver to the Public Works Receptionist at, 432 West 600 South Price, Utah 84501. Do not send by Email, Facsimile, Fed Ex, UPS or similar freight service.

Dated: June 12th, 2025

To be published June 18th, 25th and July 2nd, 2025

To be posted on Price City's website starting June 12th and ending July 2nd, 2025.

Website Ad

Sealed bids for the electrical, plumbing and HVAC of the Streets Shed Project

Sealed Bid Proposal for **PRICE CITY STREETS SHED ELECTRICAL, PLUMBING AND HVAC, Project #13C-2024** will be received by Price Municipal Corporation (Owner) at the Price City Public Works Complex (Dome A), 432 West 600 South Price, Utah, until July 2nd, 2025 at 4:00 PM. Bids will be opened and read out loud in the Price City Public Works Complex on July 3rd, 2025 at 9:00 AM. Bidding documents may be examined and obtained at the Price City Public Works Complex, 432 West 600 South; (435-637-5010). **Prepare all your Bid documents on Company Stationary signed by a Company Representative and sealed in an envelope. The front of the envelope must be labeled with the following "PRICE CITY STREETS SHED ELECTRICAL, PLUMBING AND HVAC PROJECT #13C-2024". The bidder must include this document when submitting their bid (staple all sheets together).** Send quotation by US Mail or hand deliver to the Public Works Receptionist at, 432 West 600 South Price, Utah 84501. Do not send by Email, Facsimile, Fed Ex, UPS or similar freight service.

Dated: June 12th, 2025

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**PRICE MUNICIPAL CORPORATION (PRICE CITY)
BIDDER INSTRUCTION SHEET
COMMERCIAL ADA RESTROOMS
PROJECT NUMBER 13C-2024**

SEAL BID PROPOSAL

Price City welcomes you to bid on the following Rough and finish plumbing, electrical and HVAC.

Sealed Bid Proposal for **PRICE CITY STREETS SHED ELECTRICAL, PLUMBING AND HVAC, Project #13C-2024** will be received by Price Municipal Corporation (Owner) at the Price City Public Works Complex (Dome A), 432 West 600 South Price, Utah, until July 2th, 2025 at 4:00 PM. Bids will be opened and read aloud in the Price City Public Works Complex on July 3rd, 2025 at 9:00 AM. Bidding documents may be examined and obtained at the Price City Public Works Complex, 432 West 600 South; (435-637-5010). **Prepare all your Bid documents on Company Stationary signed by a Company Representative and sealed in an envelope. The front of the envelope must be labeled with the following "PRICE CITY STREETS SHED ELECTRICAL, PLUMBING AND HVAC PROJECT #13C-2024". The bidder must include this document when submitting their bid (staple all sheets together).** Send quotation by US Mail or hand deliver to the Public Works Receptionist. Do not send by Email, Facsimile, Fed Ex, UPS or similar freight service.

Principal Items:

- Restroom, utility room, utility sink and hose bib plumbing installation rough in and finished
- Electrical installation for Streets Shed plus various interior rooms, rough in and finished
- HVAC and restroom exhaust fan installation

GENERAL INFORMATION

- 1) The term "Owner" will refer to Price Municipal Corporation (Price City). The term "Bidder" means one who submits a Bid directly to Owner.
- 2) Bid proposals are desired from licensed, reputable and experienced contractors in accordance with the specifications.
- 3) All materials furnished under this specification shall be new, as offered to commercial trade and shall be of comparable quality, workmanship and material.
- 4) All parts, labor, materials and any other items needed to install the items in the bid documents not specifically mentioned but are necessary for total completion, shall be furnished by the Bidder. All parts shall conform in strength, quality and workmanship to the accepted standards of the industry.
- 5) The work provided shall meet or exceed all Federal, State of Utah, Building, Electrical, Plumbing and Heating/Cooling Codes and any other regulations including the current standards in effect and which are applicable to the materials furnished and installed.
- 6) It is the intent of the Owner to purchase goods, equipment and services having the least adverse environmental impact within the constraints of statutory purchasing requirements, departmental need, availability and sound economic considerations. Any suggested changes and environmental enhancements for possible inclusion in future revisions of this specification are encouraged.
- 7) Required measurement standard will be given in English units or the industry's standard units.
- 8) Warranties must cover the Streets Shed electrical, plumbing and HVAC (100% parts and labor with on site or local repair) and shall be provided for a minimum of 12 months from date of completion.
- 9) The Owner has the right to accept or reject any or all bid offers and to waive any informality or technicality in any bid proposal in the interest of the Owner.
- 10) The Owner will consider a bid in compliance with these specifications and any reasonable exceptions.
- 11) Requests for any clarification(s) or question(s) to this bid package must be submitted to the Owners three calendar days prior to the closing of the bid. Any addenda will be issued through the Owner. Any clarification(s) and/or question(s) submitted after the deadline shall not be granted.
- 12) All exceptions must be listed as stated in the REQUIRED DOCUMENTATION listed below.
- 13) Failure to comply with any of the requirements in these specifications will result in bid being declared non-responsive and shall result in rejection of their bid.
- 14) Bidding documents may be examined and obtained at the Price City Public Works Complex located at 432 West 600 South, Price, Utah 84501. Price Municipal Corporation hereby notifies all bidders that it will affirmatively ensure that the contract entered into pursuant to this advertisement will be awarded to the lowest, complete, experienced, responsible and reputable bidder, without discrimination on the grounds or race, color, religion, gender or national origin.

REQUIRED DOCUMENTATION

Notice To Bidders:

Any example shown is listed to show type and class of materials desired. Bidders are cautioned to read the specifications carefully, as there may be special requirements not commonly offered by the manufacturer. Do not assume your standards meet all detailed specifications merely because it is listed as an example. Bidder is cautioned that any material delivered to the FOB point, which does not meet specifications in every aspect will be rejected. The combination of the characteristics of products cited shall be the minimum standard of quality for this bid. Products which meet or exceed the minimum standard and which are in other ways substantially equivalent to those designated will be considered for award.

- 1) The Bidder shall include on separate sheets all supporting documents, as indicated below.
Bid form (see **BID FORM** below.)
- 2) **Exceptions:** If the bidder cannot or chooses not to supply any item within the specification, they will indicate by specification number the reason(s) in detail as to why they cannot or chose not to supply that item for the Base Bid. The Bidder may submit an option that includes a description and the reasoning why they feel a certain item may be added, changed or altered and to be in the best interest of the Owner. **The Bidder shall submit a document that lists any exceptions.**
- 3) Bidders are encouraged to supply any supporting documentation pertaining to the materials being supplied.
- 4) All additional sheets as indicated shall be attached to these specifications.
- 5) Bidders that do not supply all required documentation will be considered non-responsive which shall result in rejection of their bid.

BID INFORMATION

ARTICLE 1 - BID RECIPIENT

- 1) Bids are to be received at the Office of the Public Works Receptionist, 432 West 600 South, Price, UT 84501.
- 2) The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents for the prices and within the times indicated on the Bid Form and in accordance with the other terms and conditions of the Bidding Documents.
- 3) Attendance at the project pre-bid meeting and site-visit is not mandatory to submitting a bid for the project. Bidding Contractors, or a duly authorized representative, should arrive at the Price City Public Works, Dome A, 432 West 600 South, Price, UT 84501, no later than 1:00 PM on June 25th, 2025.

ARTICLE 2 – BIDDER’S ACKNOWLEDGMENT

- 1) Bidder accepts all the terms and conditions of the Instructions to Bidders, including without limitation to those dealing with disposition of Bid security. This Bid will remain subject to acceptance for 30 days after the Bid opening or for such longer period of time that Bidder may agree to in writing upon request of Owner.

ARTICLE 3 - BIDDER REPRESENTATIONS

- 1) In submitting this Bid, Bidder represents that:

A. Bidder has examined and carefully studied the Bidding Documents, the other related data identified in the Bidding Documents, and the following Addenda, receipt of which is hereby acknowledged.

Addendum Number

Addendum Date

B. Bidder has visited the Site and become familiar with and is satisfied as to the general, local and site conditions that may affect cost, progress and performance of the work.

C. Bidder is familiar with and is satisfied as to all federal, state and local Laws and Regulations that may affect cost, progress and performance of the Work.

D. Bidder has obtained and carefully studied (or accepts the consequences for not doing so) all additional supplementary examinations, investigations, explorations, tests, studies and data concerning conditions at or contiguous to the site which may affect cost, progress or performance of the work or which relate to any aspect of means, methods, techniques, sequences and procedures of construction to be employed by Bidder, including applying the specific means, methods, techniques, sequences and procedures of construction expressly required by the Bidding Documents to be employed by Bidder and safety precautions and programs incident thereto.

E. Bidder does not consider that any further examinations, investigations, explorations, tests, studies or data are necessary for the determination of this Bid for performance of the Work at the price(s) bid and within the times and accordance with the other terms and conditions of the Bidding Documents.

F. Bidder is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents.

G. Bidder has correlated the information known to Bidder, information and observations obtained from visits to the Site, reports and drawings identified in the Bidding Documents and all additional examinations, investigations, explorations, tests, studies and data with the Bidding Documents.

H. Bidder has given Owner/Engineer written notice of all conflicts, errors, ambiguities or discrepancies that Bidder has discovered in the Bidding Documents and the written resolution thereof by Owner/Engineer is acceptable to Bidder.

I. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance of the Work for which this Bid is submitted.

J. Bidder will submit written evidence of its authority to do business in the State of Utah not later than the date of its execution of the Agreement.

ARTICLE 4 - FURTHER REPRESENTATIONS

A. This Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation.

B. Bidder has not directly or indirectly induced or solicited any other Bidder to submit false or sham Bid.

C. Bidder has not solicited or induced any individual or entity to refrain from bidding.

D. Bidder has not sought by collusion to obtain for itself any advantage over any other Bidder or over Owner.

ARTICLE 5 - BID FORM

BID FORM

Schedule A: Plumbing (Rough and Finish)					
No	Item	Estimated Quantity	Unit	Unit Price	Total Estimated Price
1	Rough in plumbing for Utility, restroom and hose bib	1	LS		
2	Finish plumbing for Utility, restroom and hose bib	1	LS		
3	Rough in and finish plumbing with installation of owner supplied sink and goose neck faucet.	1	LS		
Total					

Schedules will be awarded separately

Schedule B: Electrical (Rough and Finish)					
No	Item	Estimated Quantity	Unit	Unit Price	Total Estimated Price
1	Rough in and finish electrical for Radiant Tube Heaters	1	LS		\$ 800.00
2	Rough in for Heat Pump and Cassettes	1	LS		\$ 2293.00
3	Rough in electrical to exhaust fan, outlets and switches for Utility, Storage, Tool, Office and Restroom	1	LS		\$ 7635.00
4	Finish electrical for Heat Pump and Cassettes				\$ 830.00
5	Finish electrical to exhaust fan, outlets and switches for Utility, Storage, Tool, Office and Restroom	1	LS		\$ 2520.00
6	Rough in for Lights in Utility, Storage, Tool, Office, Restroom, Mezzanine, Wood Shop and Equipment Storage	1	LS		\$ 7142.00
7	Finish Lights over Mezzanine	1	LS		\$ 2963.00
8	Finish lights in Woodshop	1	LS		\$ 4832.00
9	Finish lights in Utility, Storage, Tool, Office and Restrooms	1	LS		\$ 1889.00
10	Finish lights in Equipment Storage Area	1	LS		\$ 6688.00
11	Rough in and finish electrical for garage doors				\$ 2732.00
12	Rough and finish electrical to exterior lights	1	LS		\$ 6780.00
13	Alternate electrical for ceiling mount heaters	1	LS		\$ 1000.00
14	Rough and finish electrical power to two Emergency Exit signs	1	LS		\$ 1300.00
Total					\$ 49404.00

Schedules will be awarded separately

contractor license # 11209384-5501

Schedule C: HVAC					
No	Item	Estimated Quantity	Unit	Unit Price	Total Estimated Price
1	Install Radiant Tube Heating and Gas Lines including controls and venting	1	LS		
2	Rough in Heat Pump and 4 Cassettes	1	LS		
3	Finish install Heat Pump and 4 Cassettes	1	LS		
4	Install exhaust fan, ducting and end cap for restroom	1	LS		
5	Alternate Install 2, Gas Ceiling mount 60,000 btu heaters for Wood Shop and Equipment Storage area and gas lines including controls and venting	1	LS		
Total					

Schedules will be awarded separately

Project Items

- 1) Price Municipal (Price City) reserves the right to award or reject individual or partial schedules and to increase or decrease quantities.
- 2) Successful Bidders will be required to attend a Pre-Construction Meeting before any WORK is to begin.
- 3) Successful bidder shall provide submittals of all equipment, material, fixtures, appliances, etc. to the owner for approval.
- 4) Owner will obtain building permits, building inspections and any other required documentation needed during construction.
- 5) Bidders will warranty respective schedules (100%) for a minimum of 1 year. The owner-supplied sink and gooseneck faucet are excluded from parts warranty.

ARTICLE 6 - WORKING DAYS AVAILABLE

- 1) Building is anticipated to be erected by approximately August 20th, 2025. Once interior walls, stairs and mezzanine have been roughed in, plumbing, electrical and HVAC can be started, or as directed by Owner.
- 2) Bidder agrees that all work will be complete within the calendar year unless otherwise noted by owner.

ARTICLE 7 - ATTACHMENTS TO THIS BID

- 1) Specifications of Interior Finishes.
- 2) Bidder Information
- 3) Attached approved construction drawings of the Streets Shed.

ARTICLE 8 - ATTACHMENTS TO THIS BID

The following documents are attached to and made a condition of this Bid:

- 1) Required Bid Security or Certified Check payable to Owner, in the amount of five percent (5%) of the Bidder's maximum Bid price.

ARTICLE 9 – BID SUBMITTAL

If Bidder is: LLC

A Corporation

By CT Electric LLC
(CORPORATION NAME)

Utah
(STATE OF INCORPORATION)

By 
(PLEASE PRINT OR TYPE NAME OF PERSON AUTHORIZED TO SIGN)

Christian Tabone - owner
(TITLE)

(Corporate Seal)

Attest _____
(SECRETARY)

Business address 443 Woodhill Dr
Price, UT 84501

Phone Number 435-299-2924 Email christian@ct-electric.net

An Individual

By _____ (SEAL)

(PLEASE PRINT OR TYPE INDIVIDUAL'S NAME UNDER SIGNATURE)

doing business as _____

Business address _____

Phone Number _____ Email _____

A Partnership

By _____ (SEAL)

(FIRMS NAME)

(PRINT OR TYPE GENERAL PARTNER'S NAME UNDER SIGNATURE)

Business address _____

Phone Number _____ Email _____

A Joint Venture

By _____

(PLEASE PRINT OR TYPE NAME AND TITLE BELOW SIGNATURE)

(ADDRESS)

By _____

(PLEASE PRINT OR TYPE NAME AND TITLE BELOW SIGNATURE)

(ADDRESS)

(Each joint venture must sign. The manner of signing for each individual, partnership and corporation that is a party to the joint venture should be in the manner indicated above.)

Specifications of Electrical, Plumbing and HVAC Price City Streets Shed #13C-2024

Bid Opening July 3rd, 2025
Public Works Dome A
432 West 600 South Price, Utah

Price City Public Works #13C-2024 Streets Shed Electrical, Plumbing and HVAC
THIS PAGE MUST BE INCLUDED WITH YOUR BID

Streets Shed Specifications

Schedule A: Plumbing

- 1) All plumbing shall conform to the 2021 ICC codes.
- 2) All plumbing appliances shall be commercial grade.
- 3) Toilets shall be American Standard Madera, or approved equal, white porcelain equipped with auto-flush valves. Toilets must be ADA compliant.
- 4) Urinals shall be American Standard Washbrook, or approved equal, top stud, white porcelain with auto flush valve.
- 5) Bathroom sinks shall be American Standard Decorum, or approved equal, wall hung, white porcelain with stainless steel fixtures.
- 6) Free Standing utility sink and goose neck faucet with wrist blade handles provide by Owner, to be installed by bidder.
- 7) Hot Water tank shall be 50-gallon natural gas fired, minimum 40,000 btu unit with R-12 HWH, non-fiberglass insulated blanket. Expansion tank shall be 4.5 gallon minimum.
- 8) ADA shower shall be a one-piece unit with ADA fixtures.
- 9) A hose bib will be required in the Equipment Storage area. This is not shown on the plans. Owner will provide the location on partition wall.
- 10) Eye Wash Station will be furnished and installed by Owner.

Schedule B: Electrical

- 1) All electrical equipment shall be commercial grade.
- 2) The Electric Service, meter and main disconnect will be provided and installed by the Owner. The sub-panel will be installed by the bidder. The interior sub-panel, feeder conduit, and feeder conductors will be installed by the bidder. The feeder conductors shall be connected to the owner provided and installed 200A circuit breaker within the electrical service. No other conduits, conductors, or circuits may be installed in the electrical service by the bidder
- 3) All electrical equipment shall be listed for the use and installation by an appropriate listing agency and shall conform in use and installation with the currently enforced National Electric Code and other relevant State and local requirements.
- 4) In Utility, Tool, Office and Restroom shall have white Occupancy Sensor light switches with white covers. Switches shall have a night light and manual on switch.
- 5) Restroom exhaust fan shall be operated with Occupancy Sensor light switch.
- 6) Outlets, including GFCIs, shall be rated at 20A and marked for commercial use, and shall be white with white covers, except for the 240V 50A outlet which shall meet code requirements. All exterior receptacles must be "Weather Resistant" rated and must include the visible manufacturers "WR" marking on the face of the receptacle.

Price City Public Works #13C-2024 Streets Shed Electrical, Plumbing and HVAC

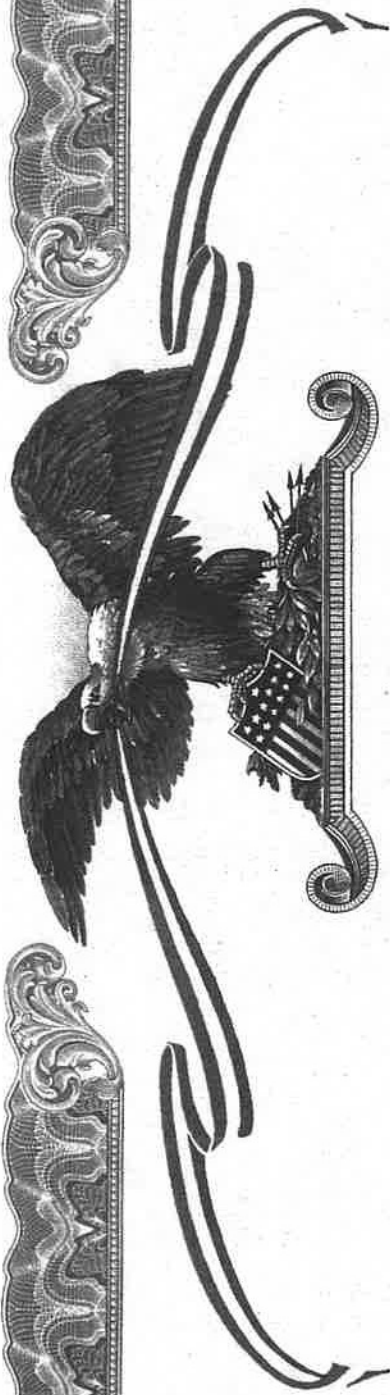
THIS PAGE MUST BE INCLUDED WITH YOUR BID

1

- 7) In Equipment Storage and Shop areas, three-way switches shall be marked for commercial use, and shall be white with white covers.
- 8) In Utility, Storage, Tool Rooms and above mezzanine, light fixtures shall be commercial grade vapor tight LED, 5,000 -7,000 lumens, 4' in length.
- 9) In the Office and Restrooms, light fixture shall be 20-watt, 1600 lumen LED down light fixture that is color selectable.
- 10) Light fixture over shower in ADA Restroom, shall be 20-watt, 1600 lumen LED down light that is color selectable and for wet locations.
- 11) In the Equipment Storage and Shop areas, UFO High Bay Lighting, 150 watt, 5,000 lumens, LED.
- 12) Five (5) Garage door openers, installed by building contractor, will need electric power supply.
- 13) Exterior lighting on the north and south sides shall be commercial grade exterior LED, 4,000 lumens with photocell Hubbell PGM3-180L4K-U-DBT-PBT1, or approved equal.
- 14) Exterior lighting on the east above man doors side shall be wall pack cutoff 70 watt, Hubbell NRG-1171B or approved equal.
- 15) Installation of two (2) EXIT signs over man doors in Equipment Storage and Wood Shop. These will be LED with battery backup and red lettering.
- 16) Alternate electrical installation for ceiling mounted, 60,000 btu gas forced air heating units and gas lines for Equipment Storage and Wood Shop areas.

Schedule C: HVAC

- 1) Heating for Equipment Storage and Wood Shop areas shall be natural gas infrared radiant tube heaters rated at a minimum 60,000 btu installed as indicated on the attached plans. Air intake will be screened to prevent bird intrusions. Radiant Heaters shall be Detroit Radiant Products or approved equal.
- 2) Install natural gas piping, heaters, venting, thermostats, etc. for the radiant tube heating.
- 3) For utility, storage, tool, office areas and restrooms install Mini-Split Ductless Heat Pump capable of 48,000 btu as indicated on the attached plans set. Carrier 38MGR 48K, or approved equal, as indicated on the attached plans. Carrier 40MBCQ09 cassette, with wireless remote and wall mounted thermostat, or approved equal.
- 4) Alternate bid for installation of ceiling mounted, minimum 60,000 btu gas forced air heating units and gas lines for Equipment Storage and Wood Shop areas.
- 5) Install exhaust fan, minimum 270 CFM, and ducting in restroom with end cap on exterior.



CARBON COUNTY

STATE OF UTAH

License Number **970**

By Authority of the Board of County Commission

THIS LICENSE IS GRANTED TO

CTELECTRIC LLC

In conformity with the Laws of the State of Utah, to carry on the business of
Large Scale Industrial Business

Commencing on **04/17/2025**

Expiring on **12/31/2025**

In accordance with the order of the Board of County Commissioners and the same is hereby duly authorized.

By

Seth May

Seth Marsing County Clerk/Auditor

**STATE OF UTAH
DEPARTMENT OF COMMERCE
DIVISION OF PROFESSIONAL LICENSING
ACTIVE LICENSE**



EFFECTIVE DATE: 03/15/2019
EXPIRATION DATE: 11/30/2025
ISSUED TO: CT Electric LLC
443 WOODHILL DR
PRICE UT 84501

REFERENCE NUMBER(S), CLASSIFICATION(S) & DETAIL(S)

11209384-5501 Contractor With LRF

DBAs: None Associated

B100, E200

MINUTES

Minutes of the Price City Council Workshop
Conference Room 106
August 13, 2025 – 4:00 p.m.

Present:

Mayor Kourianos

Councilmembers:

Councilmember Christman

Councilmember Knott-Jespersen

Councilmember Miller

Councilmember Willis

Excused: Councilmember Richardson

Present: See Public Meeting Sign-In Sheet

Items discussed:

1. Safety Seconds/Councilmember Willis/School is back in session, pay attention to crosswalks, flashing lights on school buses and recognize the different types of crosswalks, i.e. clear crosswalk means pedestrian needs to be halfway through and if stripped crosswalk, pedestrian must be all the way through the crosswalk.
2. Mayor's report: Structure of City Council Workshop, department supervisors, staff reports, City Council reports once a month, keep public comment or get rid of it, large group/spokesperson. Discussion regarding time change for City Council Workshop and City Council. Ordinance for harvesting wildlife in city limits, caution with wording or verbiage used.
3. Councilmember report: Christman/programs or support systems for homeless people.
4. Councilmember report: Knott-Jespersen/MTB Races will be held in Price September 5-6, 2025, over 3,000 people will be in town for the event, supporting local restaurants, hotels, gas stations, grocery stores, etc. The "Welcome to Price" sign is up on Hwy 10, landscaping in process.
5. Councilmember report: Miller/International Day's wrap-up meeting-very successful. Tentative date for 2026 International Day's- August 5-8, 2026. New sound system will be delivered soon. Culture Connection ends August 14, 2025, over 500 people attended event.
6. Councilmember report: Willis/Met with Dan Hinkley regarding crossings on 1st North and Carbon Ave., will start study after school starts, 1st North will be part of the project with lights., need cost estimate. Follow up on the Helper to Price walkway/bikeway preliminary study done, may be done in phases.

Adjourned: 5:01 p.m.

APPROVED:

ATTEST:

Michael Kourianos, Mayor

Jaci Adams, City Recorder

Minutes of the City Council Meeting
City Hall
Price, Utah
August 13, 2025

Present:

Mayor Kourianos
Councilmembers:
Joe Christman
Amy Knott-Jespersen
Layne Miller
Terry Willis

Jaci Adams, City Recorder
Nick Tatton, Administrative Director
Brandon Sicilia, Chief of Police

Excused: Councilmember Richardson

Staff/Others: See Public Meeting Sign-In Sheet

1. PLEDGE OF ALLEGIANCE

Mayor Kourianos called the regular meeting to order at 5:04 p.m. Andrew Lasslo, New Life Ministries offered a word. Mayor Kourianos led the Pledge of Allegiance.

2. ROLL CALL

Roll was called with the above Councilmembers and staff in attendance.

3. SAFETY SECONDS

Councilmember Willis reminded everyone that with school starting, watch for children/kids in the crosswalks, flashing lights on school buses and also pay attention to the type of crosswalk, i.e. a clear crosswalk allows cars to continue after the pedestrian is halfway through and a crosswalk with stripes allows cars to continue after a pedestrian is completely through.

4. GENERAL BUSINESS/DISCUSSION

a. SEPTEMBER SUICIDE PREVENTION AND AWARENESS MONTH PROCLAMATION. Consideration and possible approval for Mayor Kourianos to proclaim September as Suicide Prevention and Awareness Month in Price City. Amanda McIntosh, Suicide Prevention Liaison will be in attendance to discuss this agenda item.

Amanda McIntosh was praised by Mayor Kourianos and City Council for her dedication to this program. She then informed everyone about the upcoming events planned for the month of September.

MOTION.

Councilmember Christman moved to approve Mayor Kourianos to proclaim September as Suicide Prevention and Awareness Month in Price City. Councilmember Willis seconded and motion carried.

b. 2025 INTERNATIONAL DAYS UPDATE. Megan Marshall, Price City Event Coordinator will be in attendance to give an update on the 2025 International Days event that was recently held.

Megan Marshall was in attendance to highlight and give a summary on the 2025 International Day's Festival.

c. **PREFERRED ALTERNATIVE FOR UPPER PRICE RIVER WATERSHED ENVIRONMENTAL IMPACT STATEMENT (EIS).** Consideration and possible approval of "Consumer Wash Reservoir Alternative A Including Pressurized Irrigation System and In-Stream Flow" as the City's preferred alternative for the Upper Price River Watershed EIS.

MOTION.

Councilmember Willis moved to approve the "Consumer Wash Reservoir Alternative A Including Pressurized Irrigation System and In-Stream Flow" as the City's preferred alternative for the Upper Price River Watershed EIS. Councilmember Knott-Jespersen seconded and motion carried.

d. **JOINT HIGHWAY COMMITTEE PROJECT CHANGE OF SCOPE REQUEST.** Consideration and possible approval of a request to the Joint Highway Committee to Change the Scope of the Canal Crossings Replacement Project to one crossing at Carbon Avenue instead of two due to current funding constraints. New Project Total will be 958,505 including the City's portion of \$233,409 (24%).

MOTION.

Councilmember Miller moved to approve the request for the Joint Highway Committee to change the scope of the canal crossings replacement project to one crossing at Carbon Avenue instead of two due to funding constraints. Councilmember Christman seconded and motion carried.

5. CONSENT AGENDA

MOTION.

Councilmember Miller moved to approve consent agenda items a. thru l. Councilmember Willis seconded and motion carried.

a. **MINUTES** for 07-23-2025 City Council Workshop and City Council.

b. **INTERLOCAL COOPERATIVE AGREEMENT BETWEEN PRICE CITY POLICE DEPARTMENT AND UTAH STATE UNIVERSITY.** Consideration and possible approval of an Interlocal Cooperative Agreement Between Price City Police Department and Utah State University.

c. **AGREEMENT FOR PROFESSIONAL SERVICES RELATED TO FIRST RESPONDERS FIRST AND PRICE CITY PUBLIC SAFETY.** Consideration and possible approval of an Agreement Between First Responders First and Price City Public Safety.

d. **THE BACORP MASTER LEASE AGREEMENT FOR PRICE CITY POLICE DEPARTMENT VEHICLES.** Consideration and possible approval for an Agreement Between The Bancorp Bank and Price City for Price City Police Department vehicles.

e. **GAS LINE AGREEMENT.** Consideration and possible approval of a service line agreement with Enbridge to provide gas service to the City's new Street Maintenance Shed.

f. WILLIAMS/MOUNTAINWEST PIPELINE ENCROACHMENT REQUEST. Consideration and possible approval of a pipeline encroachment request to construct a flood control ditch across the high pressure gas pipeline owned by MountainWest LLC located on Wood Hill Road.

g. REMOTE ACCESS POLICY. Consideration and possible approval of the remote computer system access policy.

h. PRICE RIVER WATER RESOURCES COMMITTEE MEMBER APPOINTMENT. Consideration and possible approval of the appointment of Tyler Clark as a member of the Price River Water Resources Committee to fill the current vacancy of Wellington Area Citizen.

i. REQUEST FOR FEE WAIVER/HOPE SQUAD. Amanda McIntosh, Suicide Prevention Liaison/FCCBH is requesting fee waivers for use of the Price City Peace Gardens on September 10, 2025 for the annual Candlelight Vigil and September 13, 2025 for the Southeast Utah Hope Walk.

j. VOCA GRANT AWARD. Acknowledgement of approved VOCA Grant Award to Price City Police Department Victim of Crime Act (VOCA).

k. TRAVEL REQUESTS. Captain Ratcliffe and Colton Greener, Utah Narcotics Officer Association Conference, August 10-15, 2025, St. George, UT. Sergeant Kelly Maynes, CIT International Conference, Anaheim, CA, August 10-13, 2025.

l. BUSINESS LICENSES. AKM Rentals LLC at 175 S 700 E for Allen and Kristen McCourt. Revive N Thrive at 248 S Hwy 55 for Tiffany Noyes & Ailese Curtis. Tagg N Go Express Car Wash at 222 S Hwy 55. Vintage Chandelier LLC at 79 W Main St for Jamie Wilstead. Summit All Phase Construction at 330 Madison Ave for Draper Powell. Homestead Landing Apartments, LLC at 1433 E Airport Rd.

6. PUBLIC COMMENTS

Dave Cox, Price City resident asked about water rights in the Lower Basin Reservoir. Jared Haddock, Price City resident thanked Mayor Kourianos, City Council and Price City Police Department for their service to the community. Ken Huff, Price City residents had concerns with a striping company that got paint on his wheels while painting lines on the road. Wayne Jackson, Price City resident reminded everyone about upcoming events.

7. UNFINISHED BUSINESS

No unfinished business was discussed or reported.

Mayor Kourianos asked for a motion to close the regular City Council meeting.

Councilmember Christman moved to closed the regular City Council meeting. Councilmember Knott-Jespersen seconded and motion carried.

The regular City Council meeting was adjourned at 5:44 p.m.

APPROVED:

ATTEST:

Michael Kourianos, Mayor

Jaci Adams, City Recorder

TEXT MESSAGING NOTIFICATION SYSTEM



CivicPlus

302 South 4th St. Suite 500
Manhattan, KS 66502
US

Quote #:

Date:

Expires On:

Statement of Work

Q-106469-1

8/20/2025 12:54 PM

10/19/2025

Client:

City of Price, UT

Bill To:

PRICE CITY, UTAH

SALESPERSON	Phone	EMAIL	DELIVERY METHOD	PAYMENT METHOD
Jordan Cairns		cairns@civicplus.com		Net 30

One-time(s)

QTY	PRODUCT NAME	DESCRIPTION
1.00	Mass Notification Standard Implementation	Mass Notification System Standard Implementation

Recurring Service(s)

QTY	PRODUCT NAME	DESCRIPTION
1.00	Communicator Unlimited SMS + Unlimited Emergency Voice	Emergency and Mass Notification platform with multi-channel alerting, geo-targeting, polling, mobile apps. Unlimited SMS for all communications. Voice minutes for emergencies. Includes NOAA integration, IPAWS, and white/yellow page data for emergencies.

List Price - Initial Term Total	USD 6,155.00
Total Investment - Initial Term	USD 4,500.00
Annual Recurring Services (Subject to Uplift)	USD 3,500.00

Initial Term	12 Months Beginning at Signing
Initial Term Invoice Schedule	100% Invoiced upon Signature Date

Renewal Procedure	Automatic 1 year renewal term, unless 60 days notice provided prior to renewal date
Annual Uplift	5% to be applied in year 2

This Statement of Work ("SOW") shall be subject to the terms and conditions of the CivicPlus Master Services Agreement and the applicable Solution and Services terms and conditions located at <https://www.civicplus.help/hc/en-us/p/legal-stuff> (collectively, the "Binding Terms"). By signing this SOW, Client expressly agrees to the terms and conditions of the Binding Terms throughout the term of this SOW.

Please note that this document is a SOW and not an invoice. Upon signing and submitting this SOW, Client will receive the applicable invoice according to the terms of the invoicing schedule outlined herein.

Client may issue purchase orders for its internal, administrative use only, and not to impose any contractual terms. Any terms contained in any such purchase orders issued by the Client are considered null and will not alter the Binding Terms, the Agreement or this SOW.

Acceptance of Quote # Q-106469-1

The undersigned has read and agrees to the Binding Terms, which are incorporated into this SOW, and have caused this SOW to be executed as of the date signed by the Customer which will be the Effective Date:

For CivicPlus Billing Information, please visit <https://www.civicplus.com/verify/>

Authorized Client Signature

CivicPlus

By (please sign):

By (please sign):

Printed Name:

Printed Name:

Title:

Title:

Date:

Date:

Organization Legal Name:

Price Municipal Corp.

Billing Contact:

Steven Richardson

Title:

Electrical Utility Infrastructure specialist

Billing Phone Number:

(435)637-5010

Billing Email:

stevenr@priceutah.gov

Billing Address:

185 East Main Street

Price, UT 84501

Mailing Address: (If different from above)

PO Number: (Info needed on Invoice (PO or Job#) if required)



Proposal

Valid for 60 days from date of receipt

Company Overview

CivicPlus started back in June of 1998 with a simple yet powerful vision: to develop technology solutions that empower local government staff to manage daily operations efficiently without depending on paper-based processes or complex systems.

Today, CivicPlus provides public sector technology that provides intelligent automation for staff and a unified experience for residents. CivicPlus solutions help increase process efficiency by up to 40%, freeing staff to improve community engagement. Our wide range of government software solutions are designed to be flexible, scalable, and customizable, ensuring a singular experience for residents and staff.

OUR PORTFOLIO INCLUDES:

- Municipal Websites
- Web Accessibility
- Agenda and Meeting Management
- Mass Notification
- Social Media Archiving
- NextRequest
- Recreation Management
- SeeClickFix 311 CRM
- Municode Codification
- Process Automation and Digital Services
- Community Development
- Asset Management
- Utility Billing
- Resident Portal

Company Contact Information

302 S. 4th Street, Suite 500
Manhattan, KS 66502
Toll Free: 888.228.2233
Fax: 785.587.8951
civicplus.com



Experience & Recognition

25+ Years

10,000+ Customers

950+ Employees

With public service in our DNA, our 25-year heritage of success is fueled by the expertise of our product innovators—many of whom served in local government. Our commitment to deliver impactful solutions in design and development, end-user satisfaction, and secure hosting has been instrumental in making us a leader in government technology. We are proud to have earned the trust of our over 10,000 customers and their over 100,000 administrative users. In addition, over 340 million residents engage with our solutions daily. With such experience, we are confident that we can provide the best solution for you.

We're proud to be recognized in various ways for our dedication and service to our customers.

- Winner of multiple Stevie® Awards, the world's top honors for customer service, sales professionals, and more.
- Designated a top-100 U.S. company by Government Technology magazine for making a difference in the public sector.
- Selected by Inc. Magazine as "One of the Fastest Growing Privately-Held Companies in the U.S." each year since 2011.
- Certified™ by Great Place To Work®, which is a prestigious award is based entirely on what current employees say about their working experience.



The Best-Run Local Governments Run on CivicPlus Technology

Government leaders tell us that one of their most pressing needs is to improve how residents access and experience municipal services. However, they struggle with budget cutbacks and technology constraints. With CivicPlus, leaders can finally overcome the perpetual trade-off between the demand for better services and the realities of operational resources, by leveraging the unique Civic Impact Platform to deliver both unmatched end-to-end automated efficiency and truly unified, delightful resident experiences.

CivicPlus is the only government technology company exclusively committed to being a trusted partner for impact-led government, enabling our customers to efficiently keep our communities informed, involved, and connected using our innovative and integrated technology solutions built and supported by former municipal leaders and award-winning support teams. With it, our customers increase revenue and operate more efficiently while nurturing trust among residents.



The Civic Impact Platform

The comprehensive Civic Impact Platform delivers unmatched end-to-end efficiency, supercharging staff impact through intelligent automation, and unlocking collaboration in and across departments. At the same time, this unique platform delivers a truly unified residence experience, delighting residents with a singular profile and single sign on for friction-free, no-hassle services.

With CivicPlus your team is always change-ready, staying a step ahead of disruption, whether evolving compliance and accessibility requirements, civil emergencies, and more.



IMPACT-LED GOVERNMENT

Impact-led government goes beyond transactional services to create lasting change in communities. By modernizing processes, it uses automation, collaboration, and data-driven insights to help staff work more efficiently and make services more accessible—anticipating needs and addressing challenges before they arise for residents and staff.

The CivicPlus Civic Impact Platform Enables Impact-Led Government Through Five Key Principles:

1. Modernize and connect every function: Work better together through intelligent automation, efficiency, and stronger collaboration.
2. Deliver a singular, personalized resident experience: Replace hassle with friction-free delight, delivering a unified profile and intuitive, consistent experiences.
3. Supercharge staff impact: Boost staff performance with automated tasks, data-driven decisions, and aligned priorities and processes.
4. Strengthen compliance, accessibility, and readiness: Forward-thinking best practices and continuous adaptation to change.
5. Consolidate on a comprehensive, purpose-built platform: Choose solution breadth, eliminate multiple vendors, and gain compounding value over time.



CivicPlus Resident Portal

THE NEXT EVOLUTION IN DIGITAL RESIDENT ENGAGEMENT

CivicPlus Portal is a mobile-friendly, personalized online hub from which residents can quickly, easily, and securely obtain information, access resources, discover services, complete transactions, and interact with their local government administration. It is the public gateway to the Civic Impact Platform, empowering resident self-service from one central location for everything from submitting forms, referencing recent legislation, and engaging with public meetings to managing individual alert and notification preferences.



Personalized Resident Benefits:

- One username, password, or popular platform-enabled single sign-on (via Facebook, Google, Microsoft, or Apple) to securely manage their user profile and interact with all their government resources and information.
- A personalized, customizable dashboard that serves as the launchpad to save frequently accessed digital services, view past interactions, bookmark frequent payment options, and stay up to date with featured, meaningful content.
- Anytime, anywhere access from any device.
- Enabling self-service form viewing, submission, and payments to support a variety of digital transactions from parking permits and business licenses to pet adoptions.
- Easy management of individual communication preferences related to routine and emergency alerts, website newsletters, and agenda & meeting notifications from one single view.
- A centralized hub to submit and track requests, such as public records requests, non-emergency issues, and code enforcement complaints and violations.

Staff and Administrator Benefits:

- A low-maintenance tool for administrators to easily spotlight information, share content, and link to services to further promote local government initiatives while improving public transparency and trust.
- Ability to consolidate digital services from multiple CivicPlus and third-party solutions into one intuitive, accessible, and responsive interface.
- Consolidation of siloed alerts and notifications from the variety of solutions you control into a single view residents to sign up for and manage.
- Localization of cross-department payments and forms in one place, including those from CivicPlus and third-party solutions, enhancing residents' convenience for increased payments and engagement.
- Multi-factor authentication options and optimized for security and accessibility.



Support Services

TECHNICAL SUPPORT

With technology, unlimited support is crucial. Our live technical support engineers based in North America are ready to answer your staff members' questions and ensure their confidence. CivicPlus' support team is available to assist with any questions or concerns regarding the technical functionality and usage of your new solution.

CivicPlus Technical Support hours typically span between 7 a.m. to 7 p.m. CST, but vary by product. You can access a Technical Support Team via a toll-free number as well as an online email support system for users to submit technical issues or questions.

Our current initial response time is 4-hours for email tickets during normal hours. Further, emergency technical support for urgent requests is available 24/7 for designated, named points-of-contact for most products.



Award-Winning Support

CivicPlus has been honored with four Gold Stevie® Awards, eight Silver Stevie® Awards, and eleven Bronze Stevie® Awards. The Stevie Awards are the world's top honors for customer service, contact center, business development, and sales professionals.

CIVICPLUS HELP CENTER

CivicPlus customers have 24/7 access to our online Help Center where users can review articles, user guides, FAQs, and can get tips on best practices. Our Help Center is continually monitored and updated by our dedicated Knowledge Management Team to ensure we are providing the information and resources you need to optimize your solution. The Help Center also provides our release notes to keep your staff informed of upcoming enhancements and maintenance.

CONTINUING PARTNERSHIP

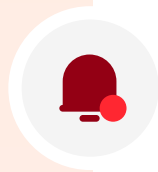
We won't disappear after your website is launched. You'll be assigned a dedicated customer success manager. They will partner with you by providing information on best practices and how to utilize the tools of your new system to engage your residents most effectively.

Proposal Disclaimer

Proposal as Non-Binding Document

A successful project begins with a contract that meets the needs of both parties. This proposal is intended as a non-binding document, and the contents hereof may be superseded by an agreement for services. Its purpose is to provide information on a proposed project we believe will meet your needs based on the information available. If awarded the project, CivicPlus reserves the right to negotiate the contractual terms, obligations, covenants, and insurance requirements before a final agreement is reached. We look forward to developing a mutually beneficial contract with you.

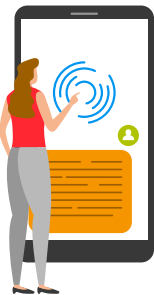




Communicator Unlimited + Emergency Voice Package

Features & Functionality

In today's complex world, keeping your community informed and safe requires a reliable, multi-channel communication system. As a leader within your local government, you understand the critical need to reach everyone instantly, whether it is during an emergency or for routine updates. CivicPlus offers the most user-friendly and comprehensive mass notification solution available, designed specifically for the needs of local governments.



Communication with your residents is essential to every aspect of local government, so our Mass Notification system ensures your capacity to communicate with your residents quickly across a variety of channels. Our system allows you to send SMS text, voice calls (utilizing recorded messages or Text-to-Speech (TTS) functionality), social media alerts, and RSS feeds at high rates of speed.

An easy-to-use, intuitive web interface lets you launch critical alerts to all communication channels and devices you leverage during emergencies. Simply select the applicable contact paths, compose a message or upload a pre-designed alert, and click send. Critical messages will then be transmitted simultaneously to all those selected.

Our Mass Notification system is unsurpassed by any other vendor in the industry in sending capabilities. The system sends messages across networks at the following per minute rates:

- Text-to-Speech messages and voice alerts – 12,000 per minute
- SMS text messages – 60,000 per minute
- Email messages – 50,000 per minute

No two people have the exact same preferences for receiving messages. We provide you with multiple contact paths, enabling you to effectively and efficiently reach all intended recipients.

With its speed and growing number of ways to send and receive communications, the possibilities to reach residents with our system are virtually limitless.

CivicPlus offers a variety of packaging to best fit your organization's needs. This Communicator Unlimited + Emergency Voice Package package includes the ability to send unlimited geo-targeted emails and push notifications to the mobile app, along with the ability to instantly push communications to a CivicPlus website, Facebook, X (formerly Twitter), and Nextdoor. This package also includes unlimited SMS and unlimited **emergency-only** voice messaging.

Public Alerting Channels

- Email
- Voice Call (ETN)
- Facebook
- Mobile App
- SMS Text
- X (formerly Twitter)
- Nextdoor

In addition, APIs can be utilized via webhooks to activate a variety of devices when an alert is sent. Sirens and public signage devices can also be activated by consuming CAP messages from both Atom and RSS feeds.



MULTILINGUAL VOICE & TEXT TRANSLATION

With our Mass Notification system's multilingual functionality, your voice alerts and text posts can be automatically translated for residents that speak a variety of languages. Subscribers can easily select to receive text messages, voice messages, and/or emails in their preferred language. You compose and send messages the same way and messages are translated automatically.

To ensure all of your residents are connected and informed with our software, multilingual messages are translated into over 60 different languages for email and text and over 25 different languages for voice. The most often requested are:

- Spanish
- French
- Russian
- Portuguese
- Thai
- Hindi
- Chinese
- German
- Italian
- Polish
- Arabic

Unlimited SMS messages and unlimited **emergency-only** voice calls are included in your Communicator Unlimited + Emergency Voice package.

SOCIAL MEDIA INTEGRATION

The system's integration with social media applications such as Facebook, X (formerly Twitter), and Nextdoor will allow you to post unlimited social media messages to all of your accounts. Accounts can be integrated to automatically post all notifications and group notifications can post to different accounts.

GEO-TARGETED NOTIFICATIONS

Our Mass Notification system provides intelligent communication with the ability to easily digest local geographic details with robust, yet easy-to-use ESRI-integrated tools. Geo-targeted messaging enables you to:

- Draw a multi-point polygon shape
- Import shapefiles or hosted feature URL
- Save drawn regions as templates for future use
- Remove specific areas from a notification
- Draw complex geospatial shapes of varying sizes with buffered areas, as desired

Simply draw a multi-point or freehand polygon on the map or click on a central point and enter corresponding radial distance you wish to alert, and our system will notify your residents within that area using their stored addresses.

GROUP/USER MANAGEMENT

The Mass Notification system provides extensive administrator rights and detailed group settings with unlimited user groups. You can utilize granular permissions rendering the solution easily shared with multiple staff members and agencies. Users can then communicate with all members in the system or targeted notifications by group to reach only those affected.

Once contacts have been entered, administrators may search membership files by multiple criteria, including name, phone number, email, or street address. Using a contact list directory, administrators may message contacts through any of the unlimited groups which have been created.





SIGN-UP

Our Mass Notification's versatile system offers residents with opt-in and opt-out capabilities to meet the specific goals of your organization. When users sign up, they can opt-in to available unique groups such as road closure and recreations. Our powerful platform offers a simple, user-friendly interface with a robust selection of group and network options.

Residents can also sign-up for notifications to one or multiple groups with our text-to-join feature. To join a group, they can simply text a "keyword" to the specified number. Your staff can set up unlimited keywords, allowing you to create keywords for multi-use categories or one-time events, such as a parade.

EMERGENCY TELEPHONE NOTIFICATION (ETN)

With CivicPlus' ETN, you will be able to send an emergency voice call with white and yellow page landline data. This data is seamlessly updated daily. These contacts are available for you to send alerts about life-threatening emergencies.

REAL-TIME REPORTING

The Mass Notification solution offers administrators analytics for each message sent. Reporting within the system allows administrators to view and capture engagement statistics, including the status of delivered messages and the percentage of confirmed contacts.

You'll have comprehensive analytics to provide real-time reporting and create paper trails to easily understand the success of your notifications and share with others in your organization.

Following the onset of a crisis and broadcasting critical alerts, easily and quickly confirm, in real time, the status of critical alerts sent via text, voice, email, and mobile app to ensure alerts have been delivered to all intended recipients. Real-time analytics enable you to take alternative steps to reach recipients who experienced a delivery failure.



POLLING

Utilize polls to assess personal safety and your organization's status. All results are visible in an easy-to-read report on all platforms. Polling can be used through the mobile app or email. Polling can also be utilized via SMS and voice.



MOBILE APP FOR RESIDENTS

The myAlerts mobile app empowers your residents to sign up, manage their notification settings, and receive notifications all from the palm of their hand. Residents can even receive geo-located notifications pertaining to their current location. It improves the resident experience in receiving communications from you while also improving the effectiveness of your emergency communication capabilities. myAlerts allows residents to quickly and easily:

- Sign-up to receive notifications
- Set their notification preferences
- See all the latest sent posts
- Enable alerts from other locations based on their priority and type



MOBILE APP FOR ADMINISTRATORS

The mobile app allows administrative users to send alerts, report incidents from the scene, collaborate, and coordinate your team's response with the easy-to-use mobile app on iOS and Android.

INTERNAL SECURE CHAT

Follow up on polls or messages with Secure Chat to initiate direct two-way communication with your crisis management team.

TASK LISTS

The Task Lists feature is essential during a critical event and is also useful after a critical event since stakeholders can monitor Task List completion and identify areas for improvement in a business continuity or disaster recovery plan.

Using the Task Lists make planning your emergency response easier, speed up your crisis response time, and optimize your response plans based on data collected during a critical event.

NOAA WEATHER ALERTS

Through an integration with NOAA weather, distribute urgent news, instructions, and mandates the NOAA distributes to our network via the myAlerts mobile app, social media, CivicPlus Municipal Websites integration, and SMS subscribers. Automation integration uses the polygon provided from NOAA to deliver notifications to the right person. The Mass Notification system can also automatically send alerts to your social media accounts.

IPAWS

During an emergency, alert and warning officials need to provide the public with life-saving information quickly, regardless of whether they have subscribed for alerts. The Integrated Public Alert and Warning System (IPAWS) is a modernization and integration of the nation's alert and warning infrastructure and will save time when time matters



most, protecting life and property. Local government can use IPAWS and integrate local systems that use Common Alerting Protocol (CAP) standards with the IPAWS infrastructure. Our Mass Notification system's IPAWS integration provides an effective way to alert the public not only through wireless networks, but also through landlines, cable and satellite TV, AM/FM radio, digital signage, PA systems, websites, social media, and, if power goes out, NOAA weather radio. IPAWS can be used to handle any kind of threat to the public, including overturned vehicles containing hazardous chemicals, severe weather alerts, missing children, or even terrorists on the loose. The more local, state, and tribal authorities adopt IPAWS, the more communities will be safe and strengthened by good communication.

Prospect will be responsible for obtaining and maintaining Alerting Authority, as defined at <https://www.fema.gov/emergency-managers/practitioners/integrated-public-alert-warning-system/public-safety-officials/alerting-authorities>, with the Federal Emergency Management Agency in order to utilize the IPAWS software provided by CivicPlus.

The Civic Impact Platform

For governments to operate smoothly, departments, staff, and residents need to be able to find answers, complete their tasks, and communicate without hassle. CivicPlus connects all of your teams and functions, so they work better together for your community. With the Civic Impact Platform, you can:

- Modernize and connect every function.
- Strengthen compliance, accessibility, and readiness.
- Consolidate onto a comprehensive, purpose-built platform.
- Deliver a singular, personalized resident experience.
- Empower staff effectiveness.



Hosting & Security

Redundant power sources and internet access ensure consistent and stable connections. We invest over \$1.0M annually to ensure we adapt to the ever-changing security landscape while providing maximum availability. CivicPlus' extensive, industry-leading process and procedures for protecting and hosting your site is unparalleled.

Maintaining the highest level of security for our customers' systems and protecting the privacy of their data is the cornerstone of our Mass Notification system's philosophy. CivicPlus ensures the safety of its Mass Notification application and the privacy of the data housed therein. Just as you protect your residents, we protect your investment. Our 30 geographically distributed servers make storage limitations a non-issue. CivicPlus ensures the safety of its equipment and guarantees compliance with all network and website vulnerability tests.

Your administrative team can be confident that our Mass Notification system will accommodate your department needs with privacy and security. Customizable administrative access settings and reliable hosting means in times of emergency, system security will be your last concern.

Security & Availability Features	<ul style="list-style-type: none">• 99.9% guaranteed uptime• Protected department information and internal communications• Cloud-based and geographically distributed• Simultaneous use by multiple departments and agencies• Role-based authorization• Attribute-based authorization (content, task lists)• In-transit and at-rest encryption• Complete workload security (IDPS, firewall, monitoring/alerting)• Security vulnerability testing, monitoring and remediation (OWASP)• Additional security and server hardening measures
High Security Standards	<ul style="list-style-type: none">• SSL security• OS-level firewall• Authorization bypass security• Cross-site request forgery (CSRF) security and cross-site scripting (XSS) security• SQL injection security• Multiple data centers and redundancies• Additional security and server hardening measures

Implementation

Project Timeline

Current average implementation can be completed within 4-6 weeks. This timeline can adjust based on data migration needs and overall availability of the customer. If IPAWS authorization assistance is needed with FEMA, the timeline for that portion of the project could extend to 24-weeks due to turnaround time.

Development timelines can vary due to scope, customer availability, milestones set, and other factors. However, your exact implementation timeline can be customized dependent on your launch goals and expectations. We will work with you until your system is up and running and your staff has reached a level of comfort to confidently maintain your new system.

PHASE 1: INITIATE	<ul style="list-style-type: none">• Project Initiation & Review• Project Kickoff Meeting
PHASE 2: OPTIMIZE	<ul style="list-style-type: none">• Complete Assessment Form• Request System Creation• Obtain IPAWS Public Alerting Authority• Schedule Virtual Training
PHASE 3: EDUCATE	<ul style="list-style-type: none">• Network Admin Training• System Test & Build• IPAWS Training• Teach Back Training for Mass Notification system
PHASE 4: LAUNCH	<ul style="list-style-type: none">• Website Display• Launch Preparation• Launch Day
PHASE 5: GO LIVE & BEYOND	<ul style="list-style-type: none">• Customer Transitioned to Dedicated Customer Success Manager



Implementation Approach

KICKOFF MEETING

Identify lead personnel to work with CivicPlus on implementation project including:

- Project main contact
- Database administrator to provide user data
- Emergency management communications and engagement staff

We will assist you in developing and mapping out the initial groups you would like to create including which will be designated for emergency messages or routine messaging. Your dedicated project team will discuss possible embeds to be placed on your website for registration and we will schedule training for your network and group administrators based on the final scope of work developed.



IPAWS AUTHORIZATION

If needed, your implementation consultant will work with you to become authorized by FEMA to issue public alerts on the IPAWS system. The following actions will need to be taken:

- A Memorandum of Agreement (MOA) governing system security must be executed directly with FEMA.
- Complete an application which defines the types of alerts intended to be sent through IPAWS, which must be reviewed and signed by a designated state official before being sent to FEMA.
- Attend a mandatory web-based training course and obtain a certificate of completion.

Your implementation consultant will provide you more specific instructions and answer any questions you may have about the process.

TRAINING

During this step in the process, you will create your user groups with assistance and guidance from CivicPlus for your default settings. This step of the process will also involve optimizing and uploading user data to efficiently and effectively communicate at Go Live.

This step in the implementation involves identifying and creating your internal User Groups, as well as training on the system. We will assist you in identifying and setting up:

- Super Administrators who will have full control over all settings within the system and will be able to post to any group within the network



- General Admins can send messages to and manage their respective groups and contacts without being able to access network level settings
- Send-Only Administrators who will only be able to send messages to designated groups and contacts

Super Administrators will be trained first to ensure complete familiarity with the system and a comfortable confidence level for implementation once the system is launched. Trainings will also be held for other administrators to the level required for their roles.

Finally, during this step, we will hold discussions with your key stakeholders to provide usage and guidelines policies and help prepare your organization's CivicPlus communication protocol.

GO LIVE & BEYOND

This is where the rubber meets the road – the launch of your new system! Should you desire, CivicPlus can schedule and coordinate an introductory notification to residents, departments, groups, etc. This will allow your end users to experience first-hand how the system works. It is a great way to validate your phone number database and gather feedback from your organization.

CivicPlus doesn't implement and run. We will continually support (available 24/7/365) and guide you through best practices to maximize the value of the system. Additional virtual training and support is always available. We stand behind our product and behind our customers.



Optional Enhancements

Incident Management and Guide

Alert employees when a crisis occurs and send instructions for how to proceed. View role-specific procedures for a variety of emergencies and disruptions to daily operations. Documents such as business continuity plans or safety procedures can be added and visible in a static view for your staff to view.

Platform Identity Provider (IdP) Integration

More often, local government IT teams are looking to implement single sign-on (SSO) functionality to simplify user access to all web and cloud-based applications without requiring individual authentication. The CivicPlus' Platform IdP Integration capabilities provide local governments with the following conveniences:

- Faster and easier access to vital third-party solutions that integrate with your CivicPlus unified applications, such as CivicPlus' Municipal Websites, Recreation Management, and Agenda and Meeting Management Select
- Reduced password and account maintenance
- The ability to log into your CivicPlus software accounts from any device with an Active Directory username and password
- Auto-account generation
- Group syncing
- Customization of the design of your active directory login page

We offer integration with Microsoft's Entra ID (formerly Azure AD), Microsoft's Active Directory Federation Services (AD FS) versions 3.0, 4.0, and 5.0, and Okta.

Blocks of Voice Messages

- 1 Block of 10,000 Voice Messages with Text to Speech (TTS) for Routine Calls

Resident Customer Contact Data Import

Your current resident contact information will be bulk imported into your new Mass Notification solution during implementation.



Marketing Tools

CivicPlus can provide you with the tools to market the launch of your new Mass Notification System. As a part of our Marketing Tools package, you'll receive:

- Social Media Graphic for use in X (Formerly Twitter), Facebook, and Instagram
- Flyer with a link or text-to-join code to urge users to sign up
- Slideshow graphic for your website
- News Flash Graphic with general text highlighting your new Mass Notification system
- Press Release with your logo to announce your system's launch



SPONSORSHIP CONTRIBUTION REQUEST

Dear Sponsor:

The SouthEastern Utah Jr. High & 5th and Under Rodeo Club wishes to thank all of you who have supported our club in the past and also those of you who will be helping us for the first time this year. Your contributions allow our club to produce a successful rodeo each year and your generosity is sincerely appreciated.

This year will look a little different as we are hosting 4 qualifying rodeos consecutively, 2 for our 5th and under and 2 for our Jr. High. Our annual qualifying Rodeos will be held this year on Friday, August 29th and Saturday August 30th, 2025 at the Carbon County Fairgrounds. This year your sponsorship will get you two days of exposure and support of your members. Contestants from throughout the State of Utah will participate during our annual rodeo. Without your sponsorship, contributions and support, production of our rodeo would not be possible and our youth would not get to show their hard work and skills that they work at all year long.

We will acknowledge all sponsors by listing them in our program under the appropriate sponsorship categories as follows:

*Diamond Sponsors:	\$500	*Event sponsor + 2 foot x 4foot banner +logo on team shirt.
*Ruby Sponsors:	\$250	*Event sponsor + 2 foot x 4foot banner
*Emerald Sponsors:	\$150	*Event sponsor.
Gold Sponsor	\$100	*Event sponsor.
Friends/Family	\$20-\$75	Any and all amounts make a huge difference. We appreciate all help!

*All sponsors will be announced as an event sponsor during our rodeo.

All admissions to our rodeo are free. We would hope that anyone who sponsors our rodeo would come out and see these kids in action.



THANK YOU FOR YOUR SUPPORT! LETS' RODEO

South Eastern Utah Jr. Rodeo & 5th and Under Rodeo Club.

Emily Wear 801-472-9767
seujhrc73@gmail.com

Rodeo Club Contract Member: Emily Wear

Price City

185 E Main St.

Phone: 435-636-3183 Business Contact Person: Jaci Adams, City Recorder

*** Diamond Sponsors: \$500 *Event sponsor + 2' x 4' banner+logo on shirt**

- o *** Emerald Sponsors: \$150 *Event sponsor**
- o **(*above sponsor please send digital logo to be used for social media/banner)**
seujhrc23@gmail.com
- o **Gold Sponsor \$100**
- o **Friends/Family: \$20-\$75**

PRICE CITY OUTSIDE WATER USER AGREEMENT (Sept 2022)

This Agreement is made and entered into this _____ day of _____, 20____, by and between Price City, P.O. Box 893, a Municipal Corporation of the State of Utah, and hereinafter referred to as "City", and Jeff Laird & Sally Zellner, for the Property Located at:

710 E 450 S Price UT 84501

WITNESSETH: hereinafter individually, jointly or severally referred to as "Outside Water User".

WHEREAS, City presently owns and operates a drinking water system that is capable of delivering water from its water treatment plant to its residents and businesses within and outside of the corporate limits of City; and

WHEREAS, there are some residents living outside the corporate limits of the City along its water distribution system commonly known as Outside Water Users, whose needs for drinking water cannot presently be met by the Price River Water Improvement District or any other water supplier; and

WHEREAS, City is willing to deliver drinking water to those residents and businesses whose properties are situated outside of City and whose water needs cannot be otherwise accommodated at this time; and

WHEREAS, the City has determined that execution of an Agreement by the City and Outside Water Users is necessary to facilitate water delivery to them.

NOW, THEREFORE, in consideration of the covenants and agreements hereinafter contained, the parties hereto agree as follows:

1. City hereby agrees to furnish drinking water to the undersigned Outside Water User whose property is situated adjacent to a City water distribution pipeline outside the corporate boundaries of City in Carbon County, Utah. The undersigned Outside Water User hereby expressly acknowledges that City is not obligated to furnish drinking water to users outside of its corporate boundaries and is doing so as a voluntary accommodation for the benefit of Outside Water User.
2. The undersigned Outside Water User is hereby entitled to one (1) drinking water connection to serve one residence or business. Any additional connections will require separate approval from the City. No extensions whatsoever shall be made on any main lines or service lines without City approval. Any tampering or abuse of meters, connections or pipelines, and any failure or refusal to repair or prevent loss of water, may result in cancellation of this Agreement and discontinuance of service, as determined by the City.
3. Water pipelines and appurtenances shall include the water pipelines, service laterals, valves, metering, backflow prevention, fire hydrants and other incidentals necessary to complete an operable installation from the City's water distribution pipeline. All water pipelines and appurtenances, whether on private

property, in an easement, or in the public right of way shall be constructed to City Standards and be inspected by the City Engineer and/or City Water Supervisor or their designees.

4. Water pipelines and appurtenances, including the lateral from the water main to the meter, as well as beyond the meter, whether located within the public right of way, public utility easement, on private property, or within a private easement shall be owned, operated, repaired and maintained by the Outside Water User.
5. If a structure is more than 250 feet from a fire hydrant, it is recommended that an 8 inch water main be installed by Outside Water User followed by a 6 inch water lateral to a fire hydrant. The service lateral may be taken from the 8 or 6 inch pipeline.
6. All water use at all service connections shall be metered to account for all water used through those connections. Selection of a meter location will be at the discretion of the City. Every effort will be made to place the meter within the public right of way or public utility easement for ease of access and meter reading. The meter will remain the property of the City.
7. Outside Water User shall use water wisely and avoid waste, taking steps to promote conservation and prevention of water loss.
8. Delivery of water to Outside Water User is subject to and contingent upon the availability of water not otherwise required by water users within the City limits. The City shall not be liable for any damage resulting from its inability, for any cause whatsoever, to furnish water to the Outside Water User, for domestic use, agricultural use or fire protection, or in the event that City shuts off any water delivery, without notice, for repairs or otherwise.
9. All water service connections approved and installed for Outside Water User under the provisions of this Agreement shall establish Outside Water User as a customer of the City. All payments assessed by the City for such water use must be paid by the undersigned Outside Water User directly to City. Payments for such water use delivered through connections to separate private water company lines shall be made directly to that private water company, who will then pay the City.
10. The City will charge the undersigned Outside Water User the same rate for monthly water use as the City charges other Outside Water Users as per the Ordinances or Resolutions of City. The parties hereto further agree that the City reserves the right to change said water rates at any time should the City determine such course of action to be necessary.
11. It is further understood and agreed that the City Water Supervisor shall have access to the undersigned Outside Water User's property served hereby for the purpose of inspection or any other purpose pertaining to the said water use.
12. The parties hereto further understand and agree that the undersigned Outside Water User shall provide the City one (1) Scofield Water Share for each connection, and shall pay to the City all the necessary fees according to current City Resolutions/Ordinances prior to installation of meters and activation of each connection.

13. This Agreement shall remain in full force and effect unless and until it is terminated by either party hereto and shall remain binding upon the parties and their respective heirs, successors and assigns.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first above written.

PRICE CITY

By: _____
Michael Kourianos
Its: Mayor

ATTEST:

City Recorder

STATE OF UTAH)
: ss.
COUNTY OF CARBON)

On this _____ day of _____, 20____, personally appeared before me MICHAEL KOURIANOS and JACI ADAMS, who being by me duly sworn did say that they are the Mayor and City Recorder of Price City, respectively, and that the within and foregoing Outside Water Users Agreement was signed on behalf of Price City by authority of resolution of its City Council.

Notary Public

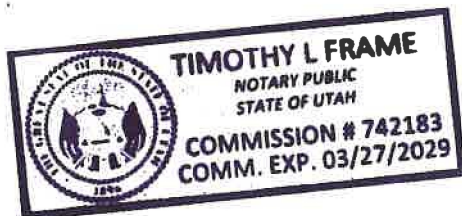
OUTSIDE WATER USER

By: Sally Zellner
(Signature)

STATE OF UTAH)
: ss.
COUNTY OF CARBON)

On this 18 day of August, 2026, personally appeared before me Jeff Laird & Sally Zellner personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is signed on the foregoing Outside Water Users Agreement and acknowledged to me that he/she executed the same.

Timothy L Frame
Notary Public



WATER OVERAGE CREDITS

2025 Water Leak Credit Report

Date recieved	Account Number	Cause	Leak	Fixed	Reciepts Provided	Period	Reading Date	Reading	Usage	Amount	Typical Bill	Water Board Credit	Suggested Council Credit	Total Credit	Notes:
4/21/2025	11.84###	LEAK BETWEEN METER AND STRUCTURE	Y	Y	Y	4/30/2025	4/15/2025	13019	1607	\$251.15	\$26.72	\$200.00	\$20.00	\$220.00	
4/25/2025	9.78###	TENANT DID NOT CLOSE DRAIN VALVE	N	Y	N	4/20/2025	4/8/2025	16429	3007	\$677.07	\$29.07	\$200.00	\$100.00	\$300.00	1 & 2
5/2/2025	9.75###	TOILET LEAK	Y	Y	N	4/20/2025	4/8/2025	05455	1550	\$235.47	\$26.72	\$200.00	\$0.00	\$200.00	
5/5/2025	1.03###	UNKNOWN - INADEQUATE DESCRIPTION	Y	Y	N	4/20/2025	4/1/2025	10439	2621	\$530.00	\$26.72	\$200.00	\$30.00	\$230.00	3
5/7/2025	15.56###	LEAK WITHIN PROPERTY	Y	Y	N	4/30/2025	4/17/2025	16222	4550	\$1,399.14	\$33.29	\$200.00	\$800.00	\$1,000.00	1
5/14/2025	10.97###	TOILET LEAK	Y	Y	N	4/20/2025	4/9/2025	11055	1122	\$139.92	\$29.07	\$110.00	\$0.00	\$110.00	1
5/25/2025	4.30###	WATER HEATER AND LEAK IN STRUCTURE	Y	Y	N	4/20/2025	4/2/2025	36169	1783	\$299.55	\$71.12	\$200.00	\$0.00	\$200.00	
5/30/2025	20.21###	TOILET LEAK	Y	Y	N	4/30/2025	4/22/2025	21795	1161	\$135.45	\$26.72	\$100.00	\$0.00	\$100.00	
7/9/2025	16.17###	UNKNOWN - NO DESCRIPTION	U	U	N	4/30/2025	4/18/2025	07034	1953	\$360.87	\$29.07	\$0.00	\$0.00	\$0.00	1 & 4
Totals										\$4,028.62	\$298.50	\$1,410.00	\$950.00	\$2,360.00	

Notes:

NOTE 1 COMMERCIAL CUSTOMERS WATER METER NOW SET TO YEAR ROUND READING

NOTE 2 PARTIAL CREDIT RECOMMENDED FOR HUMAN ERROR RATHER THAN FAILURE

NOTE 3 PARTIAL CREDIT RECOMMENDED FOR FAILURE TO PROVIDE ADEQUATE DESCRIPTION

NOTE 4 NO CREDIT RECOMMENDED - MISSED DEADLINE AND FAILED TO PROVIDE ANY DESCRIPTION OF LEAK OR PROOF OF REPAIR

BANKRUPTCY UTILITY CHARGE OFFS

REQUEST TO WRITE OFF REMAINING BALANCES ON BANKRUPTCY ACCOUNTS

Account#	Customer	Address	Amount Owing	Final Bill Amount	Penalty Amount	Final Billed Date
23.0360.05	Dansie, Dusti Lee	1490 E 500 S #38	\$2,748.52	\$635.46	\$2,113.06	2/1/2017
18.2176.05	Espinoza, Manuel R	511 N Cottonwood #1C	\$374.09	\$237.07	\$137.02	11/1/2022
9.7914.01	Hansen, Meagan L	655 E 300 S #7	\$344.10	\$263.27	\$80.83	12/6/2023
8.6505.02	James, Tami	362 E 300 S	\$1,569.64	\$224.42	\$1,345.22	6/25/2014
4.2380.02	Salazar, Jacob J	123 E 200 N	\$1,617.98	\$666.23	\$951.75	2/21/2017

Price City Police Department Travel Request and Authorization

Date: July 8, 2025Employee: Debbie WorleyPurpose of Travel: SWAVOAgency Sponsoring Activity: UOVCDestination: St George, UtahDates employee will be involved in training (include travel time) Sept 17, 18 & 19, 2025

Expenses will be reimbursed to the city by: _____

Other: _____

P.O.

Method of Travel:

City Vehicle (gas) \$ _____

Personal Vehicle
_____ miles x _____ cents per mile = \$ _____Meal (3)Lunch @ \$19 (2) Dinner @ \$28 \$ 113.00Lodging 2 day @ \$123.56 per night (On credit card) \$ 247.12

Registration Fees: _____ \$ _____

Other Expenses: _____ \$ _____

Total (estimate): \$ 360.12

Submitted by: Debbie Worley Date: 07/08/2025

Submitted to City Council for Approval on: _____



Debra Worley <worley.debbie@priceutah.gov>

Reservation Confirmation – Sep-17-2025 stay at Best Western Plus Abbey Inn

Best Western Hotels & Resorts <reserv@cs.bestwestern.com>
To: worley.debbie@priceutah.gov

Mor

CONFIRMING YOUR UPCOMING STAY
Confirmation Number: 293627037

Debbie Worley
Blue Member: 6006636721808741



Best Western Plus Abbey Inn
[View Hotel Details](#)

1129 S Bluff Street
Saint George, Utah
84770-5247, United States
Hotel (435) 652-1234
Reservations 855-564-2515



Your Stay**

CHECK-IN	CHECK-OUT
3:00 PM	11:00 AM
Wednesday	Friday
17	19
SEPTEMBER 2025	SEPTEMBER 2025

HOTEL AMENITIES



Room 1	Suite-1 King Bed
Room	Dynamic Group 0202
Rate	
Maximum Occupancy	1 Adult

Your Room May Include: Non-Smoking, Eurotop Mattress, Wireless High-Speed Internet, Microwave And Refrigerator, Coffee Maker, Full Breakfast

Reservation Amount	
TOTAL CHARGED TODAY	\$0.00
TOTAL CHARGED ON ARRIVAL	\$247.12
ROOM 1	\$ 220.00
PRODUCTS	\$0.00
TAXES & FEES	\$27.12
TOTAL COST OF STAY	\$247.12

Cancellation Policy

You may cancel your reservation for no charge before 04:00 PM local hotel time on Tuesday September 16, 2025. Canceling after 04:00 PM local hotel time on Tuesday September 16, 2025 for a reservation will result in a charge of \$110.00 USD to your credit card or other guaranteed payment method. Taxes and or other fees may apply.

Child Policy

Children 17 And Under Are Free In Room With One Paying Adult In Existing Bedding.

Pet Policy

We are Pet Friendly and allow up to two dogs in a limited number of rooms. The size limit for any one dog shall be 80 pounds. The Pet Friendly rate is 30.00 USD per day. If damage occurs cleaning is needed the hotel may charge additionally to cover the costs of repair or cleaning.

Smoking Policy

100% smoke-free hotel.

Parking Policy

Free onsite parking available, Outdoor

Changing Your Stay

Please note that a change to the number of nights or the number of guests may result in a rate change.

Registration Policy

Guests must have valid ID in order to check in. Guests must be 18 or older, or 18 and older with active military ID, to check in.

Other Policies

Please note an incidental hold of 50.00 USD will be applied to all rooms at check in. Any unused funds will be released to the payment method on file at check out, and may take up to 7 to 11 become available.

Would you like to give us feedback? [Customer Care Feedback](#)



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by BEST WESTERN

VIB
by BEST WESTERN

TIMELESS

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PREMIER
BEST WESTERN

BW
Best Western PLUS

BW
Best Western

GLO

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ADVOCACY THROUGH THE AGES

THURSDAY**SEPTEMBER 18TH****08:30 AM - 04:30 PM****Hybrid via ZOOM or in person**
St. George- Best Western Plus Abbey Inn

S.W.A.V.O.
StateWide Advocates for Victims Organization

SEPTEMBER 18TH

**REGISTER NOW**

WELCOME & ANNOUNCEMENTS

IDENTITY THEFT

PROSECUTOR & ADVOCATE
PERSPECTIVE AND
COLLABORATION

DEFENSE ATTORNEY
PERSPECTIVE FOR CRIMINAL
COURT AND FAMILY

ADULT & CHILD VICTIM
PERSPECTIVE THROUGH
CRIMINAL COURT

ALTERNATIVE TO JUVENILE
JUSTICE- YOUTH COURT

YOUTH COURTS & RESTORATIVE
JUSTICE: CENTERING HEALING
AND GROWTH

REGISTER HERE

second business

BUSINESS LICENSES

Account No: 3826
Business Activity: 3399
Fee: 0
CC Approval: ☐ Yes ☐ No Date: _____
License Sent: _____
Health Dept: _____

Price
Utah

BUSINESS LICENSE APPLICATION

Send all completed and properly signed forms (including attachments as necessary) along with applicable licensing fees to: Price City Business Licensing, P.O. Box 893, 185 East Main, Price, UT 84501. For questions call (435) 636-3183.

PLEASE TYPE OR PRINT LEGIBLY, ONLY COMPLETED, LEGIBLE APPLICATIONS, WILL BE CONSIDERED FOR APPROVAL.

Business Information			
Business Status: <input checked="" type="checkbox"/> New Business <input type="checkbox"/> Location Change <input type="checkbox"/> Name Change <input type="checkbox"/> Ownership Change			
Business Name (include DBA): <u>FST FILTRATION LLC</u>			
If Name Change, list previous name: _____			
Business Address: <u>565 S 300 W</u>		Suite/Apt. No.: _____	
City: <u>PRICE</u>	State: <u>UT</u>	Zip Code: <u>84501</u>	
Business Telephone: <u>(435) 637-3567</u>	Business E-mail: <u>cody@fstsystems.com</u>	Business Fax: <u>0</u>	
Mailing Address (if different): <u>PO BOX 1466</u>		City: <u>PRICE</u>	State: <u>UT</u> Zip Code: <u>84501</u>
Property Owner's Name: <u>FST Holdings</u>		Property Owner's Telephone: <u>(435) 637-3567</u>	
Type of Organization: <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Sole Proprietorship <input checked="" type="checkbox"/> LLC (Include copy of name registration with the State of Utah)			
Type of Business: <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Home Occupation (complete below also) <input type="checkbox"/> Reciprocal <input type="checkbox"/> Home Occupation - Office Use Only <input type="checkbox"/> Home Occupation - Activity On Site <input type="checkbox"/> Home Occupation Office Use Only Fee Waiver Request. Must be documented by applicant and consistent with UCA 10-1-203(7)(b). <input type="checkbox"/> Fee Waiver Requested: Price City Staff Completion of Supplemental Review Form and Attach			
Nature of Business: <input checked="" type="checkbox"/> Manufacturing <input checked="" type="checkbox"/> Retail <input checked="" type="checkbox"/> Wholesale <input type="checkbox"/> Services <input type="checkbox"/> Other			
Opening Date: <u>NOV 2023</u> Business Hours: From <u>6:00</u> To <u>4:00</u> <u>(M)(T)(W)(TH)</u> F S SU (please circle)			
Detailed Description of Business: <u>filter manufacturing for indoor air quality products.</u>			
State Sales Tax I.D. No. (Include copy or proof of exemption): <u>15885193-002-STC</u>		Federal Tax I.D. No. (Include copy): <u>35-2833308</u>	
State License No. (Include copy): <u>13703605-0160</u>		State License Type: <u>LLC</u>	
THE FOLLOWING LICENSES ARE SUBJECT TO ADDITIONAL REQUIREMENTS. Please contact the Business Licensing Officer (City Recorder) at (435) 636-3183, or 185 East Main, for more information. Check all that apply. <input type="checkbox"/> Alcoholic Beverages <input type="checkbox"/> Eating Establishment <input type="checkbox"/> Amusement Center <input type="checkbox"/> Pawnbroker <input type="checkbox"/> Sexually Oriented Business			

Account No: 3827
 Business Activity: 454
 Fee: 0
 CC Approval: ☐ Yes ☐ No Date: _____
 License Sent: _____
 Health Dept: _____

Price

Utah

BUSINESS LICENSE APPLICATION

Send all completed and properly signed forms (including attachments as necessary) along with applicable licensing fees to: Price City Business Licensing, P.O. Box 893, 185 East Main, Price, UT 84501. For questions call (435) 636-3183.

PLEASE TYPE OR PRINT LEGIBLY, ONLY COMPLETED, LEGIBLE APPLICATIONS, WILL BE CONSIDERED FOR APPROVAL.

Business Information

Business Status: ☒ New Business ☐ Location Change ☐ Name Change ☐ Ownership Change

Business Name (include DBA): LIT INNOVATIONS LLC

If Name Change, list previous name:

Business Address: 565 S 300 W

Suite/Apt. No.:

City: PRICE

State: UT

Zip Code: 84501

Business Telephone:
(435) 637-3567

Business E-mail:
cody@fstsystems.com

Business Fax: 0

Mailing Address (if different):
PO BOX 1466

City: Price

State: UT

Zip Code: 84501

Property Owner's Name: FST Holdings

Property Owner's Telephone: (435) 637-3567

Type of Organization: ☐ Corporation ☐ Partnership ☐ Sole Proprietorship ☒ LLC
 (Include copy of name registration with the State of Utah)

Type of Business: ☒ Commercial ☐ Home Occupation (complete below also) ☐ Reciprocal
☐ Home Occupation - Office Use Only
☐ Home Occupation - Activity On Site
☐ Home Occupation Office Use Only Fee Waiver Request. Must be documented by applicant and consistent with UCA 10-1-203(7)(b).
☐ Fee Waiver Requested: Price City Staff Completion of Supplemental Review Form and Attach

Nature of Business: ☐ Manufacturing ☒ Retail ☐ Wholesale ☐ Services ☐ Other

Opening Date: 01-2025 Business Hours: From 8:00 To 4:00 (M T W T H F S S U) (please circle)

Detailed Description of Business:

Air Quality & Home Goods Amazon Seller

State Sales Tax I.D. No. (Include copy or proof of exemption): 0000000000

Federal Tax I.D. No. (Include copy): 33-2096739

State License No. (Include copy): 14513076-0160

State License Type: LLC

THE FOLLOWING LICENSES ARE SUBJECT TO ADDITIONAL REQUIREMENTS. Please contact the Business Licensing Officer (City Recorder) at (435) 636-3183, or 185 East Main, for more information. **Check all that apply.**

☐ Alcoholic Beverages ☐ Eating Establishment ☐ Amusement Center
☐ Pawnbroker ☐ Sexually Oriented Business

Account No: 3029
Business Activity: 6213
Fee: \$150
CC Approval: ☐ Yes ☐ No Date: _____
License Sent: _____
Health Dept: _____

Price
Utah

BUSINESS LICENSE APPLICATION

Send all completed and properly signed forms (including attachments as necessary) along with applicable licensing fees to: Price City Business Licensing, P.O. Box 893, 185 East Main, Price, UT 84501. For questions call (435) 636-3183.

PLEASE TYPE OR PRINT LEGIBLY, ONLY COMPLETED, LEGIBLE APPLICATIONS, WILL BE CONSIDERED FOR APPROVAL.

Business Information			
Business Status: <input checked="" type="checkbox"/> New Business <input type="checkbox"/> Location Change <input type="checkbox"/> Name Change <input type="checkbox"/> Ownership Change			
Business Name (include DBA): <u>Stepping stones Home Health Services</u>			
If Name Change, list previous name: _____			
Business Address: <u>111 N 200E</u>		Suite/Apt. No.:	
City: <u>Price</u>	State: <u>UT</u>	Zip Code: <u>84501</u>	
Business Telephone: <u>(395) 392-7621</u>		Business E-mail: <u>amelia@steppingstoneshomehealth.com</u>	
Business Fax:			
Mailing Address (if different):		City:	State:
		Zip Code:	
Property Owner's Name: <u>Stephanie Jackson</u>		Property Owner's Telephone: <u>(801) 822-6149</u>	
Type of Organization: <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Sole Proprietorship <input checked="" type="checkbox"/> LLC (Include copy of name registration with the State of Utah)			
Type of Business: <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Home Occupation <input type="checkbox"/> Reciprocal			
Nature of Business: <input type="checkbox"/> Manufacturing <input type="checkbox"/> Retail <input type="checkbox"/> Wholesale <input checked="" type="checkbox"/> Services <input type="checkbox"/> Other			
Opening Date: <u>10/1/2025</u> Business Hours: From <u>8am</u> To <u>5pm</u> <u>(M T W T F S S U)</u> (please circle)			
Detailed Description of Business: <u>Senior Day Activity Center & Home Health</u>			
Commercial Square Feet: <u>815</u>	No. of Arcade Games, Pool Tables, Etc.: <u>N/A</u>	No. of Vending Machines: <u>N/A</u>	No. of Mobile Home Spaces: <u>N/A</u>
No. of Rental Units:	No. of RV Spaces: <u>N/A</u>	No. of Motel Rooms: <u>N/A</u>	No. of Beds: <u>N/A</u>
State Sales Tax I.D. No. (Include copy or proof of exemption): <u>N/A</u>		Federal Tax I.D. No. (Include copy): <u>33-3739917</u>	
State License No. (Include copy): <u>2025-HHA-25-17205</u>		State License Type: <u>HHA</u>	
THE FOLLOWING LICENSES ARE SUBJECT TO ADDITIONAL REQUIREMENTS. Please contact the Business Licensing Officer (City Recorder) at (435) 636-3183, or 185 East Main, for more information. Check all that apply. <input type="checkbox"/> Alcoholic Beverages <input type="checkbox"/> Eating Establishment <input type="checkbox"/> Amusement Center <input type="checkbox"/> Pawnbroker <input type="checkbox"/> Sexually Oriented Business			

Price ^{Utah}

Account Number::

3828

Business Activity:

5616

SOLICITOR'S LICENSE APPLICATION

Bring all completed and properly signed forms (including attachments as necessary) along with applicable licensing fees to: Price City Business Licensing, P.O. Box 893, 185 East Main, Price, UT 84501. For questions call (435) 636-3183.

PLEASE TYPE OR PRINT LEGIBLY.

Applicant Information

Name of Applicant (include former names/aliases used during last 10 years):

Alina Vlasjuk

Home Address of Applicant:

1198 West 3500 North

Suite/Apt No:

—

City: Helper

State: Utah

Zip Code: 83526

Telephone: (385) 406-7964

Birth Date: 05/20/2003

Drivers License No. (include state):

Mailing Address (if different):

—

City:

State:

Zip Code:

Employer Information

Employer's Name:

Alina Bookgirl Vlasjuk / Southwestern Advantage

Employer's Address:

1198 West 3500 North

Suite/Apt No:

—

City: Helper

State: Utah

Zip Code: 83526

Employer's Telephone:
() —

State Sales Tax I.D. No.
(Include copy or proof of exemption):

Federal Tax I.D. No. (Include copy):
11762722-002 STC

Type of Organization: ☐ Corporation ☐ Partnership ☐ Sole Proprietorship ☐ LLC ☐ Other:
(Include copy of name registration with the State of Utah)

Detailed Description of Goods or Services (include any commonly known, registered, or trademarked names):

Educational resources: books and apps

Do you hold any other licenses, permits, registrations, or other qualifications required by federal or state law to promote, provide, or render advice regarding the offered goods or services? Yes ☐ No ☒

If Yes, please explain.

Dates Business To Be Conducted:

08/18/2025 - 08/31/2025

I have read the Solicitor Ordinance.
(Please initial)

AV

Account No: 3830
Business Activity: 8121
Fee: \$150
CC Approval: ☐ Yes ☐ No Date: _____
License Sent: _____
Health Dept: _____

Price
Utah

BUSINESS LICENSE APPLICATION

Send all completed and properly signed forms (including attachments as necessary) along with applicable licensing fees to: Price City Business Licensing, P.O. Box 893, 185 East Main, Price, UT 84501. For questions call (435) 636-3183.

PLEASE TYPE OR PRINT LEGIBLY, ONLY COMPLETED, LEGIBLE APPLICATIONS, WILL BE CONSIDERED FOR APPROVAL.

Business Information			
Business Status: <input checked="" type="checkbox"/> New Business <input type="checkbox"/> Location Change <input type="checkbox"/> Name Change <input type="checkbox"/> Ownership Change			
Business Name (include DBA): <u>Fantasy Lashes LLC</u>			
If Name Change, list previous name: _____			
Business Address: <u>9 E. Main St.</u>		Suite/Apt. No.: _____	
City: <u>Price</u>	State: <u>UT</u>	Zip Code: <u>84501</u>	
Business Telephone: <u>(435) 609-3619</u>	Business E-mail: <u>Dariyanjoll@gmail.com</u>	Business Fax: _____	
Mailing Address (if different): <u>P.O. Box 11</u>		City: <u>Huntington</u>	State: <u>UT</u> Zip Code: <u>84528</u>
Property Owner's Name: <u>George Lioudakis</u>		Property Owner's Telephone: <u>(801) 597-6204</u>	
Type of Organization: <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Sole Proprietorship <input checked="" type="checkbox"/> LLC (Include copy of name registration with the State of Utah)			
Type of Business: <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Home Occupation (complete below also) <input type="checkbox"/> Reciprocal <input type="checkbox"/> Home Occupation - Office Use Only <input type="checkbox"/> Home Occupation - Activity On Site <input type="checkbox"/> Home Occupation Office Use Only Fee Waiver Request. Must be documented by applicant and consistent with UCA 10-1-203(7)(b). <input type="checkbox"/> Fee Waiver Requested: Price City Staff Completion of Supplemental Review Form and Attach			
Nature of Business: <input type="checkbox"/> Manufacturing <input type="checkbox"/> Retail <input type="checkbox"/> Wholesale <input checked="" type="checkbox"/> Services <input type="checkbox"/> Other			
Opening Date: <u>08-19-25</u> Business Hours: From <u>8</u> To <u>6</u> <u>(M T W T F S S U)</u> (please circle)			
Detailed Description of Business: <u>Lash & Brow services</u>			
State Sales Tax I.D. No. (Include copy or proof of exemption): <u>16459812-002-5TC</u>		Federal Tax I.D. No. (Include copy): <u>393790545</u>	
State License No. (Include copy): <u>14594334-0160</u>		State License Type: _____	
THE FOLLOWING LICENSES ARE SUBJECT TO ADDITIONAL REQUIREMENTS. Please contact the Business Licensing Officer (City Recorder) at (435) 636-3183, or 185 East Main, for more information. Check all that apply. <input type="checkbox"/> Alcoholic Beverages <input type="checkbox"/> Eating Establishment <input type="checkbox"/> Amusement Center <input type="checkbox"/> Pawnbroker <input type="checkbox"/> Sexually Oriented Business			

Account No: 3031
Business Activity: 236
Fee: \$550.00
CC Approval: ☐ Yes ☐ No Date: _____
License Sent: _____
Health Dept: _____

Price Utah

BUSINESS LICENSE APPLICATION

Send all completed and properly signed forms (including attachments as necessary) along with applicable licensing fees to: Price City Business Licensing, P.O. Box 893, 185 East Main, Price, UT 84501. For questions call (435) 636-3183.

PLEASE TYPE OR PRINT LEGIBLY, ONLY COMPLETED, LEGIBLE APPLICATIONS, WILL BE CONSIDERED FOR APPROVAL.

Business Information			
Business Status: <input type="checkbox"/> New Business <input checked="" type="checkbox"/> Location Change <input type="checkbox"/> Name Change <input type="checkbox"/> Ownership Change			
Business Name (include DBA): Mountain Heights Hardwood Floor Co Inc			
If Name Change, list previous name:			
Business Address: 334 South 400 East		Suite/Apt. No.:	
City: Price	State: Utah	Zip Code: 84501	
Business Telephone: (801) 772-0961 (385) 985-4337		Business E-mail: jan@mh-floors.com	
Business Fax:			
Mailing Address (if different): PO Box 337		City: Pleasant Grove	State: Utah Zip Code: 84062
Property Owner's Name: Mountain Heights Hardwood Floor Co Inc.,		Property Owner's Telephone: (385) 985-4337	
Type of Organization: <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Sole Proprietorship <input type="checkbox"/> LLC (Include copy of name registration with the State of Utah)			
Type of Business: <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Home Occupation <input type="checkbox"/> Reciprocal			
Nature of Business: <input type="checkbox"/> Manufacturing <input type="checkbox"/> Retail <input type="checkbox"/> Wholesale <input checked="" type="checkbox"/> Services <input type="checkbox"/> Other			
Opening Date: July 1, 2025 Business Hours: From 7 am To 4 pm M T W T H F S S U (please circle)			
Detailed Description of Business: Redo NBA portable floors, college portable floors.			
Commercial Square Feet: 14828	No. of Arcade Games, Pool Tables, Etc.: 0	No. of Vending Machines: 0	No. of Mobile Home Spaces: 0
No. of Rental Units: 0	No. of RV Spaces: 0	No. of Motel Rooms: 0	No. of Beds:
State Sales Tax I.D. No. (Include copy or proof of exemption): Not tax exempt pay tax on all material		Federal Tax I.D. No. (Include copy): 87-0538376	
State License No. (Include copy): B100 / S220		State License Type: Contractor with LRF	
THE FOLLOWING LICENSES ARE SUBJECT TO ADDITIONAL REQUIREMENTS. Please contact the Business Licensing Officer (City Recorder) at (435) 636-3183, or 185 East Main, for more information. Check all that apply. <input type="checkbox"/> Alcoholic Beverages <input type="checkbox"/> Eating Establishment <input type="checkbox"/> Amusement Center <input type="checkbox"/> Pawnbroker <input type="checkbox"/> Sexually Oriented Business			

Account No: 3832
Business Activity: 3617
Fee: \$150-
CC Approval: ☐ Yes ☐ No Date: _____
License Sent: _____
Health Dept: _____

Price
Utah

BUSINESS LICENSE APPLICATION

Send all completed and properly signed forms (including attachments as necessary) along with applicable licensing fees to: Price City Business Licensing, P.O. Box 893, 185 East Main, Price, UT 84501. For questions call (435) 636-3183.

PLEASE TYPE OR PRINT LEGIBLY, ONLY COMPLETED, LEGIBLE APPLICATIONS, WILL BE CONSIDERED FOR APPROVAL.

Business Information

Business Status: ☒ New Business ☐ Location Change ☐ Name Change ☐ Ownership Change

Business Name (include DBA): Precision Auto Detailing LLC

If Name Change, list previous name:

Business Address: 1450 Sage wood Rd

Suite/Apt. No.:
12

City: Price

State: Utah

Zip Code: 84501

Business Telephone:
(435) 430-3131

Business E-mail:
precisionauto detailingllc 25@gmail.com

Business Fax:

Mailing Address (if different):

City:

State:

Zip Code:

Property Owner's Name: Colton Cooper

Property Owner's Telephone: (435) 430-3131

Type of Organization: ☐ Corporation ☐ Partnership ☐ Sole Proprietorship ☒ LLC
(Include copy of name registration with the State of Utah)

Type of Business: ☐ Commercial ☐ Home Occupation (complete below also) ☐ Reciprocal
☒ Home Occupation - Office Use Only
☐ Home Occupation - Activity On Site
☐ Home Occupation Office Use Only Fee Waiver Request. Must be documented by applicant and consistent with UCA 10-1-203(7)(b).
☐ Fee Waiver Requested: Price City Staff Completion of Supplemental Review Form and Attach

Nature of Business: ☐ Manufacturing ☐ Retail ☐ Wholesale ☒ Services ☐ Other

Opening Date: 9/1/2025 Business Hours: From 8 AM To 8 PM MTWTFSSU (please circle)

Detailed Description of Business:

Auto and RV interior and exterior detailing.

State Sales Tax I.D. No. (Include copy or proof of exemption): _____

Federal Tax I.D. No. (Include copy): _____

State License No. (Include copy): 14594880-0160

State License Type:

THE FOLLOWING LICENSES ARE SUBJECT TO ADDITIONAL REQUIREMENTS. Please contact the Business Licensing Officer (City Recorder) at (435) 636-3183, or 185 East Main, for more information. **Check all that apply.**

☐ Alcoholic Beverages ☐ Eating Establishment ☐ Amusement Center
☐ Pawnbroker ☐ Sexually Oriented Business