

From: Chris Thomsen <cthomsen@jub.com>

Sent: Thursday, October 8, 2026 4:16 PM

To: Kyle Clark <Kyle.Clark@coalvillecity.gov>; Don Sargent <Don.Sargent@coalvillecity.gov>; RaeShel Hortin <RaeShel.Hortin@coalvillecity.gov>; Halle Mosher <halle.mosher@coalvillecity.gov>; Sam Adams <Sam.Adams@coalvillecity.gov>; Ethan Brown <ethanb@ivorydevelopment.com>; billya@ivorydevelopment.com

Subject: Re: Red Hills Phase 1 Walk Through

The purpose of this email is to give an update of the status of Red Hills Phase 1 Construction Completion :

Below are the items that need to be completed for Conditional Acceptance (Start 1 year warranty):

- Streetlights need to be charged
- Sidewalks need to be bonded or installed
- Road turning lanes and widening need to be completed on Main Street/Hoytsville Road
- Landscaping will need to be completed as specified in the MPD
- 10% warranty bond in place

The items below need to be completed before any occupation permits are issued:

- 10% warranty bond in place
- Bonding for any items not completed that are required for Conditional Acceptance

I have spoken to Ethan about requirements for occupation permits. It is my understanding that he will send me all cost estimate to make sure we have enough bond or escrow in place to issue occupancy permits.

State Code is very specific that a City cannot wait for Conditional Acceptance before occupancy. State Code requires that all critical infrastructure be installed and all improvements bonded.

Please let me know if there are any questions or comments.

Regards,

Chris Thomsen
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