City Council Staff Report

AGENDA ITEM #

TO: Honorable Mayor and City Council

FROM: **Tyson Jackson, Public Works Director**
tjackson@pleasantviewcity.com **(801) 827-0453**

MEETING DATE: **July 14, 2026**

RECOMMENDATION

Move to award Base bid and Additive Alternate Bids AA-1, AA-2, and AA-4 to Next Construction in the amount of $1,688,447.13.

BACKGROUND

The Decant Facility is critical to meeting the City's federal and state stormwater compliance requirements and was a primary reason the City purchased this property in 2021. The facility will dewater polluted materials generated from activities and infrastructure such as street sweeping, hydrodynamic separators, detention pond control structures, and similar stormwater maintenance processes. Dewatering these materials helps protect streams, rivers, and groundwater. Once dewatered, the material will be hauled from the site to an approved landfill, as required.

The facility also has support from neighboring agencies interested in future use through interlocal agreements, which helped strengthen the City's grant funding application. As the City expands its Storm Water Management Plan, staff intends to make the Decant Facility available to developments with Long-Term Storm Water Management Plans once the necessary process and fees have been established and adopted. This will help residents and property owners meet requirements to remove pollutants from private stormwater infrastructure.

This project represents the first major site improvement for the Public Works Department at this expanded yard. The improvements will help the department better provide essential services to residents by creating secure space for equipment, materials, street lighting inventory, solid waste containers, and emergency preparedness resources.

The additive alternate items for concrete panel fencing are included for City Council consideration. This recommendation is based in part on past experience at the current shop yard, where chain-link fencing contributed to visibility and noise concerns from nearby residents. That site was later upgraded with a six-foot concrete panel fence to better screen the yard.

Although this property was selected because of its more industrial setting and greater separation from future residential neighbors to the north, a concrete panel wall would provide stronger screening and improved aesthetics. It would also help reduce potential impacts from any unforeseen changes in the surrounding area, including the possibility of a cemetery on the adjacent property. The proposed screening is located along the north side, with a gap for a future building, and along the west property line where impacts would be greatest. Standard chain-link fencing would remain on the east and south property lines, as shown in the plans.

If the City Council determines the concrete panel fencing is not necessary, the standard chain-link fence included in the base bid would be sufficient for site security and operation.

BUDGET

This project was budgeted at a total of $2,515,625.00 using multiple City funds and ARPA Grant funding. Due to delays related to wetland mitigation with the U.S. Army Corps of Engineers, the ARPA Grant funds of $636,938.00 must be expended by December 31, 2026. To help meet that deadline, the water filling station and larger fuel tanks were removed from this phase of the project and will be completed separately. This change is reflected in the remaining unexpended project balance.

Project Funding

- ARPA Grant: $636,938.00
- Storm Water: $1,687,687.00
- Street: $41,000.00
- Culinary Water: $50,000.00
- Sanitary Sewer: $50,000.00
- Solid Waste: $50,000.00

Total Budget: $2,515,625.00
NEXT Construction Base Bid with Additive Alternates AA-1, AA-2, and AA-4: $1,688,447.13
Unexpended Balance: $827,177.87

ATTACHMENT

(1PDF FILES)
2026-06-04 BID SET (Attached)

RECOMMENDATION OF AWARD

To: Pleasant View City

From: Dana Q. Shuler, P.E.
Jones & Associates Consulting Engineers

RE: **RECOMMENDATION OF AWARD**
Decant Facility Improvements Project

Date: July 9, 2026

GENERAL

On July 1, 2026 at 11:00 a.m., bids were opened for the above referenced project. Nine (9) bids were received from the following contractors:

1. Beck Construction and Excavation
2. Forefront General Contracting
3. Gladwell Construction
4. MJM Construction
5. Next Construction
6. Stapp Construction
7. Stout Building Contractors
8. Trico Construction
9. Whitaker Construction

The Project consists of construction of a decant facility and associated improvements including roof and lighting; installation of water line, sewer line, and storm drain line; installation of fencing and motorized gate; installation of a pre-fabricated storage shed; electrical work; site grading; asphalt and base course road construction. Additive alternate bids were received for a water filling station and concrete panel fence.

The bid results are shown on the enclosed Bid Tabulation. The tabulation shows the bidders in order of lowest to highest for the Base Bid.

AWARD RECOMMENDATION

Next Construction is the low bidder for the project. They are qualified and experienced to do this work. Therefore, we recommend that the City Council award the **Base Bid and Additive Alternate Bids AA-1, AA-2, and AA-4** to the low bidder, **Next Construction, Inc.,** in the amount of **$1,688,447.13.**

Attachments: Bid Tabulation

BID TABULATION

Pleasant View City, Decant Facility Improvements

Bid Opening: July 1, 2026 at 11:00 am, Pleasant View City Hall

					NEXT CONSTRUCTION		GLADWELL		TRICO		FOREFRONT		WHITAKER	
Item	M&P	Description BASE BID	Qty	Unit	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	MP001	Mobilization	1	ls	$ 66,540.00	$ 66,540.00	$ 29,850.00	$ 29,850.00	$ 215,793.00	$ 215,793.00	$ 65,000.00	$ 65,000.00	$ 186,500.00	$ 186,500.00
2	MP002	UPDES Storm Water Regulations Compliance (Over One Acre)	1	ls	8,019.00	8,019.00	10,000.00	10,000.00	14,751.00	14,751.00	30,000.00	30,000.00	10,500.00	10,500.00
3	MP005	Traffic Control	1	ls	1,200.00	1,200.00	3,500.00	3,500.00	4,532.00	4,532.00	11,000.00	11,000.00	7,850.00	7,850.00
4	MP106	6" SDR-35 PVC Sewer Lateral	817	lf	38.00	31,046.00	62.42	50,997.14	69.18	56,520.06	65.00	53,105.00	45.00	36,765.00
5	MP108	6" Service Sewer Cleanout	10	ea	630.00	6,300.00	150.00	1,500.00	792.90	7,929.00	1,300.00	13,000.00	1,320.00	13,200.00
6	MP112	Connect New 6" Sewer Lateral to Existing 8" Pipe	1	ea	2,850.00	2,850.00	1,176.39	1,176.39	2,072.00	2,072.00	1,200.00	1,200.00	2,900.00	2,900.00
7	MP119a	Oil/Water Separator with Sampling Manhole	1	ls	16,980.00	16,980.00	17,203.00	17,203.00	27,885.00	27,885.00	20,000.00	20,000.00	15,600.00	15,600.00
8	MP200	Remove Existing Storm Drain Pipe (12" RCP)	20	lf	15.00	300.00	27.15	543.00	36.90	738.00	21.00	420.00	52.00	1,040.00
9	MP205	15" RCP Storm Drain Pipe	697	lf	57.30	39,938.10	88.83	61,914.51	81.87	57,063.39	113.00	78,761.00	85.00	59,245.00
10	MP209	New Storm Drain Junction Box (3'x3')	2	ea	4,789.00	9,578.00	5,346.50	10,693.00	7,415.00	14,830.00	3,800.00	7,600.00	5,250.00	10,500.00
11	MP211	New Storm Drain Control Structure	1	ls	10,860.00	10,860.00	10,963.00	10,963.00	16,268.00	16,268.00	18,500.00	18,500.00	12,200.00	12,200.00
12	MP212	15" RCP Flared End Section with Trash Rack	4	ea	1,500.00	6,000.00	2,147.25	8,589.00	2,926.50	11,706.00	2,100.00	8,400.00	2,950.00	11,800.00
13	MP212	15" RCP Flared End Section (no Trash Rack)	2	ea	956.00	1,912.00	1,986.00	3,972.00	1,803.00	3,606.00	1,900.00	3,800.00	2,100.00	4,200.00
14	MP309	Plug and Block Water Line, 2"	1	ea	500.00	500.00	350.00	350.00	1,100.00	1,100.00	500.00	500.00	980.00	980.00
15	MP309	Plug and Block Water Line, 8"	2	ea	500.00	1,000.00	1,061.00	2,122.00	2,036.00	4,072.00	1,800.00	3,600.00	1,060.00	2,120.00
16	MP311	4" PVC C900 DR-18 Waterline	373	lf	40.25	15,013.25	52.06	19,418.38	44.58	16,628.34	95.00	35,435.00	46.00	17,158.00
17	MP311	8" PVC C900 DR-18 Waterline	894	lf	52.00	46,488.00	65.72	58,753.68	69.03	61,712.82	75.00	67,050.00	58.00	51,852.00
18	MP315	2" Poly Water Service Line	71	lf	25.00	1,775.00	21.13	1,500.23	27.15	1,927.65	35.00	2,485.00	40.00	2,840.00
19	MP319	2" Gate Valve	1	ea	1,561.00	1,561.00	1,000.00	1,000.00	1,856.00	1,856.00	1,500.00	1,500.00	1,330.00	1,330.00
20	MP319	4" Gate Valve	3	ea	2,071.00	6,213.00	1,166.67	3,500.01	2,316.67	6,950.01	1,700.00	5,100.00	1,530.00	4,590.00
21	MP319	8" Gate Valve	5	ea	3,246.00	16,230.00	1,500.00	7,500.00	3,925.20	19,626.00	3,000.00	15,000.00	2,920.00	14,600.00
22	MP320	Fire Hydrant with Auxiliary Valve	3	ea	7,971.00	23,913.00	11,333.33	33,999.99	10,079.67	30,239.01	10,500.00	31,500.00	14,700.00	44,100.00
23	MP325	Water Line Connection (End of Line), 8"	1	ea	1,500.00	1,500.00	2,182.00	2,182.00	4,983.00	4,983.00	2,400.00	2,400.00	3,610.00	3,610.00
24	MP327	New Water Meter Station, 3"	1	ea	16,505.00	16,505.00	19,000.00	19,000.00	21,799.00	21,799.00	16,000.00	16,000.00	19,500.00	19,500.00
25	MP330a	Remove Existing Blowoff Valve and Manhole	1	ea	1,000.00	1,000.00	1,352.00	1,352.00	1,531.00	1,531.00	4,000.00	4,000.00	2,620.00	2,620.00
26	MP331a	Sampling Station	1	ea	3,765.00	3,765.00	3,347.00	3,347.00	4,107.00	4,107.00	10,500.00	10,500.00	5,260.00	5,260.00
27	MP332a	2" Post Hydrant	2	ea	2,120.00	4,240.00	2,680.00	5,360.00	3,489.00	6,978.00	3,500.00	7,000.00	2,520.00	5,040.00
28	MP500	Clear and Grub	15	ac	1,200.00	18,000.00	4,800.00	72,000.00	3,630.00	54,450.00	14,500.00	217,500.00	2,690.00	40,350.00
29	MP502	Excavation & Grading (8,029 cy cut, 8,030 cy fill - approx.)	1	ls	61,250.00	61,250.00	83,000.00	83,000.00	152,635.00	152,635.00	50,000.00	50,000.00	128,000.00	128,000.00
30	MP505u	Import Trench Backfill	1,245	lf	17.10	21,289.50	6.83	8,503.35	29.26	36,428.70	15.00	18,675.00	26.00	32,370.00
31	MP602-1u	Remove Asphalt (includes saw cut)	100	lf	13.50	1,350.00	18.56	1,856.00	28.19	2,819.00	8.00	800.00	13.50	1,350.00
32	MP612u	Asphalt Patch (3" HMA, 12" UTBC)	100	lf	125.00	12,500.00	38.00	3,800.00	98.12	9,812.00	52.00	5,200.00	50.00	5,000.00
33	MP613	Raise Valve to Grade with Concrete Collar	7	ea	450.00	3,150.00	571.43	4,000.01	536.86	3,758.02	1,100.00	7,700.00	550.00	3,850.00
34	MP613	Raise Manhole to Grade with Concrete Collar	1	ea	650.00	650.00	1,279.00	1,279.00	740.00	740.00	1,100.00	1,100.00	900.00	900.00
35	MP613	Raise Cleanout to Grade with Concrete Collar	4	ea	450.00	1,800.00	625.00	2,500.00	532.25	2,129.00	1,100.00	4,400.00	450.00	1,800.00
36	MP616	Granular Borrow (GB) (6" thick, plan quantity)	6,468	sy	6.00	38,808.00	25.51	164,998.68	12.22	79,038.96	6.50	42,042.00	8.50	54,978.00
37	MP617	Untreated Base Course (UTBC) (12" thick, plan quantity)	2,051	sy	12.00	24,612.00	30.40	62,350.40	29.81	61,140.31	22.00	45,122.00	16.00	32,816.00
38	MP617	Untreated Base Course (UTBC) (8" thick, plan quantity)	4,417	sy	8.00	35,336.00	30.40	134,276.80	13.20	58,304.40	12.50	55,212.50	11.00	48,587.00

JONES & ASSOCIATES Consulting Engineers

					NEXT CONSTRUCTION		GLADWELL		TRICO		FOREFRONT		WHITAKER	
Item	M&P	Description	Qty	Unit	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
39	MP618	Hot Mix Asphalt (HMA) (4" thick, plan quantity)	4,417	sy	$ 21.34	$ 94,258.78	$ 20.00	$ 88,340.00	$ 23.65	$ 104,462.05	$ 22.00	$ 97,174.00	$ 23.00	$ 101,591.00
40	MP706u	Seeding	15	ac	1,465.00	21,975.00	2,500.00	37,500.00	2,200.00	33,000.00	1,600.00	24,000.00	6,350.00	95,250.00
41	MP806	Remove Existing Fence, Barbed Wire	806	lf	4.00	3,224.00	5.01	4,038.06	1.59	1,281.54	2.50	2,015.00	3.00	2,418.00
42	MP808	6' Chainlink Fence	1,151	lf	29.50	33,954.50	34.75	39,997.25	30.80	35,450.80	37.00	42,587.00	30.00	34,530.00
43	MP809u	6' Motorized Cantilevered Gate System (30' wide opening)	1	ls	19,270.00	19,270.00	27,435.00	27,435.00	30,178.50	30,178.50	34,000.00	34,000.00	17,500.00	17,500.00
44	MP910a	Decant Facility Structure	1	ls	645,000.00	645,000.00	490,000.00	490,000.00	670,569.90	670,569.90	810,000.00	810,000.00	870,000.00	870,000.00
45	MP911a	Pre-Fab Storage Building (64 sf) on concrete slab	1	ls	5,900.00	5,900.00	4,941.00	4,941.00	4,716.80	4,716.80	28,000.00	28,000.00	5,300.00	5,300.00
46	MP1500	Provide Electrical Work and Materials	1	ls	48,048.00	48,048.00	40,600.00	40,600.00	53,680.00	53,680.00	42,000.00	42,000.00	48,700.00	48,700.00
47	MP227a	Hydrodynamic Separator (min. 0.2 cfs Treatment Rate and 1 cfs Conveyance Rate)	1	ea	18,885.00	18,885.00	23,616.00	23,616.00	18,046.00	18,046.00	16,500.00	16,500.00	18,100.00	18,100.00
48	MP205	18" RCP Storm Drain Pipe	27	lf	75.00	2,025.00	95.74	2,584.98	131.41	3,548.07	111.00	2,997.00	120.00	3,240.00
49	MP212a	18" RCP Flared End Section with Trash Rack	1	ea	2,550.00	2,550.00	2,115.00	2,115.00	1,837.00	1,837.00	1,900.00	1,900.00	2,910.00	2,910.00
50	MP516a	Relocate Material Stockpiles (approx. 700 cy total)	1	ls	3,500.00	3,500.00	10,000.00	10,000.00	2,625.00	2,625.00	14,500.00	14,500.00	4,710.00	4,710.00
51	MP517a	Relocate Concrete Block Wall (approx. 437 cf)	1	ls	1,500.00	1,500.00	2,500.00	2,500.00	10,713.00	10,713.00	3,600.00	3,600.00	3,660.00	3,660.00
52	MP632	30" Concrete Curb and Gutter	360	lf	32.00	11,520.00	65.28	23,500.80	33.46	12,045.60	54.00	19,440.00	35.00	12,600.00
53	MP640a	Remove and Dispose of Concrete Debris (approx. 121 cy)	1	ls	4,800.00	4,800.00	5,000.00	5,000.00	4,422.00	4,422.00	9,500.00	9,500.00	3,150.00	3,150.00
54	MP641a	Remove and Dispose of Asphalt Debris (approx. 49 cy)	1	ls	2,300.00	2,300.00	3,500.00	3,500.00	1,931.00	1,931.00	9,500.00	9,500.00	1,500.00	1,500.00
		TOTAL BASE BID				$1,478,682.13		$1,714,518.66		$2,066,965.93		$2,118,320.50		$2,123,060.00
								corrected						
		Additive Alternates												
AA-1	MP333a	Water Filling Station, Complete	1	ls	$ 4,800.00	$ 4,800.00	$ 21,252.00	$ 21,252.00	$ 6,885.00	$ 6,885.00	$ 35,000.00	$ 35,000.00	$ 16,600.00	$ 16,600.00
AA-2	MP806	Remove Existing Fence, Chain Link	385	lf	5.00	1,925.00	9.09	3,499.65	3.89	1,497.65	5.50	2,117.50	6.00	2,310.00
AA-3	MP808a	6' Concrete Panel Fence	1,128	lf	128.24	144,654.72	125.61	141,688.08	143.30	161,642.40	250.00	282,000.00	130.00	146,640.00
AA-4	MP808a	8' Concrete Panel Fence	1,128	lf	180.00	203,040.00	149.40	168,523.20	171.18	193,091.04	280.00	315,840.00	165.00	186,120.00

Notes:

Items in red have been corrected in favor of the submitted unit price.

Total Base Bids have been corrected as shown.

BID TABULATION

Pleasant View City, Decant Facility Improvements

Bid Opening: July 1, 2026 at 11:00 am, Pleasant View City Hall

					STOUT		STAPP		MJM		BECK	
Item	M&P	Description BASE BID	Qty	Unit	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	MP001	Mobilization	1	ls	$ 397,135.00	$ 397,135.00	$ 185,196.43	$ 185,196.43	$ 100,000.00	$ 100,000.00	$ 340,000.00	$ 340,000.00
2	MP002	UPDES Storm Water Regulations Compliance (Over One Acre)	1	ls	9,731.00	9,731.00	25,057.39	25,057.39	9,500.00	9,500.00	22,000.00	22,000.00
3	MP005	Traffic Control	1	ls	-	-	27,857.85	27,857.85	1,500.00	1,500.00	41,000.00	41,000.00
4	MP106	6" SDR-35 PVC Sewer Lateral	817	lf	35.33	28,864.61	113.94	93,088.98	35.00	28,595.00	118.00	96,406.00
5	MP108	6" Service Sewer Cleanout	10	ea	518.87	5,188.70	964.51	9,645.10	1,500.00	15,000.00	2,385.00	23,850.00
6	MP112	Connect New 6" Sewer Lateral to Existing 8" Pipe	1	ea	1,545.00	1,545.00	1,540.60	1,540.60	1,900.00	1,900.00	2,375.00	2,375.00
7	MP119a	Oil/Water Separator with Sampling Manhole	1	ls	14,883.50	14,883.50	27,462.18	27,462.18	15,000.00	15,000.00	36,400.00	36,400.00
8	MP200	Remove Existing Storm Drain Pipe (12" RCP)	20	lf	28.09	561.80	115.18	2,303.60	75.00	1,500.00	46.00	920.00
9	MP205	15" RCP Storm Drain Pipe	697	lf	52.80	36,801.60	170.82	119,061.54	90.00	62,730.00	156.00	108,732.00
10	MP209	New Storm Drain Junction Box (3'x3')	2	ea	2,369.00	4,738.00	4,916.92	9,833.84	6,000.00	12,000.00	6,245.00	12,490.00
11	MP211	New Storm Drain Control Structure	1	ls	16,531.50	16,531.50	13,051.30	13,051.30	12,000.00	12,000.00	17,730.00	17,730.00
12	MP212	15" RCP Flared End Section with Trash Rack	4	ea	4,844.61	19,378.44	4,966.88	19,867.52	2,000.00	8,000.00	3,268.00	13,072.00
13	MP212	15" RCP Flared End Section (no Trash Rack)	2	ea	3,875.69	7,751.38	1,682.58	3,365.16	1,250.00	2,500.00	2,339.00	4,678.00
14	MP309	Plug and Block Water Line, 2"	1	ea	-	-	1,568.57	1,568.57	1,750.00	1,750.00	799.00	799.00
15	MP309	Plug and Block Water Line, 8"	2	ea	-	-	1,548.04	3,096.08	2,250.00	4,500.00	2,175.00	4,350.00
16	MP311	4" PVC C900 DR-18 Waterline	373	lf	34.37	12,820.01	85.81	32,007.13	55.00	20,515.00	67.00	24,991.00
17	MP311	8" PVC C900 DR-18 Waterline	894	lf	48.63	43,475.22	105.69	94,486.86	85.00	75,990.00	87.00	77,778.00
18	MP315	2" Poly Water Service Line	71	lf	30.80	2,186.80	85.50	6,070.50	60.00	4,260.00	77.00	5,467.00
19	MP319	2" Gate Valve	1	ea	-	-	2,432.70	2,432.70	2,200.00	2,200.00	1,439.00	1,439.00
20	MP319	4" Gate Valve	3	ea	5,262.60	15,787.80	2,275.65	6,826.95	2,400.00	7,200.00	2,126.00	6,378.00
21	MP319	8" Gate Valve	5	ea	-	-	3,812.14	19,060.70	3,850.00	19,250.00	4,157.00	20,785.00
22	MP320	Fire Hydrant with Auxiliary Valve	3	ea	10,027.96	30,083.88	12,076.87	36,230.61	11,500.00	34,500.00	16,286.00	48,858.00
23	MP325	Water Line Connection (End of Line), 8"	1	ea	6,783.74	6,783.74	2,165.99	2,165.99	2,250.00	2,250.00	4,437.00	4,437.00
24	MP327	New Water Meter Station, 3"	1	ea	30,951.50	30,951.50	20,066.64	20,066.64	27,500.00	27,500.00	21,454.00	21,454.00
25	MP330a	Remove Existing Blowoff Valve and Manhole	1	ea	-	-	2,431.27	2,431.27	2,150.00	2,150.00	6,322.00	6,322.00
26	MP331a	Sampling Station	1	ea	-	-	5,892.22	5,892.22	4,200.00	4,200.00	4,488.00	4,488.00
27	MP332a	2" Post Hydrant	2	ea	-	-	4,399.45	8,798.90	2,950.00	5,900.00	3,511.00	7,022.00
28	MP500	Clear and Grub	15	ac	1,285.43	19,281.45	5,853.71	87,805.65	4,500.00	67,500.00	90,396.00	1,355,940.00
29	MP502	Excavation & Grading (8,029 cy cut, 8,030 cy fill - approx.)	1	ls	132,498.33	132,498.33	57,588.64	57,588.64	80,000.00	80,000.00	200,000.00	200,000.00
30	MP505u	Import Trench Backfill	1,245	lf	46.13	57,431.85	14.38	17,903.10	80.00	99,600.00	39.00	48,555.00
31	MP602-1u	Remove Asphalt (includes saw cut)	100	lf	13.48	1,348.00	25.56	2,556.00	10.00	1,000.00	42.00	4,200.00
32	MP612u	Asphalt Patch (3" HMA, 12" UTBC)	100	lf	62.09	6,209.00	60.10	6,010.00	46.00	4,600.00	77.00	7,700.00
33	MP613	Raise Valve to Grade with Concrete Collar	7	ea	-	-	1,197.60	8,383.20	750.00	5,250.00	607.00	4,249.00
34	MP613	Raise Manhole to Grade with Concrete Collar	1	ea	-	-	1,515.71	1,515.71	1,000.00	1,000.00	607.00	607.00
35	MP613	Raise Cleanout to Grade with Concrete Collar	4	ea	-	-	1,491.25	5,965.00	750.00	3,000.00	607.00	2,428.00
36	MP616	Granular Borrow (GB) (6" thick, plan quantity)	6,468	sy	-	-	8.54	55,236.72	8.00	51,744.00	10.00	64,680.00
37	MP617	Untreated Base Course (UTBC) (12" thick, plan quantity)	2,051	sy	23.19	47,562.69	22.52	46,188.52	12.50	25,637.50	24.00	49,224.00
38	MP617	Untreated Base Course (UTBC) (8" thick, plan quantity)	4,417	sy	15.02	66,343.34	16.80	74,205.60	9.00	39,753.00	16.00	70,672.00

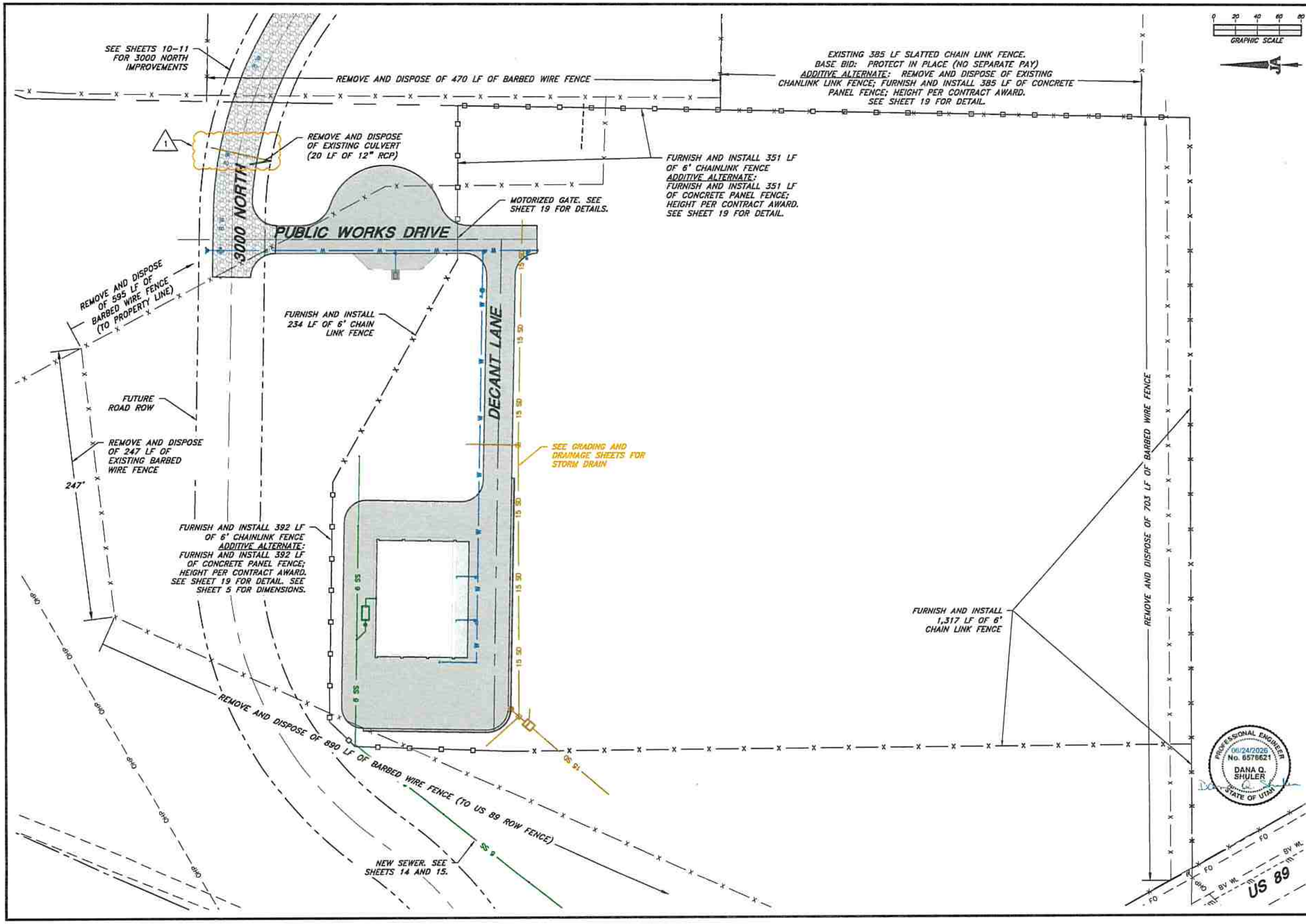
Item	M&P	Description	Qty	Unit	STOUT Unit Price	STOUT Total	STAPP Unit Price	STAPP Total	MJM Unit Price	MJM Total	BECK Unit Price	BECK Total
39	MP618	Hot Mix Asphalt (HMA) (4" thick, plan quantity)	4,417	sy	$ 24.62	$ 108,746.54	$ 25.01	$ 110,469.17	$ 25.00	$ 110,425.00	$ 27.00	$ 119,259.00
40	MP706u	Seeding	15	ac	1,332.67	19,990.05	1,458.01	21,870.15	10,000.00	150,000.00	1,562.00	23,430.00
41	MP806	Remove Existing Fence, Barbed Wire	806	lf	9.81	7,906.86	6.25	5,037.50	6.00	4,836.00	11.00	8,866.00
42	MP808	6' Chainlink Fence	1,151	lf	127.42	146,660.42	35.01	40,296.51	33.00	37,983.00	38.00	43,738.00
43	MP809u	6' Motorized Cantilevered Gate System (30' wide opening)	1	ls	-	-	41,959.57	41,959.57	40,500.00	40,500.00	44,950.00	44,950.00
44	MP910a	Decant Facility Structure	1	ls	796,700.37	796,700.37	658,587.30	658,587.30	1,020,000.00	1,020,000.00	640,000.00	640,000.00
45	MP911a	Pre-Fab Storage Building (64 sf) on concrete slab	1	ls	4,000.00	4,000.00	23,894.43	23,894.43	22,500.00	22,500.00	9,088.00	9,088.00
46	MP1500	Provide Electrical Work and Materials	1	ls	43,680.00	43,680.00	49,214.59	49,214.59	95,000.00	95,000.00	71,000.00	71,000.00
47	MP227a	Hydrodynamic Separator (min. 0.2 cfs Treatment Rate and 1 cfs Conveyance Rate)	1	ea	32,445.00	32,445.00	40,838.12	40,838.12	25,000.00	25,000.00	25,500.00	25,500.00
48	MP205	18" RCP Storm Drain Pipe	27	lf	21.28	574.56	369.20	9,968.40	109.25	2,949.75	635.00	17,145.00
49	MP212a	18" RCP Flared End Section with Trash Rack	1	ea	-	-	5,220.13	5,220.13	2,500.00	2,500.00	3,777.00	3,777.00
50	MP516a	Relocate Material Stockpiles (approx. 700 cy total)	1	ls	-	-	28,693.16	28,693.16	10,500.00	10,500.00	15,907.00	15,907.00
51	MP517a	Relocate Concrete Block Wall (approx. 437 cf)	1	ls	-	-	11,133.83	11,133.83	7,500.00	7,500.00	18,198.00	18,198.00
52	MP632	30" Concrete Curb and Gutter	360	lf	33.00	11,880.00	36.85	13,266.00	65.00	23,400.00	44.00	15,840.00
53	MP640a	Remove and Dispose of Concrete Debris (approx. 121 cy)	1	ls	-	-	6,526.88	6,526.88	1,000.00	1,000.00	6,182.00	6,182.00
54	MP641a	Remove and Dispose of Asphalt Debris (approx. 49 cy)	1	ls	-	-	2,854.75	2,854.75	1,500.00	1,500.00	1,953.00	1,953.00
		TOTAL BASE BID				$2,188,457.94 corrected		$2,211,655.24		$2,417,068.25		$3,827,309.00
		Additive Alternates										
AA-1	MP333a	Water Filling Station, Complete	1	ls	$ 170,323.19	$ 170,323.19	$ 7,843.33	$ 7,843.33	$ 7,600.00	$ 7,600.00	$ 9,500.00	$ 9,500.00
AA-2	MP806	Remove Existing Fence, Chain Link	385	lf	3.85	1,482.25	6.25	2,406.25	6.00	2,310.00	11.00	4,235.00
AA-3	MP808a	6' Concrete Panel Fence	1,128	lf	124.35	140,266.80	145.77	164,428.56	157.00	177,096.00	157.00	177,096.00
AA-4	MP808a	8' Concrete Panel Fence	1,128	lf	175.42	197,873.76	205.63	231,950.64	188.00	212,064.00	221.00	249,288.00

Notes:
Items in red have been corrected in favor of the submitted unit price.
Total Base Bids have been corrected as shown.

Project Engineer Dana Q. Shuler

Date 07/02/2026

JONES & ASSOCIATES Consulting Engineers



CONSULTING ENGINEERS
JONES & ASSOCIATES
6080 Fashion Point Drive
South Ogden, Utah 84403
(801) 476-9767 www.jonescivil.com

PLEASANT VIEW CITY CORPORATION
DECANT FACILITY IMPROVEMENTS

OVERALL SITE AND UTILITY PLAN

REV.	DATE	APPR.	
1	6/23	DQS	NEW CULVERT ADDED TO SHEET

SCALE: 22"x34" H:1"=40' / 11"x17" H:1"=80'
DESIGNED: SEH
DRAWN: SEH
CHECKED: DQS
SHEET: 4 OF X SHEETS

Proposal for Codification Services

PREPARED FOR:

City of Pleasant View, Utah

PREPARED BY:

FAYE MOORE

ACCOUNT EXECUTIVE

fmoore@iccsafe.org

800.836.8834

DATE:

May 12, 2026

(Valid for six months)

Table of Contents

Executive Summary

A thorough review of your request has given us a better understanding of your unique needs and helped us determine ways that we can partner with you to make the City of Pleasant View's Code a more useful and effective resource for your community. The executive summary below serves as an overview for building a collaborative codification solution that can help the City achieve its goals.

Situation Analysis

The City of Pleasant View's Code was originally codified in 1997, and it was last updated in 2025. However, the Code may still contain inconsistencies, errors and outdated information that could potentially affect the Code's enforceability and alignment with relevant Utah statutes.

It is our understanding that the City would like a complete recodification, including a comprehensive review and update of the 1997 Code, to include all legislation of a general and permanent nature to Ordinance No. 2026-2. This process would ensure that legislation is up-to-date and is in line with Utah statutes and the current needs of your constituents, in addition to making the overall Code consistent in organization, format, style, and content.

The City would also like to provide access to the Code and make it easier for constituents and staff to find information by implementing a fully searchable online version of its Code, housed on our unparalleled eCode360® platform.

Our Solution

Our comprehensive codification solution for Pleasant View includes:

> **Converting your Code to be housed on our innovative *eCode360* platform**
> General Code® will convert your Code and place it on *eCode360.* Created for a variety of users, *eCode360* makes the complete current text of your Code available online in a format that is easy for your community to use and is fully searchable.

> **Supplement your Code**
> At the start of the project, we will perform Supplement No. 1 to update the Code with legislation through Ordinance No. 2026-2.

> **Create an Updated Code**
> *General Code* will provide the City with an updated Code that is clear and easy for your community to access and use.

> **An Editorial and Legal Analysis**
> This process will identify conflicts, redundancies and inconsistencies in the Code and enable you to incorporate the necessary revisions to ensure that your Code is enforceable and fully complies with Utah statutes.

> **An online Code housed on our innovative *eCode360* platform**
> Created for a variety of users, *eCode360* makes the complete current text of your Code available online in a format that is easy for your community to use and is fully searchable.

> **3 custom printed Code books, with an option for additional printed volumes**
> We will provide you with 3 fully customized print copies of your new Code, with additional copies as requested.

Solution Benefits

A comprehensive codification solution from *General Code* will:

1. Deliver a Code that is always accessible to the public and up-to-date
2. Help you keep Pleasant View's Code enforceable
3. Improve transparency with constituents
4. Save Pleasant View's staff time and resources by empowering constituents to find Code information independently

Who Benefits?

1. **Constituents**—Citizens will be able to find and use laws in a comprehensive, up-to-date and understandable format
2. **Staff**—All staff members will be able to gather the information they need to answer questions from both citizens and other municipal officials
3. **Planners/Developers**—Your new Code will provide a clear view of existing regulations and make it easier to determine the impact of proposed changes and amendments on development and growth initiatives
4. **Attorneys**—Legal staff can draft and amend legislation more efficiently by using *eCode360* to research similar laws that other communities have passed

Pleasant View's Investment

The price of *General Code's* recommended solution will be $19,995.

A detailed breakdown of the investment and available options can be found in the Investment Details and Options section on page 11.

General Code, America's Next-Generation Codifier

When local governments and constituents work well together, shared ideas and diverse talents can be focused where they need to be – on the community's common interests and vision for the future. At *General Code*, we focus on simplifying the ways that local governments and their constituents find, access, and share information by innovating forward-thinking technologies and processes. By intelligently connecting vital code information in a digital environment, communities can work better together to more effectively overcome challenges and create opportunities for growth. From online municipal codes to interactive zoning maps, it is our goal to empower everyone in our client communities to rise, transform, and thrive.

We would be proud to partner with your community, too.

Our Experience

For 60 years, *General Code* has worked with more than 4,000 communities to build, maintain, and publish Codes that are clear, accessible, and easy-to-use. We have assembled a staff of highly trained project managers, editorial assistants, attorneys, legal editors, production staff, account managers, training specialists, service representatives, and software engineers that have unique expertise in codification. With backgrounds in municipal law and local government and an average of 17 years of hands-on experience working with municipalities, every segment of our team is uniquely qualified to partner with your community.

A Member of the ICC Family of Solutions

The International Code Council is the leading global source of model codes and standards and building safety solutions. Code Council codes, standards and solutions are used to ensure safe, affordable and sustainable communities and buildings worldwide.

General Code's partnership with ICC strategically aligns our companies' like-minded missions, values and long-standing commitment to building strong partnerships with local governments. It also gives *General Code* even greater capacity to build on our portfolio of municipality-focused solutions by tapping into the expanded resources and global reach of ICC.

Our Technical Focus

Technology has changed your community's expectations about accessing and interacting with complex Code information. Therefore, we handle Code information differently. With *General Code*, your Code is more than just static text; using our proprietary publishing system, we store your Code as dynamic data, making it easy to update and present in multiple ways that meet your staff's and community's needs. Using the data from your Code as a basis, *General Code* provides an ever-expanding suite of seamless solutions that save time and simplify how you serve your community.

Our Process

General Code's process workflow is highly collaborative, allowing you to engage with a Code consultant at every key stage of the codification process. We guide you through each phase of the process to keep you informed and help the project stay on track. Our Code consultants are invested in working with local governments and strive to ensure that your Code improves transparency within your community while accurately reflecting your laws.

General Code's Approach to Codification

Codification Powered by Code Review brings your code project to life during the milestones of your project. Code Review is a revolutionary Code review platform, shared interactively between the *General Code* project team and your review committee, that guides you through the stages of your Codification project.

Code Review, a secure, searchable platform, gives your codification stakeholders the ability to manage milestones, share and assign questions, and expedite the decision-making process. With digital access to all your relevant project documentation throughout the project, including the analysis, drafts and reference documents, our technology eliminates the need for paper reports, printed legal memorandums or Legal Workbooks.

Codification Powered by Code Review is a collaborative process that will guide you through each project stage. We will prepare and evaluate your legislation, prepare the Editorial and Legal Analysis, and create your Digital Manuscript, so that you can easily access the project documents and make decisions.

This streamlined process allows users to collaborate, annotate, print and share comments among all committee members, while staying connected with your *General Code* Editor. It also will provide, as the project moves forward, a record or memorandum of the changes to be made, as users agree upon and make those decisions.

So how does it work?

When the Digital Manuscript and Editorial and Legal Analysis are ready for review, *General Code* will activate your *Code Review* site and provide your review committee with a secure link to the online version of your in-process Code. We will facilitate a dedicated e-Learning workshop for your municipal officials, led by our *General Code* training specialist, to guide you through the features and functionality of the platform. *Codification Powered by Code Review* will include these supporting documents as the project progresses through the codification stages:

- Code Project Contract
- Code Project Guidelines
- Digital Manuscript
- Editorial and Legal Analysis
- Record of any changes to be made
- Code Adoption Ordinance
- Disposition List
- Digital Drafts of your Code

Upon completion of the codification project and adoption of your new Code, the Code will seamlessly transition from the private *Code Review* platform to your public *eCode360* site and will house the adopted version of your Code, which is available to the public.

The *General Code* Recommended Solution and Process

Below is an outline of the process for completing your recodification project.

Project Launch

General Code will consult with Pleasant View's designated contact person to review the project generally and to clarify any initial questions for both *General Code* and the City. To begin the project, the City and *General Code* shall confirm the source materials for the project. For more detail, see the source materials listed on page 10.

Convert your Code onto *eCode360*

As an initial step in the project, we will convert your Code into XML format to make your Code available on our fully searchable *eCode360* platform.

eCode360 is a secure, reliable online platform created specifically to house codified laws and municipal documents. Built with a variety of user needs in mind, *eCode360* will provide Pleasant View's staff, citizens and businesses with unparalleled flexibility to quickly access and search your Code on a variety of desktop and mobile devices.

eCode360 Benefits:

A centralized solution—laws, regulations and related documents are integrated into a dynamic, centralized resource

Simple to use—*eCode360* is easy and intuitive and offers powerful time-saving features

Always up-to-date—We will update your *eCode360* site with each supplement to your Code

A trusted, "go-to" resource—Empower staff to answer questions with clarity and confidence

Always evolving—We consistently release innovative functionality based on communities' needs

Premium *eCode360* **Annual Fee $1,295**
New Laws
Easy and Flexible Searching
Table of Contents
Email or Share Links
Printing
Archive View
"Sticky" Table Headers
Administrative Tools
Google Translate to 132 Languages
eCode360 Search App
Public and Private Notes
Sample Legislation (Multicode Search)
Download to Word
Download to PDF
New Laws Indicator
Advanced Search

Get Updates
Public Documents Module

For more information about *eCode360* see page 15.

Supplement No. 1 to the 1997 Code

General Code will supplement your current Code with uncodified legislation through Ordinance No. 2026-2, to provide ready access to the most up-to-date version of the existing Code until such time as publication of your new Code is completed.

Editorial and Legal Analysis with Manuscript

The City's existing Code will be used as the Manuscript for the project. The Code will be supplemented just prior to preparation of the Editorial and Legal Analysis in order to optimize the City's review of the Code, and also so that *General Code* is reviewing the most up-to-date material.

To accompany your updated Code, we will prepare an Editorial and Legal Analysis for your review. Your project team will do a thorough review and analysis of your legislation and provide specific recommendations and input for improvement. The Analysis will be presented in a progressive format with option sets to guide the user in the decision-making process. City officials, including the City Attorney, will have the final decision-making authority for the resolution of any and all issues.

The Editorial and Legal Analysis will include the following:

- Identification of duplications, conflicts and inconsistencies between or within various sections of the Code
- Identification of duplications, conflicts and inconsistencies with Utah statutes
- Any practical recommendations to make your legislation more enforceable
- Suggestions regarding fines, fees and penalties
- Suggestions on ways to modernize your legislation

Your Responsibilities

The City will review the Editorial and Legal Analysis and make the final decisions on any changes that are deemed necessary. All final decisions regarding the sufficiency of the legislation which is to be codified, and any changes to be made to said legislation, shall be the province of the City officials and the City Attorney.

A review period is set by the performance schedule. We stress the importance of staying within the allotted time period to avoid disruptions in the production process and delays in the delivery of the Code.

Code Supplement

In order to minimize the timeframe during which the City's Code is out-of-date prior to publication, the Code will be supplemented just prior to preparation of the Draft. Once the Draft is prepared, supplementation of the prior Code shall be discontinued until Code publication is complete.

Final Editing of the Manuscript and Submission of the Draft

Once the Editorial and Legal Analysis is returned, an editor will begin the final editing process. During this time, we will:

> Edit the text to incorporate any revisions and additions previously approved in the Editorial and Legal Analysis phase

> Update the Table of Contents listing all chapters and articles included in the Code, as applicable

> Include cross-references and Editor's Notes, as required, and add historical notations indicating the source and date of adoption of each enactment

> Proofread all copy to correct typographical and spelling errors

General Code will submit a Draft of the Code for final review by the City. With the submission of the Draft, the editorial work on your project will be completed; therefore, if the City requires any additional changes, further charges will apply.

Prepare Final Deliverables

Upon approval to proceed with the publication of your Code, we will prepare the following final deliverables:

> **A Comprehensive Index**
> We will provide you with an index that is designed to let you quickly and easily locate information in the Code.

> **A Disposition List**
> Your Code will include a Disposition List that sets forth—in chronological order—the subject matter, date of adoption and disposition of each item of new legislation reviewed with the project. It will also indicate whether those items are included in or omitted from the Code.

> **Code Adoption Legislation**
> We will prepare adoption legislation for the proposed Code and give it to the City Attorney for review and enactment by the governing body. The Code should be adopted as soon as possible to formally enact the many revisions authorized by the City and establish the Code as the permanent enforceable system of law in the City. If the Code adoption legislation is enacted and returned to us within 90 days of submission, we will include this material in the Code free of charge. Once the Code is adopted, it can be amended directly to change, add or delete material.

Update your online Code housed on *eCode360*

Once the project has been completed, we will update the City's *eCode360* with the new version of the City's Code.

Publish a Custom Printed Code

General Code will publish 3 printed copies of your Code in high-quality, custom-imprinted post binders. The Code pages will be designed in an 8 ½-by-11-inch page size, using 11-point Times New Roman font in a single-column format on 100% recycled paper.

General Code lets you customize the look of your final printed Code binder, including the color of your binder (blue, dark red, green, brown, black or gray) and the color of the silk-screen lettering on the binder cover (white, silver or gold). We can also include the City's Seal on the front and spine for added impact at no additional charge. Each copy of the Code will include a set of 15 tab dividers for individual customization and will also be serial-numbered for easy identification.

Please note: Code books in addition to the 3 Code books included in the Codification Project Price may be ordered through the publication date of your Code. Pricing is available upon request.

Provide Ongoing Code Maintenance

The codification process is not truly over when your new Code is delivered. Your community will change and grow, and ultimately, your Code will evolve with it. In order to maintain your Code as an accurate and reliable resource, it is important that the City keeps the Code up-to-date after initial publication. *General Code's* supplementation services are designed to make the process easy, fast and accurate.

Project Materials

Source Materials

General Code will use the following source materials for the codification project:

> A copy of the City's 1997 Code, as updated September 23, 2025.

> Uncodified legislation adopted from Ordinance No. 2025-24 to Ordinance No. 2026-2

Project Scope

This proposal and the scope of this project consider only the legislation submitted for review as listed above. The processing, review, and inclusion of any materials not submitted are outside the project scope as proposed and therefore may be subject to additional charges. We request that Pleasant View set up a process to routinely send any new legislation upon adoption. This additional legislation will be included in the Code up to the point where the editorial work has been completed and will be subject to an additional charge at the end of the project.

Investment Details and Options

Codification Conversion Process $2,295

- Conversion of the Code into an XML Document (Electronic Output Only)
- Premium *eCode360* (First Year)

Supplementation $200

- Supplement the 1997 Code from Ordinance No. 2025-24 to Ordinance No. 2026-2 (Electronic Output Only)

Codification Project Price $17,500

Services included with the codification project:

- Creation of a New Code, with Project Scope Including Legislation to Ordinance No. 2026-2
- Editorial Work
- Proofreading
- Shipping

Initial deliverables included with the codification project:

- Editorial and Legal Analysis
- Manuscript
- Draft

Final deliverables included with the codification project:

- Updated *eCode360*
- *eCode360* Search App
- Publication of 3 Code Volumes in Standard Imprinted Post Binders
- Comprehensive Index
- Disposition List
- Customizable Tabs
- Code Adoption Legislation

Optional Components

Estimated Price to Implement Gender-Neutral Language in Code $650

A *General Code* Editor will assess your goals and work with you to develop a strategy to make your Code language gender neutral and more inclusive. Typical solutions include direct pronoun replacement. Solutions that are more complex, such as an analysis of gendered terms in your Code or the re-writing of Code text to eliminate the use of pronouns, may be deemed outside of the scope of this project. An estimate for any additional charges will be provided upon request.

TrackBack Ordinance Tracking — $250 one-time setup fee

As a new ordinance is codified and added to your Code, TrackBack automatically embeds links in the related Code section so you can easily reference the original ordinance. Simply click the link and the original ordinance is immediately available to view. TrackBack is an excellent way to help clarify or confirm aspects of a particular law, help solve disputes or simply serve as a starting point for updating ordinances. This service begins with New Ordinances provided to *General Code* going forward *and* does not include any Ordinances going back in time. **TrackBack's annual fee of $350 will be invoiced concurrent with *eCode360* annual billing.**

Ongoing Services

Premium *eCode360* Annual Maintenance — $1,295

The maintenance fee is an annual recurring flat fee that begins one year from the initial posting of *eCode360*. Therefore, we recommend that the City budget for this service each year. The fee covers annual licensing, web hosting, posting of new legislation between regular Code supplements and the PubDocs Module. Please note that this does not include the cost for codifying new legislation.

Future Supplementation Services

General Code will provide supplementation services at a rate of $25.00 per page for a period of three years from date of publication.

Tables Graphics and Charts $10.00 per change

Thereafter, fees may be increased annually consistent with the Producer Price Index for Publishing Industries, published by the U.S. Dept. of Labor.

Note: Full zoning rewrites are outside of the scope of this contract regarding supplementation rates. Pricing estimates available upon request.

Performance and Payment Schedule

Conversion Performance and Payment Schedule

Deliverables	Delivery Date	Payment Milestone
Premium *eCode360* and Code Volumes	Within 10 to 12 weeks of contract signing and receipt of materials	100% of total conversion price due upon posting of *eCode360*

Supplement Performance and Payment Schedule

Deliverables	Delivery Date	Payment Milestone
Electronic Supplement	Within 6 to 8 weeks of contract signing	100% of total supplementation price due upon posting of supplement on *eCode360*

Codification Performance and Payment Schedule

Deliverable	Delivery Date	Payment Milestone
Contract Signing	Within 30 days of contract signing	20% of total codification project price due
*Submission of the Editorial and Legal Analysis	Within 180 days of completion of the Code Conversion and posting of *eCode360*; the City has 100 days for review	40% of total project price due
Submission of Draft	Within 145 days of receipt of responses to the Editorial and Legal Analysis; the City has 45 days to review	30% of total project price due
Delivery of the Code	Within 40 days of approval to proceed with the publication of the Code	Balance of total project price due

**Code supplements shall be prepared prior to this stage to ensure that the Code remains up-to-date throughout the project.*

Code supplements shall be invoiced separately and are outside the scope of the project pricing. Estimates are available upon request.

Authorization and Agreement

The City of Pleasant View, Type 1S - Recodification, May 12, 2026

Codification Conversion Process	$2,295
Supplementation Price	$200
Codification Project Price	$17,500
Total:	**$19,995**

Optional Components

___ Estimated Cost to Implement Gender-Neutral Language in Code	$650
___ TrackBack *Annual Maintenance of $350 will be billed with eCode360*	$250 set-up

Total Investment

Including all of the options selected above, the total project price will be: $ ....

The City of Pleasant View, Utah, hereby agrees to the procedures outlined above, and to *General Code's* Codification Terms and Conditions, which are available at http://www.generalcode.com/terms-and-conditions-documents/.

City of Pleasant View, Weber County, Utah

By: ______________________ Witnessed by: ______________________

Title: ______________________ Title: ______________________

Date: ______________________ Date: ______________________

***GENERAL CODE*, LLC**

By: ______________________ Witnessed by: ______________________

Title: ______________________ Title: ______________________

Date: ______________________ Date: ______________________

This document serves both as a proposal and as an agreement. To accept this proposal and delegate authority to *General Code* to administer the codification project, complete the form above, including authorized signatures. A signed copy of this agreement will be mailed back to Pleasant View for its records.

Scan and email the completed form to contracts@generalcode.com. You may also return it by mail to General Code, 3490 Winton Place, Rochester, NY 14623.

Appendix

Additional Online Services

MapLink™ powered by ZoningHub™

MapLink is a *Visual Zoning* service that makes it easier for business and property owners, planners, developers, and constituents to find the information they need in your community's Zoning ordinance by presenting Zoning Code data from *eCode360* in an interactive online map. *MapLink* users can click on a map to view details about permitted uses and answer questions such as, "Where can I open my business?" and "What can I do with my property?" With just a few clicks, users interested in economic development can view dimensional requirements, allowable uses, and zoning districts, zoom to an individual parcel to examine its requirements, or search for properties based on land use. By making it easier for users to find the information they need for their development projects, they are more likely to open their businesses in the City, which can help grow your community.

MapLink uses your municipality's existing GIS map information and seamlessly presents data from *eCode360*, so your interactive map clearly and accurately displays your essential Zoning elements. When a Code supplement including a Zoning change is completed and posted to *eCode360*, your Code data is simultaneously updated in *MapLink*, ensuring that users are always working with the most accurate requirements.

eCode360 Enhanced Graphics™

eCode360 Enhanced Graphics can help drive economic development in your community by presenting an online Zoning Code that is clear, easy to understand and always up-to-date. *Enhanced Graphics* offers zoning specific features like integrated tables that allow users to view tables in context, multi-column layout options to accommodate natural image placement, searchable image captions, color coding to create easier navigation, and high-quality graphics. Every community is unique, so we also offer custom solutions tailored to suit your community's specific needs.

Custom I-Codes

Until now, no single publication has included both ICC I-Code building regulations and local amendments in an integrated form. Our solution will create a single central repository for your adopted Building Code regulations that is intuitive, searchable, and linked to your municipal Code. This solution will eliminate the need to separately manage state adopted I-Codes and your local amendments, and make your Building Code regulations available from anywhere at any time, even if the City only has one set of printed books.

Application Programming Interface

Application Programming Interfaces (API) make it possible for your Code in *eCode360* to "talk" with additional external systems to share information. *General Code* has APIs that deliver structured Code information contained in *eCode360* to external systems, including legislation drafting, parcel management, municipal websites, enterprise content management (ECM), permitting, GIS-based interactive maps, code enforcement, law enforcement, and more.

For more information on our additional online services please contact us at sales@generalcode.com

Formatting & Style

General Code takes pride in offering high-quality printed Code services. Our experience and attention to detail in the design and production of your Code go hand-in-hand with our approach to municipal partnerships.

Organization

The Code will be organized and divided into parts to accommodate different types of legislation. Typically Part I is made up of legislation of an administrative nature, namely, that dealing with the City's departments, officers and employees; Part II is made up of the legislation that regulates the general public. Within each part, the various pieces of legislation will be organized into chapters, which will be arranged alphabetically by subject matter. For example, all legislation pertaining to the regulation of streets and sidewalks may be found in Part II, in the chapter entitled "Streets and Sidewalks." Wherever there are two or more pieces of legislation dealing with the same subject, they will be combined into a single chapter. In such chapters, the use of article designations will preserve the identity of the individual pieces of legislation. The City will have the opportunity to review and approve the organization of the Code.

Table of Contents

The Table of Contents lists the various chapters included in the Code and can be used to help locate desired provisions. Space will be reserved for later insertion of new material in its proper alphabetical sequence. Such space is accommodated in the body of the Code by breaks in the chapter numbering and in the page-numbering sequence between chapters.

Pagination

Each chapter forms an autonomous unit in the page-numbering system. The first page number in each chapter is the number of that chapter followed by a colon and the numeral "1." For example, Chapter 6 begins on page 6:1, Chapter 53 on page 53:1, etc. If a page were to be added between pages 53:2 and 53:3, it would be numbered 53:2.1. This system makes it possible to add or to change pages in any chapter without affecting pages in other chapters and to insert new chapters without affecting the existing organization.

Scheme

The scheme is the list of section titles that appears at the beginning of each chapter and precedes the text. These titles are written so that, taken together, they may be considered as a summary of the content of the chapter. Taken separately, each describes the content of a particular section. For ease of reference, section titles are repeated as section headings in the text.

Section Numbering

In a chapter-related section-numbering system, each section of every item of legislation is assigned a number that indicates both the number of the chapter in which the legislation is located and the location of the section within that chapter. For example, the first section of Chapter 6 is § 6-1, while the fourth section of Chapter 53 is § 53-4. New sections can also be added between existing sections by using a decimal system. For example, if two sections are to be added between §§ 53-4 and 53-5, they will be numbered as §§ 53-4.1 and 53-4.2.

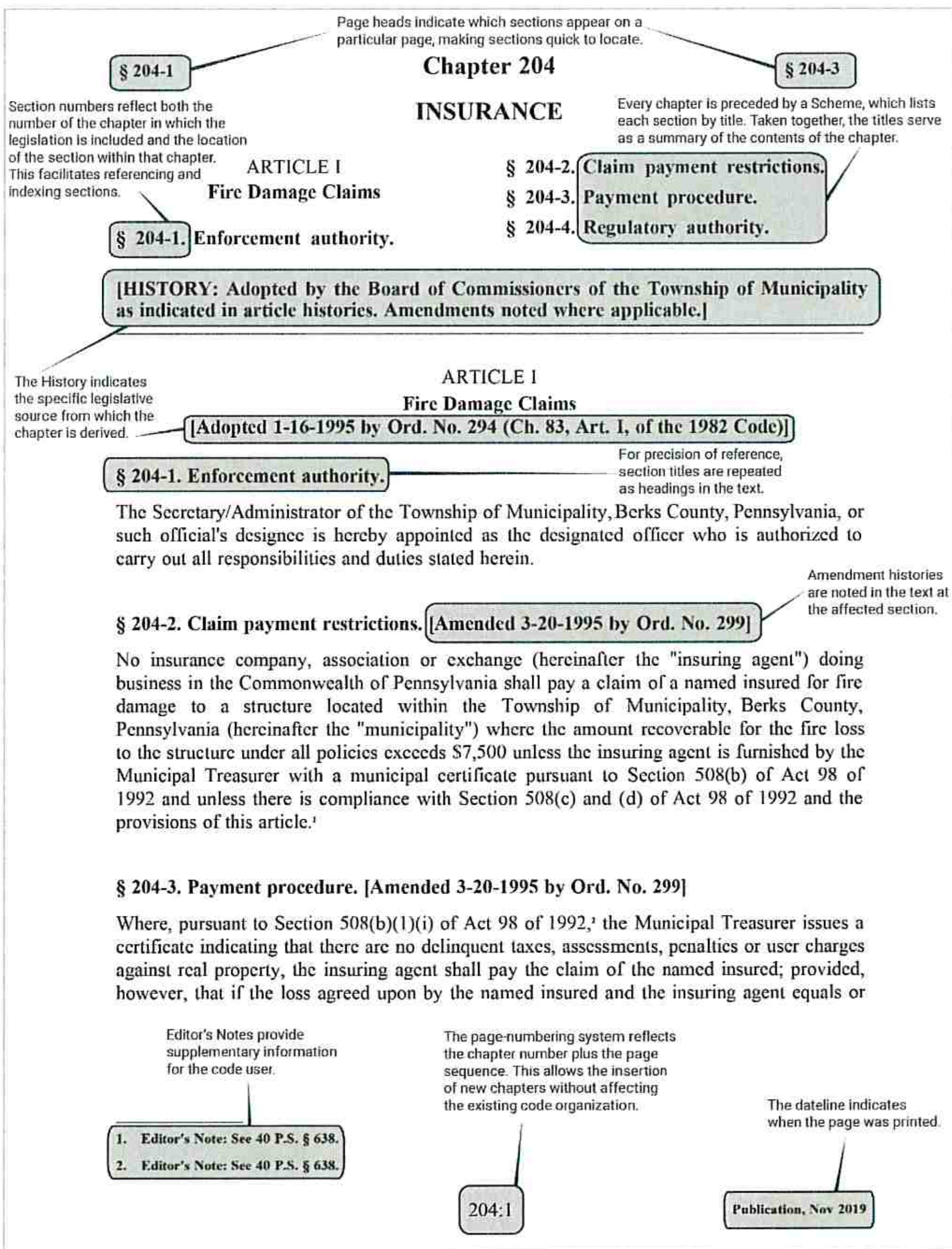
Legislative Histories

The legislative history for each chapter is located immediately following the scheme for that chapter. The history indicates the specific legislative source from which the chapter was derived, including the enactment number and the date of adoption. In the case of chapters containing parts or articles derived from more than one item of legislation, the source of each part or article is indicated in the text, under its title. Amendments to individual sections or subsections are indicated by boldfaced histories directly in the text.

Editor's Notes

Editor's Notes are used in the text to provide supplementary information and cross-references to related provisions in other chapters.

Printed Code Sample Page



Page heads indicate which sections appear on a particular page, making sections quick to locate.

§ 204-1

Chapter 204

§ 204-3

Section numbers reflect both the number of the chapter in which the legislation is included and the location of the section within that chapter. This facilitates referencing and indexing sections.

INSURANCE

Every chapter is preceded by a Scheme, which lists each section by title. Taken together, the titles serve as a summary of the contents of the chapter.

ARTICLE I
Fire Damage Claims

§ 204-1. **Enforcement authority.**

§ 204-2. **Claim payment restrictions.**
§ 204-3. **Payment procedure.**
§ 204-4. **Regulatory authority.**

[HISTORY: Adopted by the Board of Commissioners of the Township of Municipality as indicated in article histories. Amendments noted where applicable.]

The History indicates the specific legislative source from which the chapter is derived.

ARTICLE I
Fire Damage Claims
[Adopted 1-16-1995 by Ord. No. 294 (Ch. 83, Art. I, of the 1982 Code)]

For precision of reference, section titles are repeated as headings in the text.

§ 204-1. Enforcement authority.

The Secretary/Administrator of the Township of Municipality, Berks County, Pennsylvania, or such official's designee is hereby appointed as the designated officer who is authorized to carry out all responsibilities and duties stated herein.

Amendment histories are noted in the text at the affected section.

§ 204-2. Claim payment restrictions. [Amended 3-20-1995 by Ord. No. 299]

No insurance company, association or exchange (hereinafter the "insuring agent") doing business in the Commonwealth of Pennsylvania shall pay a claim of a named insured for fire damage to a structure located within the Township of Municipality, Berks County, Pennsylvania (hereinafter the "municipality") where the amount recoverable for the fire loss to the structure under all policies exceeds $7,500 unless the insuring agent is furnished by the Municipal Treasurer with a municipal certificate pursuant to Section 508(b) of Act 98 of 1992 and unless there is compliance with Section 508(c) and (d) of Act 98 of 1992 and the provisions of this article.[1]

§ 204-3. Payment procedure. [Amended 3-20-1995 by Ord. No. 299]

Where, pursuant to Section 508(b)(1)(i) of Act 98 of 1992,[2] the Municipal Treasurer issues a certificate indicating that there are no delinquent taxes, assessments, penalties or user charges against real property, the insuring agent shall pay the claim of the named insured; provided, however, that if the loss agreed upon by the named insured and the insuring agent equals or

Editor's Notes provide supplementary information for the code user.

The page-numbering system reflects the chapter number plus the page sequence. This allows the insertion of new chapters without affecting the existing code organization.

The dateline indicates when the page was printed.

1. **Editor's Note: See 40 P.S. § 638.**
2. **Editor's Note: See 40 P.S. § 638.**

204:1

Publication, Nov 2019

Ongoing Code Maintenance

Your Code is always evolving and is an investment you need to protect.

Because your Code will evolve and grow with your community, the codification process is not truly over when your new Code is delivered. In order to maintain your community's trust and reliance on your Code, *General Code* offers supplementation services that will help to keep your Code reliable, accurate and up-to-date. Our supplementation services are designed to make the process easy, fast and accurate. In addition, *General Code* provides a free sample legislation service to municipalities we serve as well as regular legislative alerts to inform local governments of the latest trends in legislation that may affect their communities.

Rapid Delivery
Our average turnaround time for processing routine supplementation is between 4 and 6 weeks.

Materials
After the enactment of new legislation, the City can forward a copy to us by whatever method is most convenient.

Online copies of the legislation can be sent via email to ezsupp@generalcode.com. Upon receipt, we will send you an email confirming that we have received your legislation. Should an alternative method of transmission be required for transferring large files, please contact us and we will provide the necessary information.

General Code will hold legislation pending a pre-approved schedule, or begin the job, as directed by the City. Please note that charges for supplementation services are outside of the scope of this proposal and will be billed separately. An estimate of the charges applicable to a particular supplement is available upon request.

Posting of New Laws
Between regular Code supplements, *General Code* will temporarily post PDF copies within 1 to 2 business days of receipt of new legislation to your online Code, to provide ready access to information until such time as the legislation can be codified through supplementation. If supplementation does not occur within one year of appending, *General Code* will remove the link to that new legislation.

Schedule
Code supplements will be provided on a schedule designed to meet the needs of Pleasant View. Typical schedules may be quarterly, semiannual, or annual, or upon authorization by the City. Updates to the electronic version of the Code can occur on a more frequent schedule than printed supplements if the City prefers.

Editorial Work on Your Supplement
The work on your supplement specifically focuses on the new legislation being incorporated with each supplement. For each supplement we provide project management, recordkeeping, processing, professional review of new legislation, and consult throughout the project. Our goal is to make the information easily accessible without altering in any way the meaning of what was originally adopted. The work on your supplement specifically focuses on the new legislation being incorporated with each supplement. As part of our process for new legislation, we will:

- Acknowledge receipt of all materials

- Verify adoption of all legislation, including date of action by governing body
- Review legislation and distinguish between Code and non-Code material
- Update record of legislation received and its disposition (Disposition List)
- Request any missing legislation/missing pages
- Determine proper placement of legislation within Code
- Impose or utilize the adopted flexible section numbering system that allows for later changes
- Create/modify chapter, article and/or section titles
- Add historical annotations
- Add any necessary cross references
- Include editorial notes to sections that require additional explanation
- Correct any misspellings so that searchability in *eCode360* is not compromised
- Impose a distinctive style for definitions, to aid Code user in quickly finding the meaning of a particular term
- Maintain legislative integrity by following the original tables and graphics and, where necessary, improving the presentation so that the information contained therein is easily accessible
- Impose standard internal section organizational hierarchy consistent with the rest of the Code
- Impose standard style conventions consistent with the rest of the Code, i.e., number citation, capitalization, nonsubstantive grammar and punctuation, internal and statutory reference citation
- Confirm accuracy of internal references; correct as necessary and appropriate
- Confirm accuracy of statutory references; correct as necessary and appropriate
- Read and review for missing wording; internal conflicts
- Update ancillary Code pieces, such as the Table of Contents and chapter schemes, when necessary
- Update Code Index
- Create an Instruction Page so that Code holders can properly update the Code
- Notify client of any issues and concerns noted and work together to determine appropriate resolution

Printed Supplements

Amendments to the printed Code occur in the form of printed supplement pages that are issued as replacement pages. Printed supplements include an updated Table of Contents, Disposition List, Index, text pages, and Instruction Page.

Electronic Updates

Amendments to the electronic version of the Code can be provided on their own schedule or can accompany printed supplements. Electronic updates will be incorporated into the Code, and a fully searchable, complete Code will be delivered online.

Delivery

Printed supplements to the Code will be delivered in bulk to Pleasant View, unless it chooses to utilize *General Code's* Distribution Services. The website will be updated in one to two business days.

INTERNATIONAL CODE COUNCIL

3490 Winton Place | Rochester, NY 14623 | 800.836.8834 | generalcode.com

TIMECLOCK PLUS, LLC
1 TIMECLOCK DRIVE
SAN ANGELO, TX 76904

QUOTE # : Q059460

CONTRACT START DATE : 07/15/2026

CLIENT INFORMATION

Shipping Method:

Purchased for: Pleasant View City
Bill To: Pleasant View City

Billing Address:

Billing Contact Name: Steve Gibson

Billing Contact Email: sgibson@pleasantviewcity.com

Billing Contact Phone: (801) 941-8100

Contract Contact Name: Steve Gibson

Contract Contact Email: sgibson@pleasantviewcity.com

BILLING TERMS

INITIAL TERM	RENEWAL TERM	PAYMENT TERM	PAYMENT METHOD
60 MONTHS	60 MONTHS	NET 45	CHECK

ITEM DESCRIPTION	PRICE PER UNIT	QUANTITY	CHARGE TYPE	ORDER TOTAL
TIMECLOCK PLUS ENTERPRISE LICENSE (ANNUAL)	$45.00	40	RECURRING	$1,800.00
TIMECLOCK PLUS IMPLEMENTATION SERVICES (PREPAID HOURS)	$210.00	15	ONE-TIME	$3,150.00

SUBTOTAL	**$4,950.00**
TAXES	**$0.00**
GRAND TOTAL	**$4,950.00**
CURRENCY	USD

QUOTE EXPIRATION DATE : 07/21/2026

SPECIAL TERMS: OMNIA PRICING (CONTRACT 14-10)

SERVICE TERMS & CONDITIONS

TimeClock Plus, LLC ("TCP"), a Delaware limited liability company, will provide Client and its authorized Employees and Users access to the Services during the Initial Service Term in accordance with the complete terms and conditions (collectively the "Licensing Agreement") found at: https://www.tcpsoftware.com/legal

TCP reserves the right to modify the Licensing Agreement at TCP's sole discretion provided that changes shall not materially decrease the Services features and functionalities that Client has subscribed to during the then-current term. Should TCP make any modifications to the Licensing Agreement, TCP will post the amended terms on the applicable URL link and will update the "Last Updated Date" within such documents to notify Client of said changes.

This Order Form is entered into as of the Contract Start Date contained herein (the "Effective Date") by and between TimeClock Plus, LLC and the entity named in the Bill To section herein (the "Client"), and is subject to the Licensing Agreement. In the event of any conflict between the Order Form and the Terms and Conditions (as applicable), the terms of the Order Form shall control.

Client shall pay all fees or charges in accordance with those outlined on the Order Form. Except for cases of TCP breach, all fees are committed and non-cancelable during the term of the agreement.

The individuals executing this Agreement on behalf of each Party represent and warrant to the other Party that they are fully authorized and legally capable of executing this Agreement on behalf of such Party and that such execution is binding upon such Party.

Accepted by:

Client		TimeClock Plus, LLC	
By:	______________________	By:	______________________
Name:	______________________	Name:	______________________
Title:	______________________	Title:	______________________

Pleasant View City

520 W. Elberta Dr

Pleasant View, UT 84414

Attention: Landlord

Re: VB Site ID: US-UT-5150

Dear Steve Gibson,

Per our conversation, Vertical Bridge has partnered with MD7, LLC ("MD7") to work with you to facilitate certain modifications to the cell tower lease on your property. These modifications will allow Vertical Bridge to meet current business requirements and enhance your site's value.

After careful evaluation of the current market conditions and the strategic importance of this site, Vertical Bridge would like to include this communications facility in its long-term portfolio under one of the following options:

- **Option 1**
  - **Up Front Lump Sum First 2 Years Rent:** $24,000.00, commencing on August 1, 2026
  - **Monthly Rent:** $1,000.00, commencing on August 1, 2028.
  - **Rent Escalation:** 10% increase every five (5) years
  - **Additional Term:** Four (4) additional five (5) year terms.

- **Option 2 – Lump Sum Payment:**
  - One-time payment of $175,000.00 for 99 years.
  - This can also be structured as a set number of guaranteed monthly or annual installments payments with interest, personalized to fit your long-term financial needs.

We invite you to contact your designated site representative, Luke Guerrero, within 14 days of receipt of this proposal to confirm your willingness to participate.

This proposal does not constitute a binding offer to amend the Lease. No legal obligation is created by this letter or any other written or oral communications until a formal amendment to the Lease is signed by both parties to the agreement. Vertical Bridge values its affiliation with you and looks forward to a continued mutually beneficial relationship. Please contact me at your earliest convenience to discuss these terms or any questions you might have.

Sincerely,

Luke Guerrero
MD7 - Authorized Agent of Vertical Bridge
Office - (619) 777-7037
Email: lguerrero@md7.com
950 W Bethany Dr. Ste 700 Allen, TX 75013

INTERLOCAL COOPERATION AGREEMENT

THIS INTERLOCAL COOPERATION AGREEMENT is made and entered into this _____ day of ____________, 2026, by and between the **PLEASANT VIEW CITY REDEVELOPMENT AGENCY**, a community reinvestment agency and political subdivision of the State of Utah (the "Agency"), and **PLEASANT VIEW CITY**, a political subdivision of the State of Utah (the "City") in contemplation of the following facts and circumstances:

A. **WHEREAS,** the Agency was created and organized pursuant to the provisions of the Utah Neighborhood Development Act, Utah Code Annotated (**"UCA"**) §17B-4-1001 *et seq.* (2004), and continues to operate under the provisions of its extant successor statute, the Limited Purpose Local Government Entities - Community Reinvestment Agency Act, Title 17C of the UCA (the **"Act"**), and is authorized and empowered under the Act to undertake, among other things, various community development activities pursuant to the Act, including, among other things, assisting the City in development activities that are likely to advance the policies, goals and objectives of the City's general plan, contributing to capital improvements which substantially benefit the City, creating economic benefits to the City, and improving the public health, safety and welfare of its citizens; and

B. **WHEREAS,** this Agreement is made pursuant to the provisions of the Act and the Interlocal Cooperation Act (UCA Title 11, Chapter 13) (the "Cooperation Act"); and

C. **WHEREAS,** the Agency has created the Rise Community Reinvestment Project Area (the "Project Area"), through the adoption of the Rise Project Area Plan (the "Project Area Plan"), located within the City, which Project Area is described in Exhibit "A" attached hereto and incorporated herein by this reference; and

D. **WHEREAS,** the Project Area contains industrial land, which is anticipated to be developed, with encouragement and planning by the Agency, into an expansion of the existing manufacturing facility within the Project Area. The Agency has not entered into any participation or development agreements with developers but anticipates that prior to development of the Project Area, the City and/or the Agency may enter into one or more participation agreements with one or more developer(s) which will provide certain terms and conditions upon which the Project Area will be developed using, in part, "Tax Increment" (as that term is defined in the Act), generated from the Project Area; and

E. **WHEREAS,** historically, the Project Area has generated a total of $190,853 per year in property taxes for the various taxing entities, including the City, Weber County (the "County"), Weber School District, and other taxing entities; and

F. **WHEREAS,** upon full development as contemplated in the Project Area Plan, property taxes produced by the Project Area for the City, the County, the School District, and other taxing entities are projected to total approximately $266,774 per year by the end of the Project Area's Tax Increment Period; and

G. **WHEREAS,** the Agency has requested the City, the County, the School District, and other taxing entities to participate in the promotion of development in the Project Area by agreeing to remit to the Agency for a specified period of time specified portions of the increased real and personal property tax (i.e., Tax Increment,) which will be generated by the Project Area; and

H. **WHEREAS,** the City has determined to remit such payments to the Agency, as specified herein, in order to permit the Agency to leverage private development of the Project Area; and

I. **WHEREAS,** the Agency has retained Urban & Main Consulting, an independent economic development consulting firm with substantial experience regarding community reinvestment projects and tax increment funding across the State of Utah, to prepare the Project Area Plan and to provide a report regarding the need and justification for investment of Tax Increment revenues from and within the Project Area. A copy of the report is included in the Project Area Plan attached as Exhibit "B"; and

J. **WHEREAS,** the Agency has created the Rise Community Reinvestment Project Area Budget (the "Project Area Budget"), a copy of which is attached as Exhibit "C", which Project Area Budget, generally speaking, outlines the anticipated generation, payment and use of Tax Increment within the Project Area;

K. **WHEREAS,** the parties desire to set forth in writing their agreements regarding the nature and timing of such assistance;

NOW, THEREFORE, the parties agree as follows:

1. **Additional Tax Revenue.** The City has determined that additional Tax Increment will likely be generated by the development of the Project Area as described in further detail in the Project Area Plan and Project Area Budget. Each of the parties acknowledge, however, that the development activity required for the generation of the Tax Increment is not likely to occur within the foreseeable future or to the degree possible or desired without Tax Increment participation in order to induce and encourage such development activity.

2. **Offset of Development Costs and Expenses.** The City has determined to allow the Agency to receive and retain specified portions of its Tax Increment Share in order for the Agency to offset costs and expenses which will be incurred by Agency or participants in Project Area development, including, without limitation, the construction and installation of Buildings, infrastructure improvements, personal property and other development related costs needed to serve the Project Area, to the extent permitted by the Act, the Project Area Plan, and the Project Area Budget, each as adopted and amended from time to time.

3. **Base Year and Base Year Value.** The base year, for purposes of calculation of the Base Taxable Value (as that term is defined in the Act), shall be 2025, meaning the Base Taxable Value shall, to the extent and in the manner defined by the Act, be equal to the equalized taxable value shown on the 2025 Weber County assessment rolls for all anticipated developable property located within the Project Area (which is currently estimated to be $17,866,749, but is subject to final adjustment and verification by the County and Agency).

4. **Agreement(s) with Developer(s).** The Agency is authorized to enter into one or more participation agreements with one or more participants which may provide for the payment of certain amounts of Tax Increment (to the extent such Tax Increment is actually paid to and received by the Agency from year to year) to the participant(s) conditional upon the participant (s)'s meeting of certain performance measures as outlined in said agreement. Such agreement shall be consistent with the terms and conditions of this Agreement, shall require as a condition of the payment to the participant(s) that the respective participant or its approved successors in title as owners of all current and subsequent parcels within the Project Area, as outlined in Exhibit "A" (the "Property"), shall pay any and all taxes and assessments which shall be assessed against the Property in accordance with levies made by applicable governmental entities in accordance with the laws of the state of Utah applicable to such levies, and such other performance measures as the Agency may deem appropriate.

5. **Payment Trigger.** The first year of payment of the City's Tax Increment to the Agency shall be determined by the Agency but shall be no later than 2028. The Agency may trigger the collection of Tax Increment by delivering a letter or other written request to the Weber County Clerk/Auditor's office (the "Trigger Notice"). The Agency shall be entitled to receive Tax Increment for a period of fifteen (15) full calendar years, commencing with the year after the Agency delivers the Trigger Notice to the County (the "Increment Period").

6. **Total Payment to Agency.** The County, acting as the tax collection agency for the City, shall remit to the Agency, beginning with property tax receipts during the Incremental Period, 50% of the annual Tax Increment generated from the real, personal, and centrally assessed property tax within the Project Area attributable to the City's tax levy for a period of fifteen (15) years; provided, however, that the total amount of such Tax Increment generated and properly attributable to the City's tax levy that is paid to the Agency under this Agreement shall not exceed a total of $132,534 (the "Maximum Tax Increment Payment").

7. **City's Participation Contingency**. The City's obligation to share Tax Increment under this Agreement is expressly conditioned upon the use of project funds and improvements within the Project Area to support the expansion of a new product line that is anticipated to facilitate the creation of approximately 170 new jobs. If the City determines that project activities or expenditures are used for purposes other than the expansion of the new product line and associated job creation, the City shall have no obligation to participate in the Project Area, no Tax Increment shall be paid or shared with the Agency, and this Agreement shall terminate.

8. **No Independent Duty.** The City shall have no independent duty to pay any amount to the Agency other than to direct and cause the County to pay to the Agency the City's Tax Increment on an annual basis from and including Year One through and including Year Fifteen.

9. **Authority to Bind.** Each individual executing this Agreement represents and warrants that such person is authorized to do so, and, that upon executing this Agreement, this Agreement shall be binding and enforceable in accordance with its terms upon the party for whom such person is acting.

10. **Further Documents and Acts.** Each of the parties hereto agrees to cooperate in good faith with the others, and to execute and deliver such further documents and perform such other acts as may be reasonably necessary or appropriate to consummate and carry into effect the transactions contemplated under this Agreement.

11. **Notices.** Any notice, request, demand, consent, approval or other communication required or permitted hereunder or by law shall be validly given or made only if in writing and delivered to an officer or duly authorized representative of the other party in person or by Federal Express, private commercial delivery or courier service for next business day delivery, or by United States mail, duly certified or registered (return receipt requested), postage prepaid, and addressed to the party for whom intended, as follows:

> **If to City**:
> Pleasant View City
> Attn: City Council
> 520 W Elberta Dr
> Pleasant View, UT 84414
> Phone: (801) 782-8529
>
> **If to Agency**:
> Pleasant View City Redevelopment Agency
> Attn: Agency Board
> 520 W Elberta Dr

Pleasant View, UT 84414
Phone: (801) 782-8529

Any party may from time to time, by written notice to the others as provided above, designate a different address which shall be substituted for that specified above. Notice sent by mail shall be deemed served or delivered seventy-two (72) hours after mailing. Notice by any other method shall be deemed served or delivered upon actual receipt at the address or facsimile number listed above. Delivery of courtesy copies noted above shall be as a courtesy only and failure of any party to give or receive a courtesy copy shall not be deemed to be a failure to provide notice otherwise properly delivered to a party to this Agreement.

12. **Entire Agreement.** This Agreement is the final expression of and contains the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior understandings with respect thereto. This Agreement may not be modified, changed, supplemented or terminated, nor may any obligations hereunder be waived, except by written instrument signed by the party to be charged or by its agent duly authorized in writing or as otherwise expressly permitted herein. This Agreement and its exhibits constitute the entire agreement between the parties hereto pertaining to the subject matter hereof, and the final, complete and exclusive expression of the terms and conditions thereof. All prior agreements, representations, negotiations and understandings of the parties hereto, oral or written, express or implied, are hereby superseded and merged herein.

13. **No Third-Party Benefit.** The parties do not intend to confer any benefit hereunder on any person, firm or corporation other than the parties hereto. There are no intended third-party beneficiaries to this Agreement.

14. **Construction.** Headings at the beginning of each paragraph and subparagraph are solely for the convenience of the parties and are not a part of the Agreement. Whenever required by the context of this Agreement, the singular shall include the plural and the masculine shall include the feminine and vice versa. Unless otherwise indicated, all references to paragraphs and subparagraphs are to this Agreement. In the event the date on which any of the parties is required to take any action under the terms of this Agreement is not a business day, the action shall be taken on the next succeeding business day.

15. **Partial Invalidity.** If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each such term and provision of this Agreement shall be valid and shall be enforced to the fullest extent permitted by law.

16. **Amendments.** No addition to or modification of any provision contained in this Agreement shall be effective unless fully set forth in writing executed by each of the parties hereto.

17. **Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute but one and the same instrument.

18. **Waivers.** No waiver of any breach of any covenant or provision herein contained shall be deemed a waiver of any preceding or succeeding breach thereof or of any other covenant or provision herein contained. No extension of time for performance of any obligation or act shall be deemed an extension of the time for performance of any other obligation or act.

19. **Governing Law.** This Agreement and the exhibits attached hereto shall be governed by and construed under the laws of the State of Utah. In the event of any dispute hereunder, it is agreed that the sole and exclusive venue shall be in a court of competent jurisdiction in Weber County, Utah, and the parties hereto agree to submit to the jurisdiction of such court.

20. **Declaration of Invalidity**. In the event that a court of competent jurisdiction declares that the City cannot pay and/or that the Agency cannot receive payments of the Tax Increment, declares that the Agency cannot pay the Tax Increment to developers, or takes any other action which has the effect of eliminating or reducing the payments of Tax Increment received by the Agency, the Agency's obligation to pay the Tax Increment to developers shall be reduced or eliminated accordingly, the Agency, and the City shall take such steps as are reasonably required to not permit the payment and/or receipt of the Tax Increment to be declared invalid.

21. **No Separate Legal Entity.** No separate legal entity is created by this Agreement.

22. **Duration.** This Agreement shall terminate upon the earlier of (i) the expiration of fifteen (15) years following the trigger year for the Project Area, or (ii) the date on which the Maximum Tax Increment Payment is reached, whichever occurs first.

23. **Assignment.** No party may assign its rights, duties or obligations under this Agreement without the prior written consent first being obtained from all parties. Notwithstanding the foregoing, such consent shall not be unreasonably withheld or delayed so long as the assignee thereof shall be reasonably expected to be able to perform the duties and obligations being assigned.

24. **Termination.** Upon any termination of this Agreement resulting from the uncured default of any party, the order of any court of competent jurisdiction or termination as a result of any legislative action requiring such termination, then any funds held by the Agency and for which the Agency shall not be required to disburse to developers in accordance with the agreements which govern such disbursement, then such funds shall be returned to the party originally remitting same to the Agency and upon such return this Agreement shall be deemed terminated and of no further force or effect.

25. **Interlocal Cooperation Act.** In satisfaction of the requirements of the Cooperation Act in connection with this Agreement, the Parties agree as follows:

a. This Agreement has been, on or prior to the date hereof, authorized and adopted by resolution of the legislative body of each Party pursuant to and in accordance with the provisions of Section 11-13-202.5 of the Cooperation Act;

b. This Agreement has been, on or prior to the date hereof, reviewed as to proper form and compliance with applicable law by a duly authorized attorney on behalf of each Party pursuant to and in accordance with the provisions of Section 11-13-202.5(3) of the Cooperation Act;

c. A duly executed original counterpart of this Agreement shall be filed immediately with the keeper of records of each Party pursuant to Section 11-13-209 of the Cooperation Act;

d. The Chair of the Agency is hereby designated the administrator for all purposes of the Cooperation Act, pursuant to Section 11-13-207 of the Cooperation Act; and

e. Should a party to this Agreement desire to terminate this Agreement, in part or in whole, each party to the Agreement must adopt, by resolution, an amended Interlocal Cooperation Agreement stating the reasons for such termination. Any such amended Interlocal Cooperation Agreement must be in harmony with any development/participation agreement(s) entered into by the Agency as described in this Agreement.

f. Immediately after execution of this Agreement by both Parties, the Agency shall, on behalf of both parties, cause to be published notice regarding this Agreement pursuant to Section 11-13-219 of the Cooperation Act.

g. This Agreement makes no provision for the parties acquiring, holding and disposing of real and personal property used in the joint undertaking as such action is not contemplated as part of this Agreement nor part of the undertaking. Any such provision would be outside the parameters of the current undertaking. However, to the extent that this Agreement may be construed as providing for the acquisition, holding or disposing of real and/or personal property, all such property shall be owned by the Agency upon termination of this Agreement.

[Signature Page to Follow]

IN WITNESS WHEREOF, the parties have executed this Agreement on the day specified above.

CITY: PLEASANT VIEW CITY

Attest:

By: ______________________________

Its: Mayor

____
City Recorder

Approved as to form:

____
Attorney for City

Agency: PLEASANT VIEW CITY REDEVELOPMENT AGENCY

Attest:

By: ______________________________

Its: Chair

____
Secretary

Approved as to form:

____
Attorney for Agency

EXHIBIT "A
to
INTERLOCAL AGREEMENT

Legal Description of Project

SEE NEW MOUNTAIN SUBDIVISION 19-501-0001 FOR ASSESSMENT.PART OF THE SOUTH HALF OF SECTION 25, TOWNSHIP 7 NORTH, RANGE2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY. BEGINNING AT A POINT(NORTH 89D52' WEST 1268.0 FEET). NORTH 89D34'13" WEST 1250.97FEET ALONG THE SECTION LINE AND (NORTH 26D12' WEST) NORTH25D54'13" WEST 48.10 FEET FROM THE SOUTHEAST CORNER OF SAIDSECTION 25 AND WHICH POINT IS THE INTERSECTION OF THE WESTERLYRIGHT OF WAY BOUNDARY OF THE OREGON SHORT LINE RAILROAD ANDTHE NORTHERLY LINE OF 2700 NORTH STREET - UTAH STATE ROUTE 134(80 FOOT WIDE RIGHT OF WAY); RUNNING THENCE NORTH 89D53'58"WEST 1059.83 FEET ALONG SAID NORTHERLY LINE OF 2700 NORTHSTREET TO A POINT BEING 300.00 FEET PERPENDICULARLY DISTANTEASTERLY FROM THE QUARTER SECTION LINE; THENCE NORTH 0D39'40"EAST 300.01 FEET ALONG A LINE PARALLEL TO AND BEING 300.00FEET PERPENDICULARLY DISTANT EASTERLY FROM THE QUARTER SECTIONLINE TO A POINT BEING 300.00 FEET PERPENDICULARLY DISTANTNORTHERLY FROM THE NORTHERLY LINE OF 2700 NORTH STREET; THENCENORTH 89D53'58" WEST 500.02 FEET ALONG A LINE PARALLEL TO ANDBEING 300.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAIDNORTHERLY LINE OF STREET TO A POINT BEING 200.00 FEETPERPENDICULARLY DISTANT WESTERLY FROM THE QUARTER SECTIONLINE; THENCE NORTH 0D39'40" EAST 1399.39 FEET ALONG A LINEPARALLEL TO AND BEING 200.00 FEET PERPENDICULARLY DISTANTWESTERLY FROM THE QUARTER SECTION LINE; THENCE NORTH 64D05'47"EAST 641.95 FEET ALONG A LINE PERPENDICULAR TO THE WESTERLYRIGHT OF WAY LINE OF THE OREGON SHORT LINE RAILROAD TO A POINTON SAID WESTERLY RAILROAD RIGHT OF WAY LINE; THENCE (SOUTH26D12' EAST) SOUTH 25D54'13" EAST 2203.90 FEET ALONG SAIDWESTERLY LINE OF THE RAILROAD RIGHT OF WAY TO THE POINT OFBEGINNING. EXCEPTING THEREFROM THE FOLLOWING: A PARCEL OF LAND INFEE FOR THE WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 134KNOWN AS PROJECT NO. SP-0134(2)11, BEING PART OF AN ENTIRETRACT OF PROPERTY, SITUATE IN THE SOUTHWEST 1/4 SOUTHEAST 1/4AND THE SOUTHEAST 1/4 SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 7NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, THE BOUNDARIESOF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING ATTHE SOUTHEAST CORNER OF SAID ENTIRE TRACT 43.14 FEETPERPENDICULARLY DISTANT NORTHERLY FROM THE CONTROL LINE OFSAID PROJECT AT ENGINEERS STATION 49+08.38 WHICH POINT IS1250.97 FEET NORTH 89D34'13" WEST AMD 48.10 FEET NORTH25D54'13" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 25,AND RUNNING THENCE NORTH 89D53'56" WEST 1060.01 FEET ALONG THESOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO THE SOUTHWESTCORNER OF SAID ENTIRE TRACT, WHICH CORNER IS 37.01 FEETPERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE,THENCE NORTH 0D39'40" EAST 17.99 FEET ALONG THE WESTERLYBOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT 55.00 FEETPERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE,THENCE SOUTH 89D34'05" EAST 321.63 FEET ALONG A LINE PARALLELTO SAID CONTROL LINE TO A POINT 55.00 FEET PERPENDICULARLYDISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE NORTH49D20'28" EAST 52.89 FEET TO A POINT 89.76 FEETPERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE,THENCE SOUTH 89D42'31" EAST 40.49 FEET TO A POINT 89.86 FEETPERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE,THENCE SOUTH 48D45'15" EAST 53.34 FEET TO A POINT 55.00 FEET,PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE,THENCE SOUTH 89D34'05" EAST 258.75 FEET, ALONG A LINE PARALLELTO SAID CONTROL LINE TO A POINT 55.00 FEET PERPENDICULARLYDISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE NORTH53D53'50" EAST 50.39 FEET TO A POINT 85.00 FEETPERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE,THENCE SOUTH 89D34'05" EAST 40.95 FEET TO A POINT 85.00 FEETPERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE,THENCE SOUTH 52D41'47" EAST 50.00 FEET TO A POINT 55.00 FEETPERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE,THENCE SOUTH 89D34'05" EAST 231.51 FEET, TO A POINT IN THEEASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT, WHICH POINT IS55.00 FEET, PERPENDICULARLY DISTANT NORTHERLY FROM SAIDCONTROL LINE, THENCE SOUTH 25D54'13" EAST 13.24 FEET ALONGSAID EASTERLY BOUNDARY LINE TO THE POINT OF BEGINNING. (E#2078401) ALSO EXCEPTING THEREFROM THE FOLLOWING: A PARCEL OF LANDIN FEE FOR THE WIDENING OF THE EXISTING HIGHWAY STATE ROUTE134 KNOWN AS PROJECT NO. SP-0134(2)11, BEING PART OF AN ENTIRETRACT OF PROPERTY, SITUATE IN THE SOUTHWEST 1/4

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EXHIBIT "B"
To
INTERLOCAL AGREEMENT

Project Area Plan

'Exhibit B'

RESOLUTION NO. 2026-A(RDA)

RESOLUTION OF THE PLEASANT VIEW CITY REDEVELOPMENT AGENCY ADOPTING AN OFFICIAL PROJECT AREA PLAN FOR THE RISE COMMUNITY REINVESTMENT PROJECT AREA.

WHEREAS, the Pleasant View City Redevelopment Agency (the "Agency") was created to transact the business and exercise the powers provided for in the Limited Purpose Local Government Entities – Community Reinvestment Agency Act, Title 17C, Utah Code Annotated (the "Act"); and

WHEREAS, Pleasant View City (the "City") has a planning commission and has adopted a General Plan pursuant to applicable law; and

WHEREAS, the Agency, by prior resolution, authorized the preparation of a draft project area plan in accordance with Utah Code §17C-5-103; and

WHEREAS, pursuant to Utah Code §17C-5-104, the Agency has prepared a draft Rise Community Reinvestment Project Area Plan (the "Project Area Plan" or "Plan") and made the draft Plan available to the public at the Agency's offices during normal business hours; and

WHEREAS, the Agency provided notice of the public hearing in compliance with Utah Code §§17C-1-805, 806, and 808; and

WHEREAS, the Agency held a public hearing on the draft Project Area Plan, allowed public comment on whether the draft Plan should be revised, approved, or rejected, and received and considered all written and oral objections; and

WHEREAS, following the public hearing and at the same meeting, the Agency considered whether to revise, approve, or reject the draft Project Area Plan; and

WHEREAS, less than one (1) year has passed since the date of the public hearing; and

NOW, THEREFORE BE IT RESOLVED BY THE PLEASANT VIEW CITY REDEVELOPMENT AGENCY:

Section l. Adoption of Project Area Plan. The Agency hereby adopts the draft Rise Community Reinvestment Project Area Plan, together with any revisions reflected in the minutes of this meeting, as the official Project Area Plan for the Rise Community Reinvestment Project Area. The Plan, attached hereto as Exhibit C, is hereby approved and adopted pursuant to Utah Code §17C-5-108. The Agency shall submit the Project Area Plan, together with a copy of this Resolution, to the Pleasant View City Council requesting adoption of the Plan by ordinance, as required by the Act. All comments and objections to the draft Project Area Plan have been considered and are, unless otherwise stated in the minutes of this meeting, overruled.

Section 2. Boundary Description of the Project Area. The boundary description of the Project Area covered by the Project Area Plan is attached hereto and incorporated herein as **Exhibit A**. A map of the Project Area is attached and incorporated herein as **Exhibit B**.

Section 3. Agency's Purposes and Intent. The Agency's purposes and intent with respect to the Project Area are to accomplish the following:

A. Encouraging appropriate private investment and community reinvestment activities;
B. Facilitating redevelopment and infrastructure improvements within or serving the Project Area;
C. Supporting redevelopment that increases the tax base and economic vitality of Pleasant View City;
D. Encouraging development consistent with the City's land use plans, zoning ordinances, and General Plan; and
E. Improving community amenities, connectivity, and overall quality of life.

Section 4. Project Area Plan Incorporated by Reference. The Project Area Plan, together with supporting documents, in the form attached as **Exhibit C**, and together with any changes to the draft Project Area Plan as may be indicated in the minutes of this meeting (if any), is hereby incorporated herein by reference, and made a part of this Resolution. Copies of the Project Area Plan shall be filed and maintained in the office of the Agency and the City Recorder for public inspection.

Section 5. Agency Board Findings. The Agency Board hereby determines and finds as follows:

The adoption of the Project Area Plan will:

A. Satisfy a public purpose by, among other things, encouraging and accomplishing appropriate community reinvestment activities within the Project Area;

B. Produce a public benefit in the form of, among other things, increased development activity within the boundaries of the Agency, including in particular within the Project Area, that is desirable and will enhance the tax base of all taxing entities within the Project Area, as demonstrated by the analysis provided in the Project Area Plan;

C. Be economically sound and feasible; in that the revenue needed for the implementation of the Project Area Plan will come from incremental property taxes generated by new private development within the Project Area, all as further shown and supported by the analysis contained in the Project Area Plan;

D. Conform to the City's general plan in that, among other things, the Project Area Plan provides that all development in the Project Area is to be in accordance with the City's zoning ordinances and requirements, and the development activities contemplated by the Project Area Plan are in harmony with the City's general plan; and

E. Promotes the public peace, health, safety and welfare of the City.

Section 6. Financing. Subject to any limitations required by currently existing law (unless a limitation is subsequently eliminated), this Resolution hereby specifically incorporates all of the provisions of the Act that authorize or permit the Agency to receive funding for the Project Area and that authorize the various uses of such funding by the Agency, and to the extent greater (or more beneficial to the Agency) authorization for receipt of funding by the Agency or use thereof by the Agency is provided by any amendment of the Act or by any successor provision, law or act, those are also specifically incorporated herein. It is the intent of this Resolution that the Agency shall have the broadest authorization and permission for receipt of and use of tax increment and other funding as is authorized by law, whether by existing or amended provisions of law. This Resolution also incorporates the specific provisions relating to funding of community reinvestment project areas permitted by Chapter 5 of the Act.

Section 7. Effective Date. This Resolution shall take effect immediately upon adoption, and pursuant to the provisions of the Act, the Project Area Plan shall become effective upon adoption by Ordinance of the legislative body of the City.

IN WITNESS WHEREOF, the Governing Board of the Pleasant View City Redevelopment Agency has approved, passed and adopted this Resolution this 27th day of January 2026.

PLEASANT VIEW CITY RDA, UTAH

Steve C Gibson

Steve Gibson, RDA Board Chair

ATTEST:

Laurie Hellstrom

Laurie Hellstrom, RDA Secretary

This resolution has been approved by the following vote of the Pleasant View City Redevelopment Agency:

BM Arrington	NO
BM Ferry	Abstain
BM Marriott	NO
BM Urry	Yes
BM Wilkinson	Yes
Chair Gibson	Yes

PLEASANT VIEW CITY INCORPORATED Seal WEBER COUNTY, UTAH

EXHIBIT A – BOUNDARY DESCRIPTION OF THE PROJECT AREA

SEE NEW MOUNTAIN SUBDIVISION 19-501-0001 FOR ASSESSMENT.PART OF THE SOUTH HALF OF SECTION 25, TOWNSHIP 7 NORTH, RANGE2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY. BEGINNING AT A POINT(NORTH 89D52' WEST 1268.0 FEET). NORTH 89D34'13" WEST 1250.97FEET ALONG THE SECTION LINE AND (NORTH 26D12' WEST) NORTH25D54'13" WEST 48.10 FEET FROM THE SOUTHEAST CORNER OF SAIDSECTION 25 AND WHICH POINT IS THE INTERSECTION OF THE WESTERLYRIGHT OF WAY BOUNDARY OF THE OREGON SHORT LINE RAILROAD ANDTHE NORTHERLY LINE OF 2700 NORTH STREET - UTAH STATE ROUTE 134(80 FOOT WIDE RIGHT OF WAY); RUNNING THENCE NORTH 89D53'58"WEST 1059.83 FEET ALONG SAID NORTHERLY LINE OF 2700 NORTHSTREET TO A POINT BEING 300.00 FEET PERPENDICULARLY DISTANTEASTERLY FROM THE QUARTER SECTION LINE; THENCE NORTH 0D39'40"EAST 300.01 FEET ALONG A LINE PARALLEL TO AND BEING 300.00FEET PERPENDICULARLY DISTANT EASTERLY FROM THE QUARTER SECTIONLINE TO A POINT BEING 300.00 FEET PERPENDICULARLY DISTANTNORTHERLY FROM THE NORTHERLY LINE OF 2700 NORTH STREET; THENCENORTH 89D53'58" WEST 500.02 FEET ALONG A LINE PARALLEL TO ANDBEING 300.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAIDNORTHERLY LINE OF STREET TO A POINT BEING 200.00 FEETPERPENDICULARLY DISTANT WESTERLY FROM THE QUARTER SECTIONLINE; THENCE NORTH 0D39'40" EAST 1399.39 FEET ALONG A LINEPARALLEL TO AND BEING 200.00 FEET PERPENDICULARLY DISTANTWESTERLY FROM THE QUARTER SECTION LINE; THENCE NORTH 64D05'47"EAST 641.95 FEET ALONG A LINE PERPENDICULAR TO THE WESTERLYRIGHT OF WAY LINE OF THE OREGON SHORT LINE RAILROAD TO A POINTON SAID WESTERLY RAILROAD RIGHT OF WAY LINE; THENCE (SOUTH26D12' EAST) SOUTH 25D54'13" EAST 2203.90 FEET ALONG SAIDWESTERLY LINE OF THE RAILROAD RIGHT OF WAY TO THE POINT OFBEGINNING. EXCEPTING THEREFROM THE FOLLOWING: A PARCEL OF LAND INFEE FOR THE WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 134KNOWN AS PROJECT NO. SP-0134(2)11, BEING PART OF AN ENTIRETRACT OF PROPERTY, SITUATE IN THE SOUTHWEST 1/4 SOUTHEAST 1/4AND THE SOUTHEAST 1/4 SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 7NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, THE BOUNDARIESOF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING ATTHE SOUTHEAST CORNER OF SAID ENTIRE TRACT 43.14 FEETPERPENDICULARLY DISTANT NORTHERLY FROM THE CONTROL LINE OFSAID PROJECT AT ENGINEERS STATION 49+08.38 WHICH POINT IS1250.97 FEET NORTH 89D34'13" WEST AMD 48.10 FEET NORTH25D54'13" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 25,AND RUNNING THENCE NORTH 89D53'56" WEST 1060.01 FEET ALONG THESOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO THE SOUTHWESTCORNER OF SAID ENTIRE TRACT, WHICH CORNER IS 37.01 FEETPERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE,THENCE NORTH 0D39'40" EAST 17.99 FEET ALONG THE WESTERLYBOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT 55.00 FEETPERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE,THENCE SOUTH 89D34'05" EAST 321.63 FEET ALONG A LINE PARALLELTO SAID CONTROL LINE TO A POINT 55.00 FEET PERPENDICULARLYDISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE NORTH49D20'28" EAST 52.89 FEET TO A POINT 89.76 FEETPERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE,THENCE SOUTH 89D42'31" EAST 40.49 FEET TO A POINT 89.86 FEETPERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE,THENCE SOUTH 48D45'15" EAST 53.34 FEET TO A POINT 55.00 FEET,PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE,THENCE SOUTH 89D34'05" EAST 258.75 FEET, ALONG A LINE PARALLELTO SAID CONTROL LINE TO A POINT 55.00 FEET PERPENDICULARLYDISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE NORTH53D53'50" EAST 50.39 FEET TO A POINT 85.00 FEETPERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE,THENCE SOUTH 89D34'05" EAST 40.95 FEET TO A POINT 85.00 FEETPERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE,THENCE SOUTH 52D41'47" EAST 50.00 FEET TO A POINT 55.00 FEETPERPENDICULARLY

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EXHIBIT B – MAP OF THE PROJECT AREA

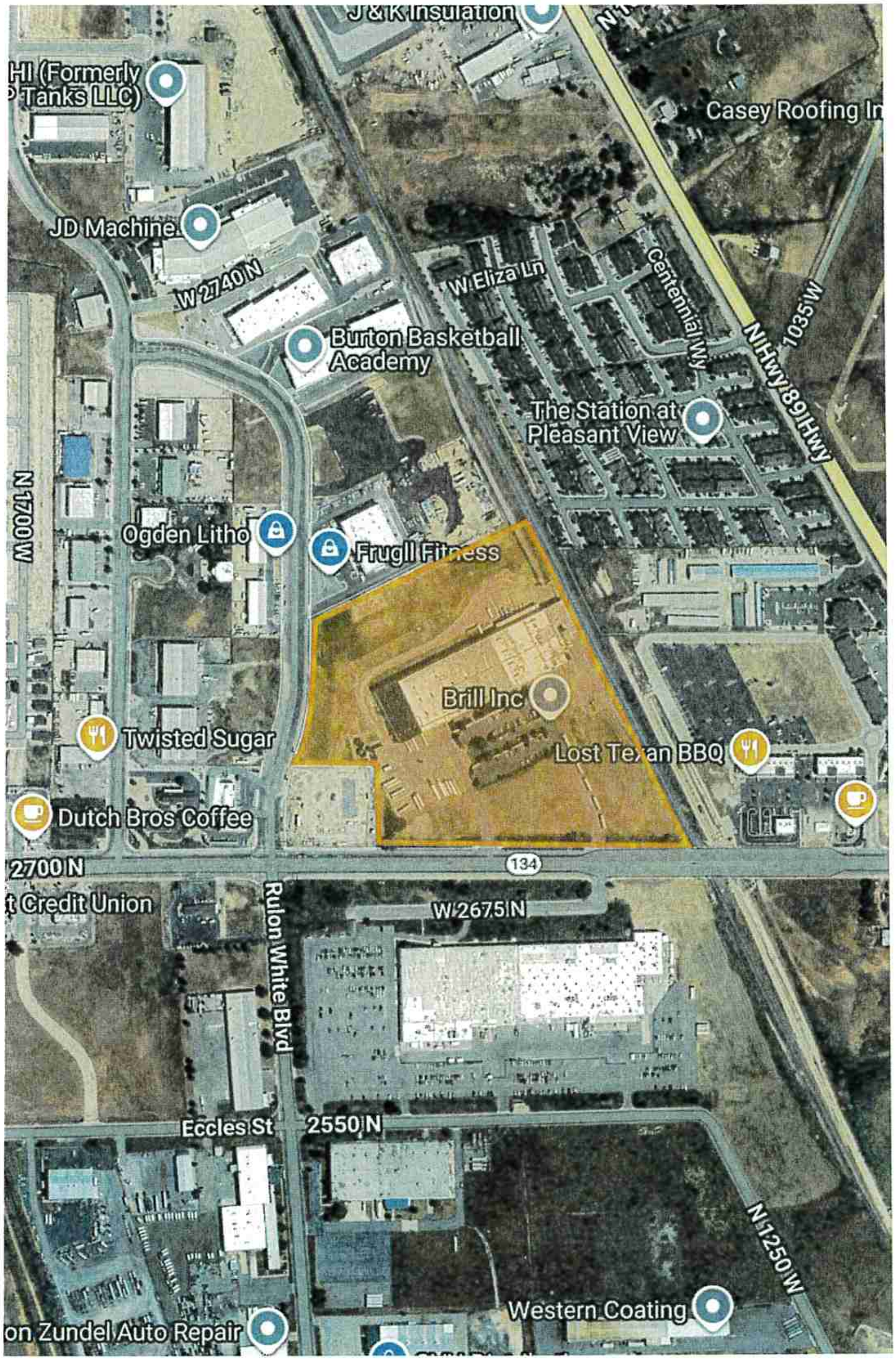

EXHIBIT C: PROJECT AREA PLAN

Rise Community Reinvestment Area

Pleasant View City Redevelopment Agency

Project Area Plan

December 2025

Prepared By:

URBAN & MAIN

CONSULTING

TABLE OF CONTENTS

DEFINITIONS

As used in this Community Reinvestment Project Area Plan, the term:

"Act" shall mean and include the Limited Purpose Local Government Entities – Community Reinvestment Agency Act in Title 17C, Chapters 1 through 5, Utah Code Annotated 1953, as amended, or such other amendments as shall from time to time be enacted or any successor or replacement law or act.

"Agency" shall mean the Pleasant View City Redevelopment Agency, which is a separate body corporate and politic created by the City pursuant to the Act.

"Base Taxable Value" shall mean the agreed value specified in a resolution or interlocal agreement under Subsection 17C-1-102(8) from which tax increment will be collected.

"Base Year" shall mean the agreed upon year for which the base taxable value is established and shall be incorporated into the interlocal agreements with participating taxing entities.

"City" or **"Community"** shall mean Pleasant View City

"Legislative Body" shall mean the City Council of Pleasant View City, which is the legislative body of the City.

"Plan Hearing" shall mean the public hearing on the draft Project Area Plan required under Subsection 17C-1-102 (44) and 17C-5-104(3)(e).

"Project Area" shall mean the geographic area described in the Project Area Plan or draft Project Area Plan where the community development set forth in this Project Area Plan or draft Project Area Plan takes place or is proposed to take place (**Exhibit A** & **Exhibit B**).

"Project Area Budget" shall mean (as further described under 17-C-5-303 of the Act) the multi-year projection of annual or cumulative revenues, other expenses and other fiscal matters pertaining to the Project Area that includes:

- The base taxable value of property in the Project Area.
- The projected tax increment expected to be generated within the Project Area.
- The amount of tax increment expected to be shared with other taxing entities.
- The amount of tax increment expected to be used to implement the Project Area Plan.

"Project Area Plan" or **"Plan"** shall mean the written plan (outlined by 17C-5-105 of the Act) that, after its effective date, guides and controls the community reinvestment activities within the Project Area. Project Area Plan refers to this document and all the attachments to this document, which attachments are incorporated by this reference. It is anticipated that the RISE PROJECT AREA PLAN will be subject to an interlocal agreement process with the taxing entities within the Project Area.

"Taxes" includes all levies on an ad valorem basis upon land, local and centrally assessed real property, personal property, or any other property, tangible or intangible.

"Taxing Entity" shall mean any public entity that levies a tax on any property within the Project Area.

"Tax Increment" shall mean the difference between the amount of property tax revenues generated each tax year by all taxing entities from the Project Area using the current assessed value of the property and the amount of property tax revenues that would be generated from the same area using the base taxable value of the property.

"Tax Increment Period" shall mean the period in which the taxing entities from the Project Area consent that a portion of their tax increment from the Project Area be used to fund the objectives outlined in the Project Area Plan.

"Tax Year" shall mean the 12-month period between sequential tax roll equalizations (November 1st - October 31st) of the following year, e.g., the November 1, 2025 - October 31, 2026 tax year.

INTRODUCTION

The Pleasant View City Redevelopment Agency (the "Agency"), following thorough consideration of the needs and desires of Pleasant View City (the "City") and its residents, as well as the City's capacity for new development, has carefully crafted this draft Project Area Plan (the "Plan") for the Rise Community Reinvestment Project Area (the "Project Area"). This Plan is the end result of a comprehensive evaluation of the types of appropriate land-uses and economic development for the land encompassed by the Project Area which lies east of Rulan White Boulevard and north of 2700 North, within the southwest portion of the City. The Plan is intended to define the method and means of the Project Area from its current state to a higher and better use.

The City has determined it is in the best interest of its citizens to assist in the development of the Project Area. It is the purpose of this Plan to clearly set forth the aims and objectives of development, scope, financing mechanism, and value to the residents of the City and other taxing entities within the Project Area.

The Project Area is being undertaken as a community reinvestment project area pursuant to certain provisions of Chapters 1 and 5 of the Utah Limited Purpose Local Governmental Entities -- Community Reinvestment Agency Act (the "Act", Utah Code Annotated ("UCA") Title 17C). The requirements of the Act, including notice and hearing obligations, have been observed at all times throughout the establishment of the Project Area. The realization of the Plan is subject to interlocal agreements between the taxing entities individually and the Agency.

RESOLUTION AUTHORIZING THE PREPARATION OF A DRAFT COMMUNITY REINVESTMENT AREA

Pursuant to the provisions of §17C-5-103 of the Act, the governing body of the Agency adopted a resolution authorizing the preparation of a draft Community Reinvestment Project Area Plan on November 18, 2025.

RECITALS OF PREREQUISITES FOR ADOPTING A COMMUNITY REINVESTMENT PROJECT AREA PLAN

In order to adopt a community reinvestment project area plan, the Agency shall:

- Pursuant to the provisions of §17C-5-104(1)(a) and (b) of the Act, the City has a planning commission and general plan as required by law;

- Pursuant to the provisions of §17C-5-104 of the Act, the Agency has conducted or will conduct one or more public hearings for the purpose of informing the public about the Project Area, and allowing public input into the Agency's deliberations and considerations regarding the Project Area; and

- Pursuant to the provisions of §17C-5-104 of the Act, the Agency has allowed opportunity for input on the draft Project Area Plan and has made a draft Project Area Plan available to the public at the Agency's offices during normal business hours, provided notice of the plan hearing, sent copies of the draft Project Area Plan to all required entities prior to the hearing, and provided opportunities for affected entities to provide feedback.

DESCRIPTION OF THE BOUNDARIES OF THE PROPOSED PROJECT AREA

A legal description of the Project Area along with a detailed map of the Project Area is attached respectively as **Exhibit A** and **Exhibit B** and incorporated herein. The Project Area lies east of Rulan White Boulevard and north of 2700 North, within the southwest portion of the City. The land is currently comprised of the existing Rise Baking Company's 130,000 square foot manufacturing plant and associated land. The Project Area is comprised of approximately 21.64 acres of property.

As delineated in the office of the Weber County Recorder, the Project Area encompasses parcel # 190160168.

GENERAL STATEMENT OF LAND USES, LAYOUT OF PRINCIPAL STREETS, POPULATION DENSITIES, BUILDING DENSITIES AND HOW THEY WILL BE AFFECTED BY THE PROJECT AREA

GENERAL LAND USES

The property within the Project Area is currently classified as industrial. Any zoning change, amendment or conditional use permit necessary for the successful development contemplated in this Plan shall be undertaken in accordance with the requirements of the City and all other applicable laws, including the goals and objectives outlined in the City's General Plan.

LAYOUT OF PRINCIPAL STREETS

There are currently no paved streets within the Project Area. The parcel is accessible by 2700 North.

POPULATION DENSITIES

The Project Area was laid out in order to create the least amount of disruption to existing residential structures. Currently, there are no residences in the Project Area. Therefore, the estimated population density is 0.0 residents per acre.

BUILDING DENSITIES

The only building within the Project Area is the existing Rise Baking Company facility. Any new development within the Project Area will be required to meet all current or amended zoning requirements and design/development standards.

IMPACT OF COMMUNITY REINVESTMENT ON LAND USE, LAYOUT OF PRINCIPAL STREETS, AND POPULATION DENSITIES

Community reinvestment activities within the Project Area will primarily consist of development and economic enhancements to an existing manufacturing facility. The land use will remain industrial. New development will not impact the layout of principal streets or population densities.

STANDARDS GUIDING THE PROJECT AREA DEVELOPMENT

In order to provide maximum flexibility in the development and economic promotion of the Project Area, and to encourage and obtain the highest quality in development and design, specific development controls for the uses identified above are not set forth herein. Each development proposal in the Project Area will be subject to appropriate elements of the City's proposed General

Plan; the Zoning Ordinance of the City, including adopted Design Guidelines pertaining to the area; institutional controls, other applicable building codes and ordinances of the City; and, as required by ordinance or agreement, review and recommendation of the Planning Commission and approval by the Agency.

Each development proposal by an owner, tenant, participant or a developer shall be accompanied by site plans, development data and other appropriate material that clearly describes the extent of proposed development, including land coverage, setbacks, height and massing of buildings, off-street parking and loading, use of public transportation, and any other data determined to be necessary or requested by the Agency or the City.

HOW THE PURPOSES OF THIS TITLE WILL BE ATTAINED BY PROJECT AREA DEVELOPMENT

It is the intent of the Agency, with the assistance and participation of private developers and property owners, to facilitate the development within the Project Area.

CONFORMANCE OF THE PROPOSED PROJECT DEVELOPMENT TO THE COMMUNITY'S GENERAL PLAN

The proposed Community Reinvestment Project Area Plan and the development contemplated are consistent with the City's proposed General Plan and land use regulations.

DESCRIBE ANY SPECIFIC PROJECT AREA DEVELOPMENT THAT IS THE OBJECTIVE OF THE PROPOSED COMMUNITY REINVESTMENT

The Project Area is being created to assist with the expansion of the current Rise Baking Company's existing manufacturing facility.

METHOD OF SELECTION OF PARTICIPANTS OR DEVELOPERS INVOLVED IN PROJECT AREA DEVELOPMENT

The City and Agency will select or approve such development as solicited or presented to the Agency and City that meets the development objectives set forth in this plan. The City and Agency retain the right to approve or reject any such development plan(s) that in their judgment do not meet the development intent for the Project Area. The City and Agency may choose to solicit development through an RFP or RFQ process, through targeted solicitation to specific industries, from inquiries to the City, EDCUtah, Governor's Office of Economic Opportunity and/or from other such references.

The City and Agency will ensure that all development conforms to this plan and is approved by the City. All potential developers may need to provide a detailed development plan including sufficient financial information to provide the City and Agency with confidence in the sustainability of the development and the developer. Such a review may include a series of studies and reviews including reviews of the Developer's financial statements, third-party verification of benefit of the development to the City, appraisal reports, etc. Any participation between the Agency, developers and property owners shall be by an approved agreement.

REASON FOR SELECTION OF THE COMMUNITY REINVESTMENT PROJECT AREA

The Project Area will assist with the expansion of an existing manufacturing facility within the City. The Project Area boundaries only incorporate the parcels owned by the expanding manufacturing company. This expansion will create a significant economic benefit to all taxing entities and generate numerous full-time jobs.

DESCRIPTION OF PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS EXISTING IN THE PROJECT AREA

PHYSICAL CONDITIONS

The Project Area consists of approximately 21.64 acres of relatively flat, privately owned land as shown on the Project Area map.

SOCIAL CONDITIONS

The Project Area experiences a lack of connectivity and social vitality. There are no residential units and no parks, libraries, or other social gathering places in the Project Area. This is in line with the existing manufacturing use within the Project Area. The manufacturing facility does generate some daytime population for the City.

ECONOMIC CONDITIONS

The Project Area is currently an existing manufacturing facility. The Agency desires to encourage the expansion of said facility within the Project Area that will directly benefit the existing economic base of the City, Weber County and other taxing entities.

DESCRIPTION OF ANY FINANCIAL ASSISTANCE OFFERED TO A PARTICIPANT IN THE PROJECT AREA

Tax increment arising from the development within the Project Area shall be used for Project Area improvements and upgrades, both off-site and on-site improvements, land and job-oriented incentives, desirable Project Area improvements, and other items as approved by the Agency. Subject to provisions of the Act, the Agency may agree to pay for eligible costs and other items from taxes during the tax increment period which the Agency deems appropriate under the circumstances. A cost benefit analysis may assist the Agency in making decisions about offering assistance.

In general, tax incentives may be offered to achieve the community reinvestment goals and objectives of this plan, specifically to:

- Foster and accelerate economic development;
- Stimulate job development;
- Provide attractive development for high-quality tenants.

The Project Area Budget will include specific participation percentages and timeframes for each taxing entity. Furthermore, a resolution and interlocal agreement will formally establish the participation percentage and tax increment period for each taxing entity.

ANTICIPATED PUBLIC BENEFIT TO BE DERIVED FROM THE PROJECT AREA DEVELOPMENT

THE BENEFICIAL INFLUENCES ON THE TAX BASE OF THE COMMUNITY

The beneficial influences upon the tax base of the City and the other taxing entities will include increased property tax revenues, job growth, and affordable housing opportunities in the community. The increased revenues will come from the property values associated with new construction in the Project Area, as well as significant investments of personal property within the manufacturing facility. Property values include land, buildings and personal property (manufacturing and food production equipment).

Job growth in the Project Area will result in increased wages, increasing local purchases and benefiting existing businesses in the area. Job growth will also result in increased income taxes paid. Additionally, business growth will generate corporate income taxes.

There will also be a beneficial impact on the community through increased construction activity within the Project Area. Positive impacts will be felt through construction wages paid, as well as construction supplies purchased locally.

THE ASSOCIATED BUSINESS AND ECONOMIC ACTIVITY LIKELY TO BE STIMULATED

Other business and economic activity likely to be stimulated includes increased spending by new and existing employees in the City and surrounding areas. This includes both direct and indirect purchases that are stimulated by the spending of the additional employees in the area.

Employees may make some purchases in the local area, such as convenience shopping for personal services (haircuts, banking, dry cleaning, etc.). The employees will not make all of their convenience or personal services purchases near their workplace and each employee's purchasing patterns will be different. However, it is reasonable to assume that a percentage of these annual purchases will occur within proximity of the workplace (assuming the services are available).

EFFORTS TO MAXIMIZE PRIVATE INVESTMENT

The Agency has formed a partnership with the company to realize the vision of this Project Area. It is anticipated that development will require over $42 million of private capital. Creating a CRA will act as a catalyst for the development.

"BUT FOR" ANALYSIS

The proposed expansion of Rise Baking Company represents a significant capital investment that includes extraordinary costs related to upgraded production systems, energy-efficiency improvements, and substantial water-conservation measures. As outlined in the company's letter to Pleasant View City dated December 10, 2025, these costs exceed those of a traditional manufacturing expansion and materially affect project feasibility. Rise further explains that the creation of the Project Area and tax increment financing is a necessary component of the project's financial structure, helping the City's location remain competitive against other locations within the company's national footprint and enabling the creation of new high-quality jobs and long-term capital investment.

Based on this information, the Agency finds that the proposed expansion is not reasonably expected to occur in the City, "but for" the use of tax increment financing. The extraordinary capital requirements, combined with competitive pressures from other potential locations, create a feasibility gap that tax increment participation is necessary to address.

PUBLIC BENEFIT ANALYSIS

Based on the land use assumptions and tax increment participation levels, the following tables outline the public benefits anticipated in the Project Area. As shown below, the proposed community reinvestment will create an economic benefit to the City and the other taxing entities that participate in the Project Area.

TABLE 1: PROJECTED CRA BUDGET

Entity	Percentage	Length	Total
Weber County	50%	15 Years	$333,863
Weber County School District	50%	15 Years	$924,532
Pleasant View City	50%	15 Years	$132,534
Weber Basin Water Conservancy District	50%	15 Years	$33,049
Central Weber Sewer Improvement District	50%	15 Years	$92,740
Ben Lomond Cemetery Maintenance District	50%	15 Years	$6,239
Bona Vista Water Improvement District	50%	15 Years	$24,787
Weber County Mosquito Abatement District	50%	15 Years	$11,129
North View Fire District	50%	15 Years	$214,145
Weber Area Dispatch 911 and Emergency Services District	-	-	-
Total			**$1,773,017**

TABLE 2: PROJECTED PROPERTY TAX FUNDS FOR TAXING ENTITIES (15 YEARS)

Entity	Share of TIF	Base Year	Total
Weber County	$333,863	$287,437	$621,300
Weber County School District	$924,532	$795,967	$1,720,499
Pleasant View City	$132,534	$114,104	$246,637
Weber Basin Water Conservancy District	$33,049	$28,453	$61,502
Central Weber Sewer Improvement District	$92,740	$79,844	$172,583
Ben Lomond Cemetery Maintenance District	$6,239	$5,371	$11,610
Bona Vista Water Improvement District	$24,787	$21,340	$46,127
Weber County Mosquito Abatement District	$11,129	$9,581	$20,710
North View Fire District	$214,145	$184,366	$398,511
Weber Area Dispatch 911 and Emergency Services District	$56,318	$24,243	$80,562
Total	**$1,829,336**	**$1,550,706**	**$3,380,041**

TABLE 3: PROJECTED ANNUAL PROPERTY TAX FUNDS AT END OF TIF COLLECTION PERIOD

Entity	Current Annual Tax	Future Annual Tax	% Increase
Weber County	$19,162	$49,449	
Weber County School District	$53,064	$136,933	
Pleasant View City	$7,607	$19,630	
Weber Basin Water Conservancy District	$1,897	$4,895	
Central Weber Sewer Improvement District	$5,323	$13,736	
Ben Lomond Cemetery Maintenance District	$358	$924	
Bona Vista Water Improvement District	$1,423	$3,671	
Weber County Mosquito Abatement District	$639	$1,648	
North View Fire District	$12,291	$31,717	
Weber Area Dispatch 911 and Emergency Services District	$1,616	$4,171	
Total	**$103,380**	**$266,774**	**158%**

EXHIBIT A: PROJECT AREA MAP

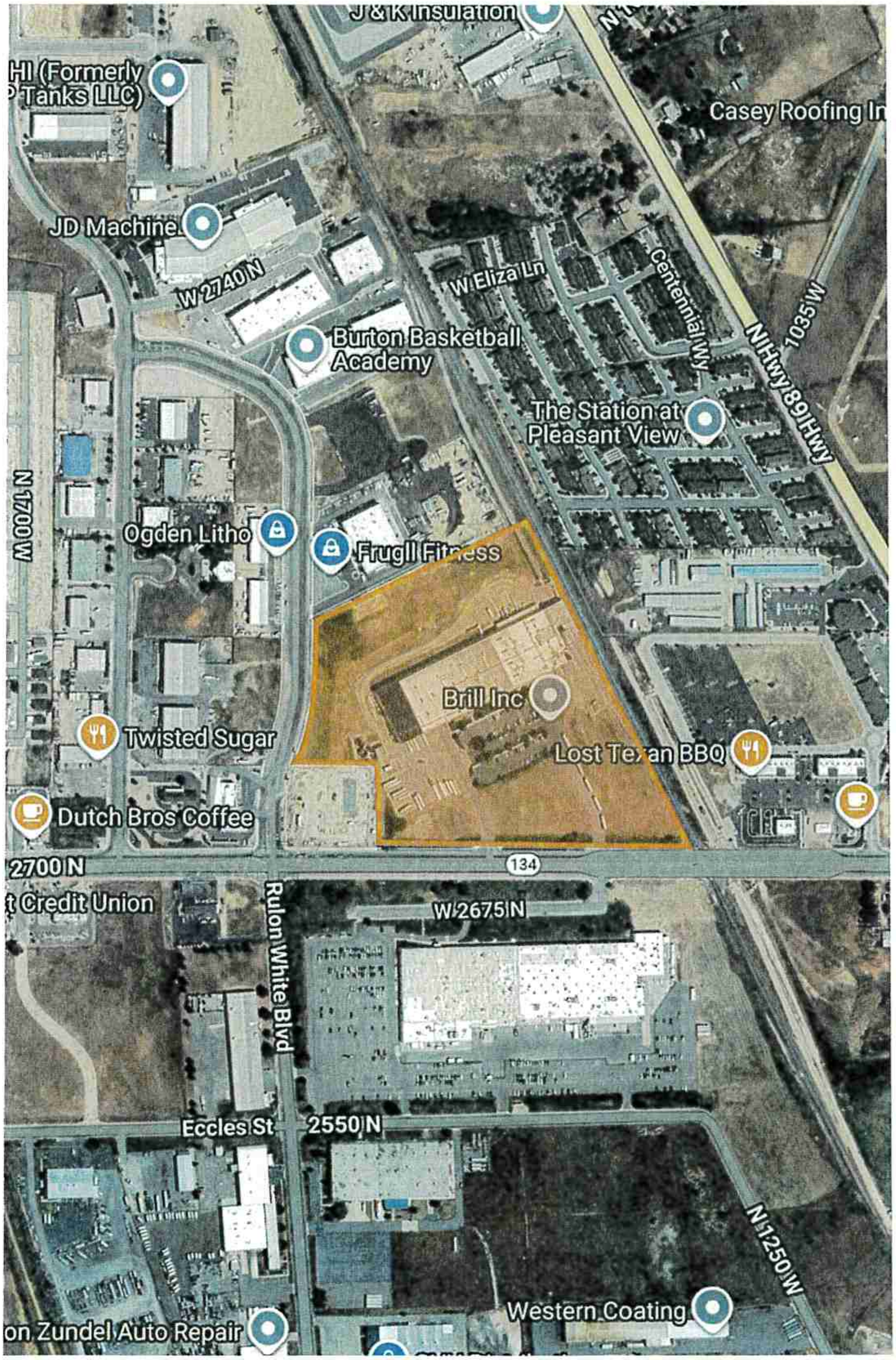

EXHIBIT B: LEGAL DESCRIPTION

SEE NEW MOUNTAIN SUBDIVISION 19-501-0001 FOR ASSESSMENT.PART OF THE SOUTH HALF OF SECTION 25, TOWNSHIP 7 NORTH, RANGE2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY. BEGINNING AT A POINT(NORTH 89D52' WEST 1268.0 FEET). NORTH 89D34'13" WEST 1250.97FEET ALONG THE SECTION LINE AND (NORTH 26D12' WEST) NORTH25D54'13" WEST 48.10 FEET FROM THE SOUTHEAST CORNER OF SAIDSECTION 25 AND WHICH POINT IS THE INTERSECTION OF THE WESTERLYRIGHT OF WAY BOUNDARY OF THE OREGON SHORT LINE RAILROAD ANDTHE NORTHERLY LINE OF 2700 NORTH STREET - UTAH STATE ROUTE 134(80 FOOT WIDE RIGHT OF WAY); RUNNING THENCE NORTH 89D53'58"WEST 1059.83 FEET ALONG SAID NORTHERLY LINE OF 2700 NORTHSTREET TO A POINT BEING 300.00 FEET PERPENDICULARLY DISTANTEASTERLY FROM THE QUARTER SECTION LINE; THENCE NORTH 0D39'40"EAST 300.01 FEET ALONG A LINE PARALLEL TO AND BEING 300.00FEET PERPENDICULARLY DISTANT EASTERLY FROM THE QUARTER SECTIONLINE TO A POINT BEING 300.00 FEET PERPENDICULARLY DISTANTNORTHERLY FROM THE NORTHERLY LINE OF 2700 NORTH STREET; THENCENORTH 89D53'58" WEST 500.02 FEET ALONG A LINE PARALLEL TO ANDBEING 300.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAIDNORTHERLY LINE OF STREET TO A POINT BEING 200.00 FEETPERPENDICULARLY DISTANT WESTERLY FROM THE QUARTER SECTIONLINE; THENCE NORTH 0D39'40" EAST 1399.39 FEET ALONG A LINEPARALLEL TO AND BEING 200.00 FEET PERPENDICULARLY DISTANTWESTERLY FROM THE QUARTER SECTION LINE; THENCE NORTH 64D05'47"EAST 641.95 FEET ALONG A LINE PERPENDICULAR TO THE WESTERLYRIGHT OF WAY LINE OF THE OREGON SHORT LINE RAILROAD TO A POINTON SAID WESTERLY RAILROAD RIGHT OF WAY LINE; THENCE (SOUTH26D12' EAST) SOUTH 25D54'13" EAST 2203.90 FEET ALONG SAIDWESTERLY LINE OF THE RAILROAD RIGHT OF WAY TO THE POINT OFBEGINNING. EXCEPTING THEREFROM THE FOLLOWING: A PARCEL OF LAND INFEE FOR THE WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 134KNOWN AS PROJECT NO. SP-0134(2)11, BEING PART OF AN ENTIRETRACT OF PROPERTY, SITUATE IN THE SOUTHWEST 1/4 SOUTHEAST 1/4AND THE SOUTHEAST 1/4 SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 7NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, THE BOUNDARIESOF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING ATTHE SOUTHEAST CORNER OF SAID ENTIRE TRACT 43.14 FEETPERPENDICULARLY DISTANT NORTHERLY FROM THE CONTROL LINE OFSAID PROJECT AT ENGINEERS STATION 49+08.38 WHICH POINT IS1250.97 FEET NORTH 89D34'13" WEST AMD 48.10 FEET NORTH25D54'13" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 25,AND RUNNING THENCE NORTH 89D53'56" WEST 1060.01 FEET ALONG THESOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO THE SOUTHWESTCORNER OF SAID ENTIRE TRACT, WHICH CORNER IS 37.01 FEETPERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE,THENCE NORTH 0D39'40" EAST 17.99 FEET ALONG THE WESTERLYBOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT 55.00 FEETPERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE,THENCE SOUTH 89D34'05" EAST 321.63 FEET ALONG A LINE PARALLELTO SAID CONTROL LINE TO A POINT 55.00 FEET PERPENDICULARLYDISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE NORTH49D20'28" EAST 52.89 FEET TO A POINT 89.76 FEETPERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE,THENCE SOUTH 89D42'31" EAST 40.49 FEET TO A POINT 89.86 FEETPERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE,THENCE SOUTH 48D45'15" EAST 53.34 FEET TO A POINT 55.00 FEET,PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE,THENCE SOUTH 89D34'05" EAST 258.75 FEET, ALONG A LINE PARALLELTO SAID CONTROL LINE TO A POINT 55.00 FEET PERPENDICULARLYDISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE NORTH53D53'50" EAST 50.39 FEET TO A POINT 85.00 FEETPERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE,THENCE SOUTH 89D34'05" EAST 40.95 FEET TO A POINT 85.00 FEETPERPENDICULARLY DISTANT

NORTHERLY FROM SAID CONTROL LINE,THENCE SOUTH 52D41'47" EAST 50.00 FEET TO A POINT 55.00 FEETPERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE,THENCE SOUTH 89D34'05" EAST 231.51 FEET, TO A POINT IN THEEASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT, WHICH POINT IS55.00 FEET, PERPENDICULARLY DISTANT NORTHERLY FROM SAIDCONTROL LINE, THENCE SOUTH 25D54'13" EAST 13.24 FEET ALONGSAID EASTERLY BOUNDARY LINE TO THE POINT OF BEGINNING. (E#2078401) ALSO EXCEPTING THEREFROM THE FOLLOWING: A PARCEL OF LANDIN FEE FOR THE WIDENING OF THE EXISTING HIGHWAY STATE ROUTE134 KNOWN AS PROJECT NO. SP-0134(2)11, BEING PART OF AN ENTIRETRACT OF PROPERTY, SITUATE IN THE SOUTHWEST 1/4 SOUTHEAST 1/4AND THE SOUTHEAST 1/4 SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 7NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, THE BOUNDARIESOF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING ATA POINT IN THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT55.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROLLINE OF SAID PROJECT AT ENGINEERS STATION 49+02.51, WHICHPOINT IS 1250.97 FEET NORTH 89D34'13" WEST AND 61.34 FEETNORTH 25D54'13" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION25, AND RUNNING THENCE NORTH 89D34'05" WEST 11.16 FEET, ALONGA LINE PARALLEL TO SAID CONTROL LINE TO A POINT 55.00 FEETPERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE,THENCE NORTH 25D54'13" WEST 42.21 FEET TO A POINT 92.83 FEETPERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE,THENCE NORTH 64D06'18" EAST 10.00 FEET TO A POINT IN THEEASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT 97.26 FEETPERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINETHENCE SOUTH 25D54'13" EAST 47.16 FEET ALONG SAID EASTERLYBOUNDARY LINE TO THE POINT OF BEGINNING. (E# 2078402) LESS AND EXCEPTING: A PART OF THE SOUTH HALF OF SECTION25, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE ANDMERIDIAN. BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHTOF WAY LINE OF RULON WHITE BOULEVARD AND THE NORTH LINE OF PVCSTORE SUBDIVISION, RECORDED AS ENTRY NO. 2948359 IN THE WEBERCOUNTY RECORDERS OFFICE LOCATED 335.94 FEET NORTH 03D34'39"EAST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 25 (BASISOF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAIDSECTION WHICH BEARS SOUTH 89D34'13" EAST); RUNNING THENCENORTH 89D53'58" WEST 217.23 FEET ALONG THE NORTH LINE OF SAIDPV CSTORE SUBDIVISION TO THE SOUTHEAST CORNER OF LOT 24,PARKLAND BUSINESS CENTER SUBDIVISION PHASE 1, RECORDED ASENTRY NO. 1549557; THENCE NORTH 00D39'40" EAST 1399.39 FEETALONG THE EAST LINE OF SAID PARKLAND BUSINESS CENTERSUBDIVISION PHASE 1 TO THE SOUTHWEST CORNER OF LOT 6, PARKLANDCOMMERCIAL SUBDIVISION PHASE 1 AND 2, 3RD AMENDMENT, RECORDEDAS ENTRY NO. 2944652; THENCE NORTH 64D05'47" EAST 641.95 FEETALONG THE SOUTHERLY LINE OF SAID PARKLAND COMMERCIALSUBDIVISION PHASE 1 AND 2, 3RD AMENDMENT TO THE SOUTHEASTCORNER OF LOT 5, PARKLAND COMMERCIAL SUBDIVISION PHASE 2 1STAMENDMENT, RECORDED AS ENTRY NO. 2788187 ALSO BEING A POINT ONTHE WESTERLY RIGHT OF WAY LINE OF THE OREGON SHORT LINERAILROAD; THENCE SOUTH 25D54'13" EAST 920.04 FEET ALONG SAIDWESTERLY RIGHT OF WAY LINE; THENCE SOUTH 63D53'15" WEST 793.35FEET; THENCE SOUTH 00D39'48" WEST 190.29 FEET; THENCESOUTHERLY TO THE RIGHT ALONG THE ARC OF A 803.50 FOOT RADIUSCURVE, A DISTANCE OF 270.60 FEET, CHORD BEARS SOUTH 10D18'41"WEST 269.32 FEET, HAVING A CENTRAL ANGLE OF 19D17'45"; THENCESOUTHERLY DIRECTION WITH A REVERSE TANGENT CURVE TO THE LEFTOF A 696.50 FOOT RADIUS CURVE, A DISTANCE OF 50.53 FEET, CHORDBEARS SOUTH 17D52'51" WEST 50.52 FEET, HAVING A CENTRAL ANGLEOF 04D09'25" TO THE POINT OF BEGINNING.

EXHIBIT "C"
To
INTERLOCAL AGREEMENT

Project Area Budget

'Exhibit C'

RESOLUTION NO. 2026-B(RDA)

RESOLUTION OF THE PLEASANT VIEW CITY REDEVELOPMENT AGENCY ADOPTING THE PROJECT AREA BUDGET FOR THE RISE COMMUNITY REINVESTMENT PROJECT AREA

WHEREAS, the Pleasant View City Redevelopment Agency (the "Agency") was created to transact the business and exercise the powers provided for in the current Limited Purpose Local Government Entities - Community Reinvestment Agency Act, Title 17C of the Utah Code Ann. 1953, as amended (the "Act"); and

WHEREAS, the Agency has adopted by Resolution the Rise Community Reinvestment Project Area Plan (the "Plan") for the Rise Community Reinvestment Project Area (the "Project Area"); and

WHEREAS, the Plan allows for the Agency to collect tax increment created within the Project Area to assist in the creation of jobs, to meet other goals and objectives as outlined in the Plan, to promote economic development, and provide a public benefit within Pleasant View City (the "City"); and

WHEREAS, the Agency has prepared a Project Area Budget in accordance with section 17C-5-303 of the Act.

WHEREAS, the Agency has held a public hearing on the draft Project Area Budget and at that hearing allowed public comment on the draft Project Area Budget and whether the draft Project Area Plan should be revised, approved or rejected; and

WHEREAS, after holding the public hearing, and at the same meeting, the Agency considered the oral and written objections to the draft Project Area Budget, and whether to revise, approve or reject the draft Project Area Budget;

NOW, THEREFORE BE IT RESOLVED BY THE PLEASANT VIEW CITY REDEVELOPMENT AGENCY:

1. The Project Area Budget attached hereto as **Exhibit A**, and together with any changes to the draft Project Area Budget as may be indicated in the minutes of this meeting (if any), is hereby approved, and adopted on the 27th day of January 2026.

2. The Agency staff will include in the annual report, the taking of tax increment from the Rise Community Reinvestment Project Area beginning with the tax year before the Agency requests funding.

3. The Agency staff is authorized to finalize negotiations with the taxing entities that levy a certified rate in the Project Area, to participate with the Agency in the

implementation and funding of the Budget in accordance with Sections 17C-5-201, 202, 204, 205 and 206 of the Act.

PLEASANT VIEW CITY RDA, UTAH

Steve C Gibson

Steve Gibson, RDA Board Chair

ATTEST:

Laurie Hellstrom

Laurie Hellstrom, RDA Secretary

This resolution has been approved by the following vote of the Pleasant View City Redevelopment Agency:

BM Arrington	No
BM Ferry	Abstain
BM Marriott	NO
BM Urry	Yes
BM Wilkinson	Yes
Mayor Gibson (chair)	Yes

PLEASANT VIEW CITY · INCORPORATED · Seal · WEBER COUNTY, UTAH

EXHIBIT A: PROJECT AREA BUDGET

Rise Community Reinvestment Area

Pleasant View City Redevelopment Agency

Project Area Budget

December 2025

Prepared By:

URBAN & MAIN
CONSULTING

TABLE OF CONTENTS

SECTION 1: INTRODUCTION

The Pleasant View City Redevelopment Agency (the "Agency"), following through consideration of the needs and desires of Pleasant View City (the "City") and its residents, as well as understanding the City's capacity for new development, has carefully crafted the draft Project Area Plan (the "Plan") for the Rise Community Reinvestment Project Area (the "Project Area"). This Plan is the end result of a comprehensive evaluation of the types of appropriate land-uses and economic development for the land encompassed by the Project Area which lies east of Rulan White Boulevard and north of 2700 North, within the southwest portion of the City.

The Plan is intended to define the method and means of the Project Area from its current state to a higher and better use. The City has determined it is in the best interest of its citizens to assist in the development of the Project Area. This Project Area Budget document (the "Budget") is predicated upon certain elements, objectives and conditions outlined in the Plan and intended to be used as a financing tool to assist the Agency in meeting Plan objectives discussed herein and more specifically referenced and identified in the Plan.

The creation of the Project Area is being undertaken as a community reinvestment project pursuant to certain provisions of Chapters 1 and 5 of the Utah Community Reinvestment Agency Act (the "Act", Utah Code Annotated ("UCA") Title 17C). The requirements of the Act, including notice and hearing obligations, have been observed at all times throughout the establishment of the Project Area.

DESCRIPTION OF COMMUNITY REINVESTMENT PROJECT AREA

The Project Area lies east of Rulan White Boulevard and north of 2700 North, within the southwest portion of the City. The land is currently comprised of the existing Rise Baking Company's 130,000 square foot manufacturing plant and associated land. The Project Area is comprised of approximately 21.64 acres of property. A map of the Project Area is attached hereto in **Exhibit A**.

SECTION 2: GENERAL OVERVIEW OF PROJECT AREA BUDGET

The purpose of the Project Area Budget is to provide the financial framework necessary to implement the Project Area Plan vision and objectives. The Project Area Plan has identified that tax increment financing is essential in order to meet the objectives of the CRA Project Area. The following information will detail the sources and uses of tax increment and other necessary details needed for public officials, interested parties, and the public in general to understand the mechanics of the Project Area Budget.

BASE YEAR VALUE

The Agency has determined that the base year tax value for the Project Area will be the total taxable value for the 2025 tax year which is estimated to be **$9,678,000**. Using the tax rates established within the Project Area, the property taxes levied equate to $103,380 annually. Accordingly, this amount will continue to flow through to each taxing entity proportional to the amount of their respective tax rates being levied.

PAYMENT TRIGGER

The Project Area will have an estimated fifteen-year (15) duration from the date of the first tax increment received by the Agency. The collection of tax increment will be triggered at the discretion of the Agency prior to March 1 of the tax year in which they intend to begin the collection of increment. The following year in which this increment will be remitted to the Agency will be Year 1, e.g., if requested prior to March 1, 2026, Year 1 of increment will be 2027. The Agency anticipates it will trigger tax increment by March 1, 2028, but in no case will the Agency trigger the first year of tax increment collection after March 1, 2029.

PROJECTED TAX INCREMENT REVENUE – TOTAL GENERATION

The Agency anticipates that new development will begin in the Project Area within the next year. The contemplated development will generate significant additional property tax revenue above what is currently generated within the Project Area.

Property tax increment will begin to be generated in the tax year (ending Dec 1st) following construction completion and tax increment will actually be paid to the Agency in March or April after collection. It is projected that property tax increment generation within the Project Area could begin as early as 2027, though there is no requirement under this agreement that mandates the beginning date and it can be later. It is currently estimated that during the 15-year life of the Project Area Budget, property Tax Increment could be generated within the Project Area in the approximate amount of $3.60 million or at a net present value[1] (NPV) of $2.59 million. This amount is over and above the $1.55 million of base taxes that the property would generate over 15 years at the $103,380 annual amount it currently generates as shown in Table 1 below.

[1] Net Present Value (NPV) of future cash flows assumes a 5% discount rate. The same 5% discount rate is used in all remaining NPV calculations. This total is prior to accounting for the flow-through of tax increment to the respective taxing entities.

SECTION 3: PROPERTY TAX INCREMENT

BASE YEAR PROPERTY TAX REVENUE

The taxing entities are currently receiving - and will continue to receive - property tax revenue from the current assessed value of the property within the Project Area ("Base Taxes"). The current assessed value is estimated to be $9,678,000. Based upon the tax rates in the area, the collective taxing entities are receiving $103,380 in property tax annually from this Project Area. This equates to approximately $1.55 million over the 15-year life of the Project Area.

TABLE 1: TOTAL BASE YEAR TAXES (15 YEARS)

Entity	Total	NPV
Weber County	$287,437	$198,900
Weber County School District	$795,967	$550,791
Pleasant View City	$114,104	$78,957
Weber Basin Water Conservancy District	$28,453	$19,689
Central Weber Sewer Improvement District	$79,844	$55,250
Ben Lomond Cemetery Maintenance District	$5,371	$3,717
Bona Vista Water Improvement District	$21,340	$14,767
Weber County Mosquito Abatement District	$9,581	$6,630
North View Fire District	$184,366	$127,577
Weber Area Dispatch 911 and Emergency Services District	$24,243	$16,776
Total	**$1,550,706**	**$1,073,053**

PROPERTY TAX INCREMENT SHARED WITH AGENCY

Most of the taxing entities that receive property tax generated within the Project Area, as detailed above, will share at least a portion of that increment generation with the Agency. All taxing entities, but the Weber Area Dispatch, will contribute 50% of their respective incremental real and personal property taxes for 15 years. Table 2 shows the amount of Tax Increment shared with the Agency assuming the participation levels discussed above.

TABLE 2: SOURCES OF TAX INCREMENT FUNDS

Entity	Percentage	Length	Total
Weber County	50%	15 Years	$333,863
Weber County School District	50%	15 Years	$924,532
Pleasant View City	50%	15 Years	$132,534
Weber Basin Water Conservancy District	50%	15 Years	$33,049
Central Weber Sewer Improvement District	50%	15 Years	$92,740
Ben Lomond Cemetery Maintenance District	50%	15 Years	$6,239
Bona Vista Water Improvement District	50%	15 Years	$24,787
Weber County Mosquito Abatement District	50%	15 Years	$11,129
North View Fire District	50%	15 Years	$214,145
Weber Area Dispatch 911 and Emergency Services District	-	-	-
Total			**$1,773,017**

USES OF TAX INCREMENT

The proposed expansion of Rise Baking Company represents a significant capital investment that includes extraordinary costs related to upgraded production systems, energy-efficiency improvements, and substantial water-conservation measures. As outlined in the company's letter to Pleasant View City dated December 10, 2025, these costs exceed those of a traditional manufacturing expansion and materially affect project feasibility. Rise further explains that the creation of the Project Area and tax increment financing is a necessary component of the project's financial structure, helping the City's location remain competitive against other locations within the company's national footprint and enabling the creation of new high-quality jobs and long-term capital investment. Based on this information, the Agency finds that the proposed expansion is not reasonably expected to occur in the City, "but for" the use of tax increment financing.

The Agency will use 3% of the tax increment annually to administer the CRA. 10% of the tax increment will go towards affordable housing, as required by the Act. The majority of the remaining tax increment collected by the Agency will be used to overcome the obstacles outlined above, including: offsetting certain on-site improvement and upgrades, site specific infrastructure, and other redevelopment activities as approved by the Agency.

TABLE 3: USES OF TAX INCREMENT FUNDS

Use	Total	NPV
Administration	$53,191	$38,272
Affordable Housing	$177,302	$127,575
Community Reinvestment Activities	$1,542,525	$1,109,902
Total	**$1,773,017**	**$1,275,749**

A multi-year projection of tax increment is included in **Exhibit B**.

TOTAL ANNUAL PROPERTY TAX REVENUE FOR TAXING ENTITIES AT CONCLUSION OF TAX INCREMENT COLLECTION PERIOD

As described above, the collective taxing entities are currently receiving approximately $103,380 in property taxes annually from this Project Area. At the end of 15 years an additional $163,394 in property taxes annually is anticipated, totaling approximately $266,774 in property taxes annually for the area. "But for" the assistance provided by the Agency through tax increment revenues, this 158 percent increase in property taxes generated for the taxing entities would not be possible.

TABLE 4: PROJECTED ANNUAL PROPERTY TAX FUNDS AT END OF TIF COLLECTION PERIOD

Entity	Current Annual Tax	Future Annual Tax	% Increase
Weber County	$19,162	$49,449	
Weber County School District	$53,064	$136,933	
Pleasant View City	$7,607	$19,630	
Weber Basin Water Conservancy District	$1,897	$4,895	
Central Weber Sewer Improvement District	$5,323	$13,736	
Ben Lomond Cemetery Maintenance District	$358	$924	
Bona Vista Water Improvement District	$1,423	$3,671	
Weber County Mosquito Abatement District	$639	$1,648	
North View Fire District	$12,291	$31,717	
Weber Area Dispatch 911 and Emergency Services District	$1,616	$4,171	
Total	**$103,380**	**$266,774**	**158%**

EXHIBIT A: PROJECT AREA MAP

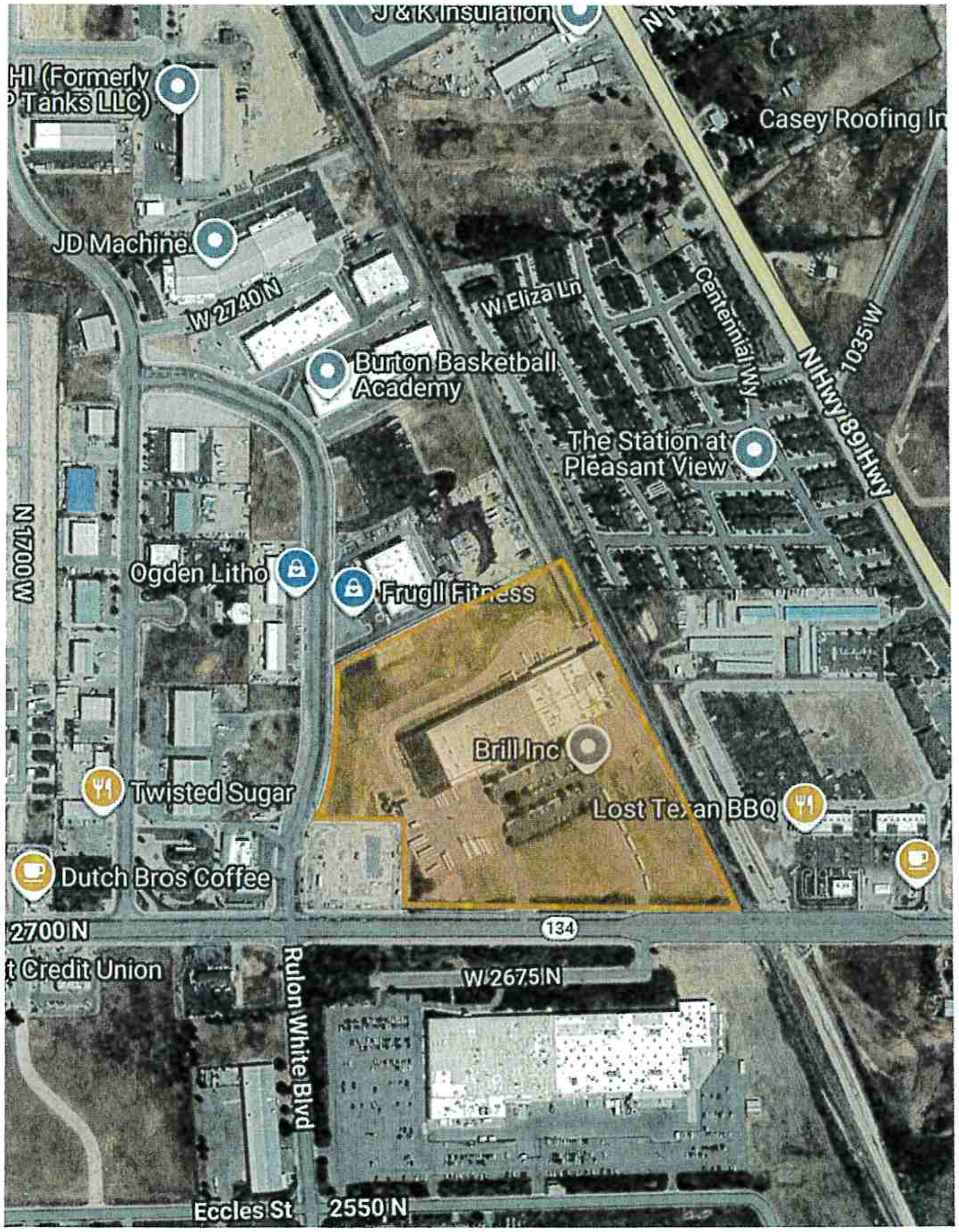

EXHIBIT B: MULTI-YEAR BUDGET

Pleasant View City Redevelopment Agency
Rise CRA
Increment and Budget Analysis

ASSUMPTIONS:	
Discount Rate	5.0%
Growth Rate	0.0%

INCREMENTAL TAX ANALYSIS:	Payment Year	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043		
	Tax Year	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	TOTALS	NPV
Cumulative Taxable Value	Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15		
Building Values		$13,063,186	$13,063,186	$13,063,186	$13,063,186	$13,063,186	$13,063,186	$13,063,186	$13,063,186	$13,063,186	$13,063,186	$13,063,186	$13,063,186	$13,063,186	$13,063,186	$13,063,186		
Personal Property		-	$19,691,000	$18,879,000	$18,067,000	$16,646,000	$15,022,000	$13,195,000	$10,962,000	$8,729,000	$6,699,000	$4,466,000	$2,233,000	$2,233,000	$2,233,000	$2,233,000		
Total Assessed Value:		$13,063,186	$32,754,186	$31,942,186	$31,130,186	$29,709,186	$28,085,186	$26,258,186	$24,025,186	$21,792,186	$19,762,186	$17,529,186	$15,296,186	$15,296,186	$15,296,186	$15,296,186		
TOTAL INCREMENTAL VALUE:		$13,063,186	$32,754,186	$31,942,186	$31,130,186	$29,709,186	$28,085,186	$26,258,186	$24,025,186	$21,792,186	$19,762,186	$17,529,186	$15,296,186	$15,296,186	$15,296,186	$15,296,186		
TAX RATE & INCREMENT ANALYSIS:	2024 Rates																	
Weber County	0.001980	25,865	64,853	63,246	61,638	58,824	55,609	51,991	47,570	43,149	39,129	34,708	30,286	30,286	30,286	30,286	667,727	480,453
Weber County School District	0.005483	71,625	179,591	175,139	170,687	162,895	153,991	143,974	131,730	119,487	108,356	96,113	83,869	83,869	83,869	83,869	1,849,064	1,330,467
Pleasant View City	0.000786	10,268	25,745	25,107	24,468	23,351	22,075	20,639	18,884	17,129	15,533	13,778	12,023	12,023	12,023	12,023	265,067	190,725
Weber Basin Water Conservancy District	0.000196	2,560	6,420	6,261	6,102	5,823	5,505	5,147	4,709	4,271	3,873	3,436	2,998	2,998	2,998	2,998	66,098	47,560
Central Weber Sewer Improvement District	0.000550	7,185	18,015	17,568	17,122	16,340	15,447	14,442	13,214	11,986	10,869	9,641	8,413	8,413	8,413	8,413	185,480	133,459
Ben Lomond Cemetery Maintenance District	0.000037	483	1,212	1,182	1,152	1,099	1,039	972	889	806	731	649	566	566	566	566	12,478	8,978
Bona Vista Water Improvement District	0.000147	1,920	4,815	4,696	4,576	4,367	4,129	3,860	3,532	3,203	2,905	2,577	2,249	2,249	2,249	2,249	49,574	35,670
Weber County Mosquito Abatement District	0.000066	862	2,162	2,108	2,055	1,961	1,854	1,733	1,586	1,438	1,304	1,157	1,010	1,010	1,010	1,010	22,258	16,015
North View Fire District	0.001270	16,590	41,598	40,567	39,535	37,731	35,668	33,348	30,512	27,676	25,098	22,262	19,426	19,426	19,426	19,426	428,289	308,170
Weber Area Dispatch 911	0.000167	2,182	5,470	5,334	5,199	4,961	4,690	4,385	4,012	3,639	3,300	2,927	2,554	2,554	2,554	2,554	56,318	40,523
Totals:	0.010682	139,541	349,880	341,206	332,533	317,354	300,006	280,490	256,637	232,784	211,100	187,247	163,394	163,394	163,394	163,394	3,602,353	2,592,021
TOTAL INCREMENTAL REVENUE IN PROJECT AREA:		$139,541	$349,880	$341,206	$332,533	$317,354	$300,006	$280,490	$256,637	$232,784	$211,100	$187,247	$163,394	$163,394	$163,394	$163,394	$3,602,353	$2,592,021
Sources of Funds:		2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	TOTALS	NPV
Property Tax Participation Rate for Budget																		
Weber County		50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%		
Weber County School District		50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%		
Pleasant View City		50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%		
Weber Basin Water Conservancy District		50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%		
Central Weber Sewer Improvement District		50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%		
Ben Lomond Cemetery Maintenance District		50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%		
Bona Vista Water Improvement District		50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%		
Weber County Mosquito Abatement District		50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%		
North View Fire District		50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%		
Weber Area Dispatch 911		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Property Tax Increment for Budget																		
Weber County		$12,933	$32,427	$31,623	$30,819	$29,412	$27,804	$25,996	$23,785	$21,574	$19,565	$17,354	$15,143	$15,143	$15,143	$15,143	$333,863	$240,227
Weber County School District		$35,813	$89,796	$87,570	$85,343	$81,448	$76,996	$71,987	$65,865	$59,743	$54,178	$48,056	$41,934	$41,934	$41,934	$41,934	$924,532	$665,234
Pleasant View City		$5,134	$12,872	$12,553	$12,234	$11,676	$11,037	$10,319	$9,442	$8,564	$7,767	$6,889	$6,011	$6,011	$6,011	$6,011	$132,534	$95,363
Weber Basin Water Conservancy District		$1,280	$3,210	$3,130	$3,051	$2,912	$2,752	$2,573	$2,354	$2,136	$1,937	$1,718	$1,499	$1,499	$1,499	$1,499	$33,049	$23,780
Central Weber Sewer Improvement District		$3,592	$9,007	$8,784	$8,561	$8,170	$7,723	$7,221	$6,607	$5,993	$5,435	$4,821	$4,206	$4,206	$4,206	$4,206	$92,740	$66,730
Ben Lomond Cemetery Maintenance District		$242	$606	$591	$576	$550	$520	$486	$444	$403	$366	$324	$283	$283	$283	$283	$6,239	$4,489
Bona Vista Water Improvement District		$960	$2,407	$2,348	$2,288	$2,184	$2,064	$1,930	$1,766	$1,602	$1,453	$1,288	$1,124	$1,124	$1,124	$1,124	$24,787	$17,835
Weber County Mosquito Abatement District		$431	$1,081	$1,054	$1,027	$980	$927	$867	$793	$719	$652	$578	$505	$505	$505	$505	$11,129	$8,008
North View Fire District		$8,295	$20,799	$20,283	$19,768	$18,865	$17,834	$16,674	$15,256	$13,838	$12,549	$11,131	$9,713	$9,713	$9,713	$9,713	$214,145	$154,085
Weber Area Dispatch 911		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Property Tax Increment for Budget:		$68,680	$172,205	$167,936	$163,667	$156,196	$147,658	$138,052	$126,312	$114,572	$103,900	$92,160	$80,420	$80,420	$80,420	$80,420	$1,773,017	$1,275,749
Uses of Tax Increment Funds:		2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	TOTALS	NPV
Reinvestment Activities	87.0%	$59,751	$149,818	$146,104	$142,390	$135,891	$128,462	$120,106	$109,892	$99,678	$90,393	$80,179	$69,965	$69,965	$69,965	$69,965	$1,542,525	$1,109,902
CRA Housing Requirement	10.0%	$6,868	$17,221	$16,794	$16,367	$15,620	$14,766	$13,805	$12,631	$11,457	$10,390	$9,216	$8,042	$8,042	$8,042	$8,042	$177,302	$127,575
RDA Administration	3.0%	$2,060	$5,166	$5,038	$4,910	$4,686	$4,430	$4,142	$3,789	$3,437	$3,117	$2,765	$2,413	$2,413	$2,413	$2,413	$53,191	$38,272
Total Uses		$68,680	$172,205	$167,936	$163,667	$156,196	$147,658	$138,052	$126,312	$114,572	$103,900	$92,160	$80,420	$80,420	$80,420	$80,420	$1,773,017	$1,275,749

Memo

To: Mayor and City Council

From: Laurie

Date: July 8, 2026

Re: New Business Licenses Issued

RECOMMENDED ACTION No action needed. Informational only.

DESCRIPTION / BACKGROUND According to the Business License Ordinance, the council only needs to receive a list of approved and denied business license applications. The following are approved new businesses:

Old Way Cabinets by Lott Inc.	2733 N RULON WHITE BLVD STE 2	Cabinet manufacturer	John, Calvin, and Talon Lott
Ross Building Company, LLC	3210 N MACINTOSH WAY	General contractor	Jeff Ross, Michelle Ross
Pleasant View Sports Club	2738 N RULON WHITE BLVD	Offering space for sports teams to rent for training/practice, geeral business management	Courtney Layton & Adam Layton
Rise Recovery, LLC	1330 W 3100 N	Residential facility for persons with a disability - sober living	Rise Recovery, LLC
Larsen Beverage Co., Inc. (Pepsi-Cola Bottling Co.)	2780 N HWY 89	Beer & Liquor Wholesaler	Admiral Beverage Corp.
Low-Key Locksmith LLC	1379 W 3125 N	Locksmith - mobile, lockouts, key cutting, lock installation, repair, and related services	Lucas Stone