STATE OF UTAH

OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF INCORPORATION

I, Deidre M. Henderson, Lieutenant Governor of the State of Utah, hereby certify that there has been filed in my office a notice of incorporation for the COMPASS POINT PUBLIC INFRASTRUCTURE DISTRICT NO. 5 located in TOOELE COUNTY, dated JUNE 18, 2025, complying with §17B-1-215, Utah Code Annotated, 1953, as amended.

Now, therefore, notice is hereby given to all whom it may concern that the attached is a true and correct copy of the notice of incorporation, referred to above, on file with the Office of the Lieutenant Governor pertaining to the COMPASS POINT PUBLIC INFRASTRUCTURE DISTRICT NO. 5, located in TOOELE COUNTY, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 30th day of July, 2025 at Salt Lake City, Utah.

DEIDRE M. HENDERSON
Lieutenant Governor

Certificate # 203031

Tooele, Utah

June 18, 2025

The City Council (the "Council") of Tooele City, Utah (the "City"), met in regular session (including by electronic means) on June 18, 2025, at its regular meeting place in Tooele, Utah at 7:00 p.m., with the following members of the Council being present:

Debbie Winn	Mayor/City Manager
Justin Brady	Councilmember
Melodi Gochis	Councilmember
~~Ed Hansen~~	~~Councilmember~~
Maresa Manzione	Councilmember
Dave McCall	Councilmember

Also present:

Michelle Pitt	City Recorder
Matt Johnson	Assistant City Attorney

Absent: Ed Hansen — Excused, Councilmember

After the meeting had been duly called to order and after other matters not pertinent to this Resolution had been discussed, the City Recorder presented to the Council a Certificate of Compliance with Open Meeting Law with respect to this June 18, 2025, meeting, a copy of which is attached hereto as Exhibit A.

Thereupon, the following Resolution was introduced in writing, read in full and pursuant to motion duly made by Councilmember Manzione and seconded by Councilmember McCall adopted by the following vote:

AYE: 4

NAY: 0

The resolution was later signed by the Mayor and recorded by the City Recorder in the official records of the City. The resolution is as follows:

RESOLUTION 2025-52

A RESOLUTION OF THE CITY COUNCIL (THE "COUNCIL") OF TOOELE CITY, UTAH (THE "CITY"), PROVIDING FOR THE CREATION OF THE COMPASS POINT PUBLIC INFRASTRUCTURE DISTRICTS NO. 1 THROUGH 8 (COLLECTIVELY, THE "DISTRICTS") AS INDEPENDENT DISTRICTS; AUTHORIZING AND APPROVING A GOVERNING DOCUMENT AND AN INTERLOCAL AGREEMENT; APPOINTING BOARDS OF TRUSTEES; AUTHORIZING OTHER DOCUMENTS IN CONNECTION THEREWITH; AND RELATED MATTERS.

WHEREAS, a petition (the "Petition") was filed with the City requesting adoption by resolution the approval of the creation of eight Public Infrastructure Districts pursuant to the Public Infrastructure District Act, Title 17D, Chapter 4, Utah Code Annotated 1953, as amended (the "PID Act") and relevant portions of the Limited Purpose Local Government Entities - Special Districts, Title 17B (together with the PID Act, the "Act") within the City and the annexation or withdrawal of any portion of the boundaries of the Districts therefrom without further approval or hearings of the City or the Council, as further described in the Governing Document (as hereinafter defined) for the purpose of financing public infrastructure costs; and

WHEREAS, pursuant to the terms of the Act, the City may create one or more public infrastructure Districts by adoption of a resolution of the Council and with consent of 100% of all surface property owners proposed to be included in the Districts (the "Property Owners"); and

WHEREAS, the Petition, containing the consent of such Property Owners has been certified by the Recorder of the City pursuant to the Act and it is in the best interests of the Property Owners that the creation of the Districts be authorized in the manner and for the purposes hereinafter set forth; and

WHEREAS, the City previously adopted a Policy Statement for establishing public infrastructure districts (the "PID Policy"), outlining certain considerations for the City in public infrastructure district applications; and

WHEREAS, the City, prior to consideration of this Resolution, held public hearings after 6:00 p.m. to receive input from the public regarding the creation of the Districts and the Property Owners have waived the 60-day protest period pursuant to Section 17D-4-201 of the PID Act; and

WHEREAS, the hearing on the Petition was held at the City Hall because there is no reasonable place to hold a public hearing within the Districts' boundaries, and the hearing at the City Hall was held as close to the applicable area as reasonably possible; and

WHEREAS, the City properly published notice of the public hearing in compliance with Section 17B-1-211(1) of the Act; and

WHEREAS, none of the Property Owners submitted a withdrawal of consent to the creation of the Districts before the public hearing on the Petition; and

WHEREAS, according to attestations filed with the City, each board member appointed under this Resolution is registered to vote at their primary residence and is further eligible to serve as a board member of the Districts under Section 17D-4-202(c) of the PID Act because they are agents of property owners within the Districts' boundaries (as further set forth in the Petition); and

WHEREAS, it is necessary to authorize the creation of the Districts under and in compliance with the laws of the State of Utah and to authorize other actions in connection therewith; and

WHEREAS, the governance of the Districts shall be in accordance with the PID Act and the terms of a governing document (the "Governing Document") attached hereto as Exhibit B and an Interlocal Agreement between the City and the Districts, attached to the Governing Document as Governing Document Exhibit D; and

WHEREAS, pursuant to the requirements of the Act, there shall be signed, authenticated, and submitted to the Office of the Lieutenant Governor of the State of Utah for each of the Districts a Notice of Boundary Action attached hereto as Exhibit C (the "Boundary Notices") and Final Entity Plat attached to each as Boundary Notices Appendix B (or as shall be finalized in accordance with the boundaries approved hereunder) (the "Plat").

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL, AS FOLLOWS:

1. Terms defined in the foregoing recitals shall have the same meaning when used herein. All action heretofore taken (not inconsistent with the provisions of this Resolution) by the Council and by officers of the Council directed toward the creation and establishment of the Districts, are hereby ratified, approved and confirmed.

2. The Districts are hereby created as separate entities from the City in accordance with the Governing Document and the Act. The boundaries of the Districts shall be as set forth in the Governing Document and the Plat.

3. Pursuant to the terms of the PID Act, the Council does hereby approve the annexation or withdrawal of any area within the Annexation Area (as defined in the Governing Document) into or from the Districts, as applicable, without any further action, hearings, or resolutions of the Council or the City, upon compliance with the terms of the PID Act and the Governing Document.

4. The Council does hereby authorize the Districts to provide services relating to the financing and construction of public infrastructure within and without the Annexation Area upon annexation thereof into the Districts without further request of the Districts to the City to provide such service under 17B-1-407, Utah Code Annotated 1953 or resolutions of the City under 17B-1-408, Utah Code Annotated 1953.

5. It is hereby found and determined by the Council that the creation of the Districts is appropriate to the general welfare, order and security of the City and is in accordance with the PID Policy, and the organization of the Districts pursuant to the PID Act is hereby approved.

6. The Governing Document and the Interlocal Agreement in the form presented to this meeting and attached hereto as Exhibit B is hereby authorized and approved and the Districts shall be governed by the terms thereof and applicable law.

7. The Trustees of each Board of the Districts shall be initially composed of the same members. The initial Boards of the Districts are hereby appointed as follows:

(a) Trustee 1 – William O. Perry, IV, for an initial 4-year term;

(b) Trustee 2 – Steve Petersen, for an initial 4-year term; and

(c) Trustee 3 – Matt Swain, for an initial 6-year term.

Such terms shall commence on the date of issuance of a Certificate of Creation by the Office of the Lieutenant Governor of the State of Utah.

8. The Council does hereby authorize the Mayor or a Councilmember to execute the Boundary Notices in substantially the form attached as Exhibit C, the Plats, and such other documents as shall be required to accomplish the actions contemplated herein on behalf of the Council for submission to the Office of the Lieutenant Governor of the State of Utah.

9. Prior to recordation of certificates of incorporation for all Districts, the Council does hereby authorize the Mayor, a Councilmember, the City Attorney, or the City Manager to make any corrections, deletions, or additions to the Governing Document, the Interlocal Agreement, and the Boundary Notices or any other document herein authorized and approved (including, but not limited to, corrections to the property descriptions therein contained) which may be necessary to conform the same to the intent hereof, to correct errors or omissions therein, to complete the same, to remove ambiguities therefrom, or to conform the same to other provisions of said instruments, to the provisions of this Resolution or any resolution adopted by the Council or the provisions of the laws of the State of Utah or the United States.

10. The Boards of Trustees of the Districts (the "District Boards") are hereby authorized and directed to record such Governing Document with the recorder of the Tooele County within thirty (30) days of the issuance of the Certificate of Creation by the Office of the Lieutenant Governor of the State of Utah.

11. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

12. All acts, orders and resolutions, and parts thereof in conflict with this Resolution be, and the same are hereby, rescinded.

13. This resolution shall take effect immediately.

TOOELE CITY COUNCIL

(For) (Against)

Melodi Gochis

Justin Brady

ABSTAINING: _____

MAYOR OF TOOELE CITY

(Approved) (Disapproved)

Debra E. Wi

ATTEST:

Michelle Pitt

Michelle Y. Pitt, City Recorder

SEAL

Approved as to Form: Assistant City Attorney

~~Roger Baker, City Attorney~~

Matt Johnson, Assistant City Attorney

STATE OF UTAH)
: ss.
COUNTY OF TOOELE)

I, Michelle Pitt, the undersigned duly qualified and acting City Recorder of Tooele City, Utah (the "City"), do hereby certify as follows:

The foregoing pages are a true, correct, and complete copy of the record of proceedings of the City Council (the "Council"), had and taken at a lawful meeting of the Council on June 18, 2025, commencing at the hour of 7:00 p.m., as recorded in the regular official book of the proceedings of the Council kept in my office, and said proceedings were duly had and taken as therein shown, and the meeting therein shown was duly held, and the persons therein were present at said meeting as therein shown.

All members of the Council were duly notified of said meeting, pursuant to law.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City, this June 18, 2025.

Tooele City
Est. 1853

By: Michelle Pitt
City Recorder

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Michelle Pitt, the undersigned City Recorder of Tooele City, Utah (the "City"), do hereby certify that I gave written public notice of the agenda, date, time and place of the regular meeting held by the Council (the "Council") on June 18, 2025, not less than twenty-four (24) hours in advance of the meeting. The public notice was given in compliance with the requirements of the Utah Open and Public Meetings Act, Section 52-4-202, Utah Code Annotated 1953, as amended, by:

(a) causing a Notice, in the form attached hereto as Schedule 1, to be posted at the City's principal offices at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained so posted and available for public inspection until the completion of the meeting;

(b) causing a copy of such Notice, in the form attached hereto as Schedule 1, to be published on the Utah Public Notice Website (http://pmn.utah.gov) at least twenty-four (24) hours prior to the convening of the meeting; and

(c) causing a copy of such notice, in the form attached hereto as Schedule 1 to be posted on the City's official website at least twenty-four (24) hours prior to the convening of the meeting.

In addition, the Notice of 2025 Annual Meeting Schedule for the Council (attached hereto as Schedule 2) was given specifying the date, time and place of the regular meetings of the Council of the City to be held during the year, by causing said Notice to be posted at least annually (a) on the Utah Public Notice Website created under Section 63A-16-601, Utah Code Annotated 1953, as amended, (b) on the City's official website and (c) in a public location within the City that is reasonably likely to be seen by residents of the City.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this June 18, 2025

By: _____
City Recorder

SCHEDULE 1

NOTICE OF MEETING AND AGENDA

PUBLIC NOTICE

Notice is hereby given that the Tooele City Council will meet in a Business Meeting on Wednesday, June 18, 2025 at the hour of 7:00 p.m. The meeting will be held in the Tooele City Hall Council Chambers, located at 90 North Main Street, Tooele, Utah. The complete public notice is posted on the Utah Public Notice Website www.utah.gov, the Tooele City Website www.tooelecity.gov, and at Tooele City Hall. To request a copy of the public notice or for additional inquiries please contact Michelle Pitt, City Recorder at (435)843-2111 or michellep@tooelecity.gov.

*We encourage you to join the City Council meeting electronically by visiting the **Tooele City YouTube Channel**, at **https://www.youtube.com/@tooelecity** or by going to YouTube.com and searching "Tooele City Channel". If you are attending electronically and would like to submit a comment for the public comment period or for a public hearing item, please email cmpubliccomment@tooelecity.gov anytime up until the start of the meeting. Emails will be read at the designated points in the meeting.*

AGENDA

1. **Pledge of Allegiance**

2. **Roll Call**

3. **Public Comment Period**

4. **Recognition of Michelle Pitt's Retirement**

5. **Public Hearing and Motion on Ordinance 2025-12** An Ordinance of the Tooele City Council Adopting a Compensation Schedule for Fiscal Year 2025-2026
   Presented by Kami Perkins, HR Director

6. **Public Hearing and Motion on Resolution 2025-57** A Resolution of the Tooele City Council Approving Budget Amendments for Fiscal Year 2024-2025
   Presented by Shannon Wimmer, Finance Director

7. **Resolution 2025-56** A Resolution of the Tooele City Council Adopting the Certified Tax Rate for Fiscal Year 2025-2026
   Presented by Shannon Wimmer, Finance Director

8. **Public Hearing and Motion on Resolution 2025-35** A Resolution of the Tooele City Council Adopting a Final Budget for Tooele City for Fiscal Year 2025-2026
   Presented by Shannon Wimmer, Finance Director

9. **Fraud Risk Assessment**
   Presented by Shannon Wimmer, Finance Director

10. **Resolution 2025-51** A Resolution of the Tooele City Council Approving the Annexation of 1,432 Acres of Property Known as the Compass Point Property into the North Tooele City Special Service District
    Presented by Justin Brady, City Council Chairman

11. **Public Hearing and Motion on Resolution 2025-52** A Resolution of the City Council (The "Council") of Tooele City, Utah (The "City"), Providing for the Creation of the Compass Point Public Infrastructure Districts No. 1 Through 8 (Collectively, the "Districts") as Independent Districts; Authorizing and Approving a Governing Document and an Interlocal Agreement; Appointing Boards of Trustees; Authorizing other Documents in Connection Therewith; and Related Matters
    Presented by Matthew Johnson, Assistant City Attorney

12. **Public Hearing and Motion on Ordinance 2025-20** An Ordinance of Tooele City Reassigning the Zoning for Approximately 11.7 Acres of Property Located at 249 East 1000 North from the RR-5 Residential Zoning District to the LI Light Industrial Zoning District
    Presented by Andrew Aagard, Community Development Director

13. **Ordinance 2025-18** An Ordinance of Tooele City Enacting Tooele City Code Chapter 3-8 and Adopting the Utah Wildland Urban Interface Building Code
    Presented by Nick Wall, Fire Marshal

14. **Resolution 2025-37** A Resolution of the Tooele City Council Consenting to the Payment of a Retention Bonus to School Resource Officers (SROs) Assigned on a Regular Full-Time Basis to a School for the 2025-2026 School Year
    Presented by Kami Perkins, HR Director

15. **Resolution 2025-38** A Resolution of the Tooele City Council Declaring that Tooele City, After July 1, 2025, Will Pick up and Pay an Amount of the Required Employee Contributions for all Tooele City Employees who are Members of the Utah State Retirement Tier II Public Safety & Firefighter Contributory Retirement Plan and Includes Provisions Relating to the Employer Pick-Up
    Presented by Kami Perkins, HR Director

16. **Resolution 2025-53** A Resolution of the Tooele City Council Approving an Agreement with England Construction, LLC for the Glen Eagles Park Restroom Project
    Presented by Darwin Cook, Parks & Recreation Director

17. **Resolution 2025-55** A Resolution of the Tooele City Council Approving an Agreement with England Construction, LLC for the Veterans Memorial Park Restroom Project
    Presented by Darwin Cook, Parks & Recreation Director

18. **Resolution 2025-54** A Resolution of the Tooele City Council Approving an Agreement with England Construction, LLC for the Glen Eagles Park Water Meter and Pressure Reducing Zone Valve Project
    Presented by Darwin Cook, Parks & Recreation Director

19. **Resolution 2025-58** A Resolution of the Tooele City Council Approving a Contract with Musco Sports Lighting, LLC, for the Installation of Ball Field Lighting at Parker's Park
    Presented by Darwin Cook, Parks & Recreation Director

20. **Resolution 2025-59** A Resolution of the Tooele City Council Approving a Purchase and Financing Documents with Yamaha Motor Finance Corporation for the Purchase of 80 New Golf Carts
    Presented by Darwin Cook, Parks & Recreation Director

21. **Resolution 2025-60** A Resolution of the Tooele City Council Approving a Contract with Tagmarshal International Limited for the Lease of a Golf Cart GPS System for the Oquirrh Hills Golf Course
    Presented by Darwin Cook, Parks & Recreation Director

22. **Ordinance 2025-19** An Ordinance of Tooele City Adopting Government Records Retention Schedules
    Presented by Michelle Pitt, City Recorder

23. **Renaming Ordinance 2025-11**, Regarding a Zoning Map Amendment Request by Perry Homes
    Presented by Michelle Pitt, City Recorder

24. **Invoices & Purchase Orders**
    Presented by Michelle Pitt, City Recorder

25. **Minutes**
    ~June 4, 2025 Work Meeting
    ~June 4, 2025 Business Meeting

26. **Adjourn**

Michelle Y. Pitt, Tooele City Recorder

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations should notify Michelle Y. Pitt, Tooele City Recorder, at 435-843-2111 or michellep@tooelecity.gov, prior to the meeting.

SCHEDULE 2

NOTICE OF ANNUAL MEETING SCHEDULE

TOOELE CITY CORPORATION

ORDINANCE 2024-35

AN ORDINANCE OF THE TOOELE CITY COUNCIL ESTABLISHING THE DATES, TIMES, AND PLACES OF ITS PUBLIC MEETINGS IN 2025.

WHEREAS, Tooele City Charter Section 2-04 and Tooele City Code Section 1-5-3 require the City Council to prescribe by ordinance the date, time, and place of its public meetings, and provide for at least one public meeting to be held each month;

NOW, THEREFORE, BE IT ORDAINED BY THE TOOELE CITY COUNCIL that the Tooele City Council's regular public meetings for calendar year 2025 shall be held at Tooele City Hall, 90 North Main Street, Tooele, Utah as follows:

- Work Meetings: at 5:30 p.m. on the first and third Wednesdays of every month, as follows, except as otherwise noticed by the City Recorder's Office;
- Business Meetings: at 7:00 p.m., on the first and third Wednesdays of every month, as follows, except as otherwise noticed by the City Recorder's Office:

January 15
February 5 and 19
March 5 and 19
April 2 and 16
May 7 and 21
June 4 and 18
July 16
August 6 and 20
September 3 and 17
October 1 and 15
November 5 and 19
December 3 and 17

This Ordinance is necessary for the immediate preservation of the peace, health and safety of Tooele City and shall take effect immediately upon publication.

IN WITNESS WHEREOF, this Ordinance is passed by the Tooele City Council this 18th day of December, 2024.

TOOELE CITY COUNCIL

(For) (Against)

ABSTAINING: _____

MAYOR OF TOOELE CITY

(Approved) (Disapproved)

Debra E. Winn Debra E. Winn

ATTEST:

Michelle Y. Pitt, City Recorder

SEAL

Approved as to Form:

Roger Evans Baker, Tooele City Attorney

Tooele, Utah

June 18, 2025

The City Council (the "Council") of Tooele City, Utah (the "City"), met in regular session (including by electronic means) on June 18, 2025, at its regular meeting place in Tooele, Utah at 7:00 p.m., with the following members of the Council being present:

Debbie Winn	Mayor/City Manager
Justin Brady	Councilmember
Melodi Gochis	Councilmember
~~Ed Hansen~~	~~Councilmember~~
Maresa Manzione	Councilmember
Dave McCall	Councilmember

Also present:

Michelle Pitt	City Recorder
Matt Johnson	Assistant City Attorney

Absent: Ed Hansen — Excused, Councilmember

After the meeting had been duly called to order and after other matters not pertinent to this Resolution had been discussed, the City Recorder presented to the Council a Certificate of Compliance with Open Meeting Law with respect to this June 18, 2025, meeting, a copy of which is attached hereto as Exhibit A.

Thereupon, the following Resolution was introduced in writing, read in full and pursuant to motion duly made by Councilmember Manzione and seconded by Councilmember McCall adopted by the following vote:

AYE: 4

NAY: 0

The resolution was later signed by the Mayor and recorded by the City Recorder in the official records of the City. The resolution is as follows:

RESOLUTION 2025-52

A RESOLUTION OF THE CITY COUNCIL (THE "COUNCIL") OF TOOELE CITY, UTAH (THE "CITY"), PROVIDING FOR THE CREATION OF THE COMPASS POINT PUBLIC INFRASTRUCTURE DISTRICTS NO. 1 THROUGH 8 (COLLECTIVELY, THE "DISTRICTS") AS INDEPENDENT DISTRICTS; AUTHORIZING AND APPROVING A GOVERNING DOCUMENT AND AN INTERLOCAL AGREEMENT; APPOINTING BOARDS OF TRUSTEES; AUTHORIZING OTHER DOCUMENTS IN CONNECTION THEREWITH; AND RELATED MATTERS.

WHEREAS, a petition (the "Petition") was filed with the City requesting adoption by resolution the approval of the creation of eight Public Infrastructure Districts pursuant to the Public Infrastructure District Act, Title 17D, Chapter 4, Utah Code Annotated 1953, as amended (the "PID Act") and relevant portions of the Limited Purpose Local Government Entities - Special Districts, Title 17B (together with the PID Act, the "Act") within the City and the annexation or withdrawal of any portion of the boundaries of the Districts therefrom without further approval or hearings of the City or the Council, as further described in the Governing Document (as hereinafter defined) for the purpose of financing public infrastructure costs; and

WHEREAS, pursuant to the terms of the Act, the City may create one or more public infrastructure Districts by adoption of a resolution of the Council and with consent of 100% of all surface property owners proposed to be included in the Districts (the "Property Owners"); and

WHEREAS, the Petition, containing the consent of such Property Owners has been certified by the Recorder of the City pursuant to the Act and it is in the best interests of the Property Owners that the creation of the Districts be authorized in the manner and for the purposes hereinafter set forth; and

WHEREAS, the City previously adopted a Policy Statement for establishing public infrastructure districts (the "PID Policy"), outlining certain considerations for the City in public infrastructure district applications; and

WHEREAS, the City, prior to consideration of this Resolution, held public hearings after 6:00 p.m. to receive input from the public regarding the creation of the Districts and the Property Owners have waived the 60-day protest period pursuant to Section 17D-4-201 of the PID Act; and

WHEREAS, the hearing on the Petition was held at the City Hall because there is no reasonable place to hold a public hearing within the Districts' boundaries, and the hearing at the City Hall was held as close to the applicable area as reasonably possible; and

WHEREAS, the City properly published notice of the public hearing in compliance with Section 17B-1-211(1) of the Act; and

WHEREAS, none of the Property Owners submitted a withdrawal of consent to the creation of the Districts before the public hearing on the Petition; and

WHEREAS, according to attestations filed with the City, each board member appointed under this Resolution is registered to vote at their primary residence and is further eligible to serve as a board member of the Districts under Section 17D-4-202(c) of the PID Act because they are agents of property owners within the Districts' boundaries (as further set forth in the Petition); and

WHEREAS, it is necessary to authorize the creation of the Districts under and in compliance with the laws of the State of Utah and to authorize other actions in connection therewith; and

WHEREAS, the governance of the Districts shall be in accordance with the PID Act and the terms of a governing document (the "Governing Document") attached hereto as Exhibit B and an Interlocal Agreement between the City and the Districts, attached to the Governing Document as Governing Document Exhibit D; and

WHEREAS, pursuant to the requirements of the Act, there shall be signed, authenticated, and submitted to the Office of the Lieutenant Governor of the State of Utah for each of the Districts a Notice of Boundary Action attached hereto as Exhibit C (the "Boundary Notices") and Final Entity Plat attached to each as Boundary Notices Appendix B (or as shall be finalized in accordance with the boundaries approved hereunder) (the "Plat").

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL, AS FOLLOWS:

1. Terms defined in the foregoing recitals shall have the same meaning when used herein. All action heretofore taken (not inconsistent with the provisions of this Resolution) by the Council and by officers of the Council directed toward the creation and establishment of the Districts, are hereby ratified, approved and confirmed.

2. The Districts are hereby created as separate entities from the City in accordance with the Governing Document and the Act. The boundaries of the Districts shall be as set forth in the Governing Document and the Plat.

3. Pursuant to the terms of the PID Act, the Council does hereby approve the annexation or withdrawal of any area within the Annexation Area (as defined in the Governing Document) into or from the Districts, as applicable, without any further action, hearings, or resolutions of the Council or the City, upon compliance with the terms of the PID Act and the Governing Document.

4. The Council does hereby authorize the Districts to provide services relating to the financing and construction of public infrastructure within and without the Annexation Area upon annexation thereof into the Districts without further request of the Districts to the City to provide such service under 17B-1-407, Utah Code Annotated 1953 or resolutions of the City under 17B-1-408, Utah Code Annotated 1953.

5. It is hereby found and determined by the Council that the creation of the Districts is appropriate to the general welfare, order and security of the City and is in accordance with the PID Policy, and the organization of the Districts pursuant to the PID Act is hereby approved.

6. The Governing Document and the Interlocal Agreement in the form presented to this meeting and attached hereto as Exhibit B is hereby authorized and approved and the Districts shall be governed by the terms thereof and applicable law.

7. The Trustees of each Board of the Districts shall be initially composed of the same members. The initial Boards of the Districts are hereby appointed as follows:

(a) Trustee 1 – William O. Perry, IV, for an initial 4-year term;

(b) Trustee 2 – Steve Petersen, for an initial 4-year term; and

(c) Trustee 3 – Matt Swain, for an initial 6-year term.

Such terms shall commence on the date of issuance of a Certificate of Creation by the Office of the Lieutenant Governor of the State of Utah.

8. The Council does hereby authorize the Mayor or a Councilmember to execute the Boundary Notices in substantially the form attached as Exhibit C, the Plats, and such other documents as shall be required to accomplish the actions contemplated herein on behalf of the Council for submission to the Office of the Lieutenant Governor of the State of Utah.

9. Prior to recordation of certificates of incorporation for all Districts, the Council does hereby authorize the Mayor, a Councilmember, the City Attorney, or the City Manager to make any corrections, deletions, or additions to the Governing Document, the Interlocal Agreement, and the Boundary Notices or any other document herein authorized and approved (including, but not limited to, corrections to the property descriptions therein contained) which may be necessary to conform the same to the intent hereof, to correct errors or omissions therein, to complete the same, to remove ambiguities therefrom, or to conform the same to other provisions of said instruments, to the provisions of this Resolution or any resolution adopted by the Council or the provisions of the laws of the State of Utah or the United States.

10. The Boards of Trustees of the Districts (the "District Boards") are hereby authorized and directed to record such Governing Document with the recorder of the Tooele County within thirty (30) days of the issuance of the Certificate of Creation by the Office of the Lieutenant Governor of the State of Utah.

11. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

12. All acts, orders and resolutions, and parts thereof in conflict with this Resolution be, and the same are hereby, rescinded.

13. This resolution shall take effect immediately.

TOOELE CITY COUNCIL

(For) (Against)

Melodi Gochis

Justin Brady

ABSTAINING: _____

MAYOR OF TOOELE CITY

(Approved) (Disapproved)

Debra E. Wi

ATTEST:

Michelle Pitt

Michelle Y. Pitt, City Recorder

SEAL

Approved as to Form: Assistant City Attorney

~~Roger Baker, City Attorney~~

Matt Johnson, Assistant City Attorney

STATE OF UTAH)
: ss.
COUNTY OF TOOELE)

I, Michelle Pitt, the undersigned duly qualified and acting City Recorder of Tooele City, Utah (the "City"), do hereby certify as follows:

The foregoing pages are a true, correct, and complete copy of the record of proceedings of the City Council (the "Council"), had and taken at a lawful meeting of the Council on June 18, 2025, commencing at the hour of 7:00 p.m., as recorded in the regular official book of the proceedings of the Council kept in my office, and said proceedings were duly had and taken as therein shown, and the meeting therein shown was duly held, and the persons therein were present at said meeting as therein shown.

All members of the Council were duly notified of said meeting, pursuant to law.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City, this June 18, 2025.

Tooele City
Est. 1853

By: Michelle Pitt
City Recorder

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Michelle Pitt, the undersigned City Recorder of Tooele City, Utah (the "City"), do hereby certify that I gave written public notice of the agenda, date, time and place of the regular meeting held by the Council (the "Council") on June 18, 2025, not less than twenty-four (24) hours in advance of the meeting. The public notice was given in compliance with the requirements of the Utah Open and Public Meetings Act, Section 52-4-202, Utah Code Annotated 1953, as amended, by:

(a) causing a Notice, in the form attached hereto as Schedule 1, to be posted at the City's principal offices at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained so posted and available for public inspection until the completion of the meeting;

(b) causing a copy of such Notice, in the form attached hereto as Schedule 1, to be published on the Utah Public Notice Website (http://pmn.utah.gov) at least twenty-four (24) hours prior to the convening of the meeting; and

(c) causing a copy of such notice, in the form attached hereto as Schedule 1 to be posted on the City's official website at least twenty-four (24) hours prior to the convening of the meeting.

In addition, the Notice of 2025 Annual Meeting Schedule for the Council (attached hereto as Schedule 2) was given specifying the date, time and place of the regular meetings of the Council of the City to be held during the year, by causing said Notice to be posted at least annually (a) on the Utah Public Notice Website created under Section 63A-16-601, Utah Code Annotated 1953, as amended, (b) on the City's official website and (c) in a public location within the City that is reasonably likely to be seen by residents of the City.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this June 18, 2025

By: _____
City Recorder

SCHEDULE 1

NOTICE OF MEETING AND AGENDA

PUBLIC NOTICE

Notice is hereby given that the Tooele City Council will meet in a Business Meeting on Wednesday, June 18, 2025 at the hour of 7:00 p.m. The meeting will be held in the Tooele City Hall Council Chambers, located at 90 North Main Street, Tooele, Utah. The complete public notice is posted on the Utah Public Notice Website www.utah.gov, the Tooele City Website www.tooelecity.gov, and at Tooele City Hall. To request a copy of the public notice or for additional inquiries please contact Michelle Pitt, City Recorder at (435)843-2111 or michellep@tooelecity.gov.

*We encourage you to join the City Council meeting electronically by visiting the **Tooele City YouTube Channel**, at **https://www.youtube.com/@tooelecity** or by going to YouTube.com and searching "Tooele City Channel". If you are attending electronically and would like to submit a comment for the public comment period or for a public hearing item, please email cmpubliccomment@tooelecity.gov anytime up until the start of the meeting. Emails will be read at the designated points in the meeting.*

AGENDA

1. **Pledge of Allegiance**

2. **Roll Call**

3. **Public Comment Period**

4. **Recognition of Michelle Pitt's Retirement**

5. **Public Hearing and Motion on Ordinance 2025-12** An Ordinance of the Tooele City Council Adopting a Compensation Schedule for Fiscal Year 2025-2026
   Presented by Kami Perkins, HR Director

6. **Public Hearing and Motion on Resolution 2025-57** A Resolution of the Tooele City Council Approving Budget Amendments for Fiscal Year 2024-2025
   Presented by Shannon Wimmer, Finance Director

7. **Resolution 2025-56** A Resolution of the Tooele City Council Adopting the Certified Tax Rate for Fiscal Year 2025-2026
   Presented by Shannon Wimmer, Finance Director

8. **Public Hearing and Motion on Resolution 2025-35** A Resolution of the Tooele City Council Adopting a Final Budget for Tooele City for Fiscal Year 2025-2026
   Presented by Shannon Wimmer, Finance Director

9. **Fraud Risk Assessment**
   Presented by Shannon Wimmer, Finance Director

10. **Resolution 2025-51** A Resolution of the Tooele City Council Approving the Annexation of 1,432 Acres of Property Known as the Compass Point Property into the North Tooele City Special Service District
    Presented by Justin Brady, City Council Chairman

11. **Public Hearing and Motion on Resolution 2025-52** A Resolution of the City Council (The "Council") of Tooele City, Utah (The "City"), Providing for the Creation of the Compass Point Public Infrastructure Districts No. 1 Through 8 (Collectively, the "Districts") as Independent Districts; Authorizing and Approving a Governing Document and an Interlocal Agreement; Appointing Boards of Trustees; Authorizing other Documents in Connection Therewith; and Related Matters
    Presented by Matthew Johnson, Assistant City Attorney

12. **Public Hearing and Motion on Ordinance 2025-20** An Ordinance of Tooele City Reassigning the Zoning for Approximately 11.7 Acres of Property Located at 249 East 1000 North from the RR-5 Residential Zoning District to the LI Light Industrial Zoning District
    Presented by Andrew Aagard, Community Development Director

13. **Ordinance 2025-18** An Ordinance of Tooele City Enacting Tooele City Code Chapter 3-8 and Adopting the Utah Wildland Urban Interface Building Code
    Presented by Nick Wall, Fire Marshal

14. **Resolution 2025-37** A Resolution of the Tooele City Council Consenting to the Payment of a Retention Bonus to School Resource Officers (SROs) Assigned on a Regular Full-Time Basis to a School for the 2025-2026 School Year
    Presented by Kami Perkins, HR Director

15. **Resolution 2025-38** A Resolution of the Tooele City Council Declaring that Tooele City, After July 1, 2025, Will Pick up and Pay an Amount of the Required Employee Contributions for all Tooele City Employees who are Members of the Utah State Retirement Tier II Public Safety & Firefighter Contributory Retirement Plan and Includes Provisions Relating to the Employer Pick-Up
    Presented by Kami Perkins, HR Director

16. **Resolution 2025-53** A Resolution of the Tooele City Council Approving an Agreement with England Construction, LLC for the Glen Eagles Park Restroom Project
    Presented by Darwin Cook, Parks & Recreation Director

17. **Resolution 2025-55** A Resolution of the Tooele City Council Approving an Agreement with England Construction, LLC for the Veterans Memorial Park Restroom Project
    Presented by Darwin Cook, Parks & Recreation Director

18. **Resolution 2025-54** A Resolution of the Tooele City Council Approving an Agreement with England Construction, LLC for the Glen Eagles Park Water Meter and Pressure Reducing Zone Valve Project
    Presented by Darwin Cook, Parks & Recreation Director

19. **Resolution 2025-58** A Resolution of the Tooele City Council Approving a Contract with Musco Sports Lighting, LLC, for the Installation of Ball Field Lighting at Parker's Park
    Presented by Darwin Cook, Parks & Recreation Director

20. **Resolution 2025-59** A Resolution of the Tooele City Council Approving a Purchase and Financing Documents with Yamaha Motor Finance Corporation for the Purchase of 80 New Golf Carts
    Presented by Darwin Cook, Parks & Recreation Director

21. **Resolution 2025-60** A Resolution of the Tooele City Council Approving a Contract with Tagmarshal International Limited for the Lease of a Golf Cart GPS System for the Oquirrh Hills Golf Course
    Presented by Darwin Cook, Parks & Recreation Director

22. **Ordinance 2025-19** An Ordinance of Tooele City Adopting Government Records Retention Schedules
    Presented by Michelle Pitt, City Recorder

23. **Renaming Ordinance 2025-11**, Regarding a Zoning Map Amendment Request by Perry Homes
    Presented by Michelle Pitt, City Recorder

24. **Invoices & Purchase Orders**
    Presented by Michelle Pitt, City Recorder

25. **Minutes**
    ~June 4, 2025 Work Meeting
    ~June 4, 2025 Business Meeting

26. **Adjourn**

Michelle Y. Pitt, Tooele City Recorder

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations should notify Michelle Y. Pitt, Tooele City Recorder, at 435-843-2111 or michellep@tooelecity.gov, prior to the meeting.

SCHEDULE 2

NOTICE OF ANNUAL MEETING SCHEDULE

TOOELE CITY CORPORATION

ORDINANCE 2024-35

AN ORDINANCE OF THE TOOELE CITY COUNCIL ESTABLISHING THE DATES, TIMES, AND PLACES OF ITS PUBLIC MEETINGS IN 2025.

WHEREAS, Tooele City Charter Section 2-04 and Tooele City Code Section 1-5-3 require the City Council to prescribe by ordinance the date, time, and place of its public meetings, and provide for at least one public meeting to be held each month;

NOW, THEREFORE, BE IT ORDAINED BY THE TOOELE CITY COUNCIL that the Tooele City Council's regular public meetings for calendar year 2025 shall be held at Tooele City Hall, 90 North Main Street, Tooele, Utah as follows:

- Work Meetings: at 5:30 p.m. on the first and third Wednesdays of every month, as follows, except as otherwise noticed by the City Recorder's Office;
- Business Meetings: at 7:00 p.m., on the first and third Wednesdays of every month, as follows, except as otherwise noticed by the City Recorder's Office:

January 15
February 5 and 19
March 5 and 19
April 2 and 16
May 7 and 21
June 4 and 18
July 16
August 6 and 20
September 3 and 17
October 1 and 15
November 5 and 19
December 3 and 17

This Ordinance is necessary for the immediate preservation of the peace, health and safety of Tooele City and shall take effect immediately upon publication.

IN WITNESS WHEREOF, this Ordinance is passed by the Tooele City Council this 18th day of December, 2024.

TOOELE CITY COUNCIL

(For) (Against)

ABSTAINING: _____

MAYOR OF TOOELE CITY

(Approved) (Disapproved)

Debra E. Winn Debra E. Winn

ATTEST:

Michelle Y. Pitt, City Recorder

SEAL

Approved as to Form:

Roger Evans Baker, Tooele City Attorney

EXHIBIT B

GOVERNING DOCUMENT

GOVERNING DOCUMENT
FOR

COMPASS POINT PUBLIC INFRASTRUCTURE DISTRICT NOS. 1-8

TOOELE CITY, UTAH

Prepared

by

WBA Local Government Law
Salt Lake City, Utah

June 18, 2025

TABLE OF CONTENTS

I. INTRODUCTION 1
A. Purpose and Intent. 1
B. Need for the Districts. 1
C. Objective of the City Regarding Districts' Governing Document. 1
D. Applicability. 2

II. DEFINITIONS 2

III. BOUNDARIES 5

IV. PROPOSED LAND USE/POPULATION PROJECTIONS/ASSESSED VALUATION. 5

V. DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS, AND SERVICES 6
A. Powers of the Districts and Governing Document Amendment. 6
1. Operations and Maintenance Limitation. 6
2. Construction Standards Limitation 6
3. Procurement. 6
4. Privately Placed Debt. 6
5. Annexation and Withdrawal. 7
6. Overlap Limitation. 7
7. Initial Debt Limitation. 7
8. Bankruptcy Limitation. 7
9. Governing Document Amendment Requirement. 8
10. Preliminary Engineering Survey. 8

VI. THE BOARD OF TRUSTEES 8
A. Board Composition. 8
B. Future Board Composition. 8
C. Transition to Elected Board. 9
D. Reelection and Reappointment. 9
E. Vacancy. 9
F. Compensation. 10
G. Conflicts of Interest. 10

VII. FINANCIAL PLAN 10
A. General. 10
B. Maximum Voted Interest Rate and Maximum Underwriting Discount. 10
C. Maximum Debt Mill Levy. 11
D. Maximum Debt Mill Levy Imposition Term. 11
E. Debt Repayment Sources. 11
F. Debt Instrument Disclosure Requirement. 11
G. Security for Debt. 12
H. Districts' Operating Costs. 12
I. Bond and Disclosure Counsel; Municipal Advisor. 12

VIII. ANNUAL REPORT 12

A. General. 12
B. Reporting of Significant Events. 12

IX. DISSOLUTION 13

X. DISCLOSURE TO PURCHASERS 14
A. Recorded Disclosure 14
B. Notice to Buyers and Lessees 14
C. Annual Notice. 14

XI. INTERLOCAL AGREEMENT 15

LIST OF EXHIBITS

EXHIBIT A Legal Descriptions of the Initial Districts Boundaries

EXHIBIT B Tooele City Vicinity Map

EXHIBIT C Initial Districts Boundaries Map and Annexation Area Map

EXHIBIT D Interlocal Agreement between the Districts and Tooele City

EXHIBIT E Disclosure Notice

I. INTRODUCTION

A. Purpose and Intent. The Districts are independent units of local government, separate and distinct from the City, and, except as may otherwise be provided for by state or local law or this Governing Document, their activities are subject to review by the City only insofar as they may deviate in a material matter from the requirements of the Governing Document. It is intended that the Districts will provide a part or all of the Public Improvements for the use and benefit of all anticipated inhabitants and taxpayers of the Districts. The primary purpose of the Districts will be to finance the construction of these Public Improvements. The Districts are not being created to provide any ongoing operations and maintenance services.

B. Need for the Districts. There are currently no other governmental entities, including the City, located in the immediate vicinity of the Districts that consider it desirable, feasible, or practical to undertake the planning, design, acquisition, construction installation, relocation, redevelopment, and financing of the Public Improvements needed for the Project. Formation of the Districts is therefore necessary in order for the Public Improvements required for the Project to be provided in the most economic manner possible.

C. Objective of the City Regarding Districts' Governing Document. The City's objective in approving the Governing Document for the Districts is to authorize the Districts to provide for the planning, design, acquisition, construction, installation, relocation, and redevelopment of the Public Improvements from the proceeds of Debt to be issued by the Districts. All Debt is expected to be repaid by taxes imposed and collected for no longer than the Maximum Debt Mill Levy Imposition Term for residential properties and at a tax mill levy no higher than the Maximum Debt Mill Levy for commercial and residential properties, and/or repaid by Assessments. Debt, which is issued within these parameters and, as further described in the Financial Plan, will insulate property owners from excessive tax burdens to support the servicing of the Debt and will result in a timely and reasonable discharge of the Debt.

This Governing Document is intended to establish a limited purpose for the Districts and explicit financial constraints that are not to be violated under any circumstances. The primary purpose is to provide for the Public Improvements associated with development and regional needs. Although the Districts have authority to directly provide public improvements, the Districts also have the authority to pledge tax revenues to an interlocal entity that provides public improvements through an Interlocal Agreement with the City or relevant public entity.

It is the intent of the Districts to dissolve upon payment or defeasance of all Debt incurred or upon a determination that adequate provision has been made for the payment of all Debt, and if the Districts have authorized operating functions under an Interlocal Agreement, to retain only the power necessary to impose and collect taxes or Fees to pay for these costs.

The Districts shall be authorized to finance the Public Improvements that can be funded from Debt to be repaid from Assessments or from tax revenues collected from a mill levy which shall not exceed the Maximum Debt Mill Levy on taxable properties and which shall not exceed the Maximum Debt Mill Levy Imposition Term on taxable properties (or repaid from a combination of Assessments and a mill levy). It is the intent of this Governing Document to assure to the extent possible that no taxable property bear an economic burden that is greater than that associated with the Maximum Debt Mill Levy in amount and that no taxable property bear an economic burden that is greater than that associated with the Maximum Debt Mill Levy Imposition

Term in duration even under bankruptcy or other unusual situations. Generally, the cost of Public Improvements that cannot be funded within these parameters are not costs to be paid by the Districts.

D. Applicability. This Governing Document is not intended to and does not create any rights or remedies in favor of any party other than the City. Failure of the Districts to comply with any terms or conditions of this Governing Document shall not relieve any party of an obligation to the Districts or create a basis for a party to challenge the incorporation or operation of the Districts, or any Debt issued by the Districts.

II. DEFINITIONS

In this Governing Document, the following terms shall have the meanings indicated below, unless the context hereof clearly requires otherwise:

Annexation Area Boundaries: means the boundaries of the area described in the Annexation Area Map which have been approved by the City for annexation into or withdrawal from a District upon the meeting of certain requirements.

Annexation Area Boundary Map: means the map attached hereto as **Exhibit C**, describing the property proposed for annexation within the Districts.

Approved Development Plan: means a preliminary development plan or other process established by the City for identifying, among other things, Public Improvements necessary for facilitating development for property within the Districts' Area as approved by the City pursuant to the City Code and as amended pursuant to the City Code from time to time. For purposes of this Governing Document, the Development and Participation Agreement for the Project approved by the RDA shall constitute an Approved Development Plan.

Assessment: means (1) the levy of an assessment secured by a lien on property within the Districts to pay for the costs of Public Improvements benefitting such property or (2) an assessment by the Districts levied on private property within such Districts to cover the costs of an energy efficient upgrade, a renewable energy system, or an electric vehicle charging infrastructure, each as may be levied pursuant to the Assessment Act.

Assessment Act: means collectively, (i) Title 11, Chapter 42, Utah Code as may be amended from time to time and (ii) the C-PACE Act.

Board: means the board of trustees of a District.

Bond, Bonds, or Debt: means bonds or other obligations, including loans of any property owner, for the payment of which the Districts have promised to impose an ad valorem property tax mill levy, and/or collect Assessments.

City: means Tooele City, Utah.

City Code: means the City Code of Tooele City, Utah.

City Council: means the City Council of Tooele City, Utah.

C-PACE Act: means Title 11, Chapter 42a of the Utah Code, as amended from time to time and any successor statute thereto.

C-PACE Bonds: means bonds, loans, notes, or other structures and obligations of the Districts issued pursuant to the C-PACE Act, including refunding C-PACE Bonds.

C-PACE Assessments: means assessments levied under the C-PACE Act.

Developer: means, collectively, Perry Homes, Inc., a Utah corporation; L.H. Perry Investments, LLC, a Utah limited liability company; and Perry Development, LLC, a Utah limited liability company.

District No 1: means Compass Point Public Infrastructure District No. 1.

District No. 2: means Compass Point Public Infrastructure District No. 2.

District No 3: means Compass Point Public Infrastructure District No. 3.

District No. 4: means Compass Point Public Infrastructure District No. 4.

District No 5: means Compass Point Public Infrastructure District No. 5.

District No. 6: means Compass Point Public Infrastructure District No. 6.

District No 7: means Compass Point Public Infrastructure District No. 7.

District No. 8: means Compass Point Public Infrastructure District No. 8.

Districts: means, collectively, Districts Nos. 1-8.

District Act: means collectively, the PID Act and the Special District Act.

District Area: means the property within the Initial District(s) Boundaries Map and the Annexation Area Map.

End User: means any owner, or tenant of any owner, of any taxable improvement within the Districts, who is intended to become burdened by the imposition of ad valorem property taxes subject to the Maximum Debt Mill Levy. By way of illustration, a resident homeowner, renter, commercial property owner, or commercial tenant is an End User. The business entity that constructs homes or commercial structures is not an End User.

Fees: means any fee imposed by the Districts for administrative services provided by the Districts.

Financial Plan: means the Financial Plan described in Section VII which describes (i) the potential means whereby the Public Improvements may be financed; (ii) how the Debt is expected to be incurred; and (iii) the estimated operating revenue derived from property taxes for the first budget year.

General Obligation Debt: means a Debt that is directly payable from and secured by ad

valorem property taxes that are levied by the Districts and does not include Limited Tax Debt.

Governing Document: means this Governing Document for the Districts approved by the City Council.

Governing Document Amendment: means an amendment to the Governing Document approved by the City Council in accordance with the City's ordinance and the applicable state law and approved by the Board in accordance with applicable state law.

Initial Districts Boundaries: means the boundaries of the area described in the Initial Districts Boundary Map.

Initial Districts Boundary Map: means the map attached hereto as **Exhibit C**, describing the Districts' initial boundaries.

Limited Tax Debt: means a debt that is directly payable from and secured by ad valorem property taxes that are levied by the Districts which may not exceed the Maximum Debt Mill Levy.

Maximum Debt Mill Levy: means the maximum mill levy the Districts are permitted to impose for payment of Debt as set forth in Section VII.C below.

Maximum Debt Mill Levy Imposition Term: means the maximum term for imposition of a mill levy for any given series of bonds as set forth in Section VII.D below.

Municipal Advisor: means a person or firm that: (i) advises a District on matters related to the issuance of bonds by governmental entities, including the pricing, sales, and marketing of bonds and the procuring of bond ratings, credit enhancement, and insurance with respect to bonds; (ii) is qualified to provide the advice described in (i); (iii) is not an officer or employee of the District receiving advice; (iv) has not been engaged to provide underwriting services in connection with a transaction in which the person or firm will provide advice to the District; and (v) has experience doing business related to the issuance of bonds in the state of Utah.

Project: means the development or property commonly referred to as Compass Point.

PID Act: means Title 17D, Chapter 4 of the Utah Code, as amended from time to time and any successor statute thereto.

Public Improvements: means a part or all of the improvements authorized to be planned, designed, acquired, constructed, installed, relocated, redeveloped and financed as generally described in the District Act to serve the future property owners and inhabitants of the District Area as determined by the Board, and includes Public Infrastructure and Improvements as defined in the PID Act.

Special District Act: means Title 17B of the Utah Code, as amended from time to time.

State: means the State of Utah.

Taxable Property: means real or personal property within the Districts' Area subject to ad valorem taxes imposed by the Districts.

Trustee: means a member of the Board.

Utah Code: means the Utah Code Annotated 1953, as amended.

Utah Procurement Code: means Title 63G, Chapter 6a of the Utah Code, as amended from time to time.

III. BOUNDARIES

The area of the Initial Districts Boundaries includes approximately .88 acres, and the Annexation Area Boundaries includes approximately 1,454.8 acres (including the entirety of the Initial Districts Boundaries). A legal description of the Initial Districts' Boundaries and the Annexation Area Boundaries is attached hereto as **Exhibit A**. A vicinity map is attached hereto as **Exhibit B**. A map of the Initial Districts' Boundaries and Annexation Area Map is attached hereto as **Exhibit C**. It is anticipated that the Districts' boundaries may change from time to time as it undergoes annexations and withdrawals pursuant to Section 17D-4-201, Utah Code, subject to Section V.A.5 below.

IV. PROPOSED LAND USE/POPULATION PROJECTIONS/ASSESSED VALUATION

The Districts' Area consists of approximately 1,454.8 acres of unimproved land. The current assessed valuation of the Districts' Area at buildout, is expected to be sufficient to reasonably discharge the Debt under the Financial Plan. Upon build out, the Districts Area is anticipated to include approximately 1,250,000 square feet of commercial space (both flex office/light industrial and retail) and approximately 3,300 residential units including multi-family, attached, and detached single family styles.

Approval of this Governing Document by the City does not imply approval of the development of a specific area within the Districts, nor does it imply approval of the number of residential units or the total site/floor area of commercial or industrial buildings identified in this Governing Document or any of the exhibits attached thereto, unless the same is contained within an Approved Development Plan.

V. DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS, AND SERVICES

A. Powers of the Districts and Governing Document Amendment.

The Districts shall have the power and authority to provide the Public Improvements within and without the boundaries of the Districts as such power and authority is described in the District Act, and other applicable statutes, common law and the Constitution, subject to the limitations set forth herein.

1. Operations and Maintenance Limitation. The purpose of the Districts is to plan for, design, acquire, construct, install, relocate, redevelop, and finance the Public Improvements. The Districts shall dedicate the Public Improvements to the City or other appropriate public entity or owners association in a manner consistent with the Approved

Development Plan and other rules and regulations of the City and applicable provisions of the City Code. The Districts shall be authorized, but not obligated, to own, operate, and maintain Public Improvements not otherwise required to be dedicated to the City or other public entity, including, but not limited to, street improvements (including roads, curbs, gutters, culverts, sidewalks, bridges, parking facilities, paving, lighting, grading, landscaping, and other street improvements), traffic and safety controls, retaining walls, park and recreation improvements and facilities, trails, open space, landscaping, drainage improvements (including detention and retention ponds, trickle channels, and other drainage facilities), irrigation system improvements (including wells, pumps, storage facilities, and distribution facilities), and all necessary equipment and appurtenances incident thereto.

2. Construction Standards Limitation. The Districts will ensure that the Public Improvements are designed and constructed in accordance with the standards and specifications of the City and of other governmental entities having proper jurisdiction. The Districts will obtain the City's approval of civil engineering plans and will obtain applicable permits for construction and installation of Public Improvements prior to performing such work.

3. Procurement. The Districts shall be subject to the Utah Procurement Code. Notwithstanding this requirement, the Districts may acquire completed or partially completed improvements for fair market value as reasonably determined by an engineer who certifies as part of such fair market value determination that they are independent of such Districts.

4. Privately Placed Debt. Prior to the issuance of any privately placed Debt, the District shall obtain the certification of a Municipal Advisor substantially as follows:

> We are [I am] a Municipal Advisor within the meaning of the Districts' Governing Document.
>
> We [I] certify that (1) the net effective interest rate to be borne by [insert the designation of the Debt] does not exceed a reasonable current [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the Districts.

5. Annexation and Withdrawal. The Districts shall not include within any of their boundaries any property outside the Districts' Area without the prior written consent of the City. The City, by approval of this Governing Document, has consented to the annexation of any area within the Annexation Area Boundaries into any of the Districts. Such area may only be annexed upon such District obtaining any consents required under the PID Act and the passage of a resolution of such District's Board approving such annexation.

(a) The City, by approval of this Governing Document, has consented to the withdrawal of any area within the Districts' Area from one or more of the Districts. Such area may only be withdrawn upon such District obtaining any consents required under the PID Act and the passage of a resolution of such District's Board approving such annexation.

(b) Any annexation or withdrawal shall be in accordance with the requirements of the PID Act.

(c) Upon any annexation or withdrawal, the Districts shall provide the City a description of the revised Districts' Boundaries.

(d) Annexation or withdrawal of any area in accordance with this Section shall not constitute an amendment of this Governing Document.

6. Overlap Limitation. Without the written consent of the City, the Districts shall not consent to the organization of any other public infrastructure district organized under the PID Act within the Districts' Area which will overlap the boundaries of the Districts unless the aggregate mill levy for payment of Debt of such proposed districts will not at any time exceed the Maximum Debt Mill Levy of the Districts.

7. Initial Debt Limitation. On or before the effective date of approval by the City of an Approved Development Plan, the Districts shall not: (a) issue any Debt; nor (b) impose a mill levy for the payment of Debt by direct imposition or by transfer of funds from the operating fund to the Debt service funds; nor (c) impose and collect any Assessments used for the purpose of repayment of Debt.

8. Bankruptcy Limitation. All of the limitations contained in this Governing Document, including, but not limited to, those pertaining to the Maximum Debt Mill Levy, Maximum Debt Mill Levy Imposition Term, and the Fees have been established under the authority of the City to approve a Governing Document with conditions pursuant to Section 17D-4-201(5), Utah Code. It is expressly intended that such limitations:

(a) Shall not be subject to set-aside for any reason or by any court of competent jurisdiction, absent a Governing Document Amendment; and

(b) Are, together with all other requirements of Utah law, included in the "political or governmental powers" reserved to the state under the U.S. Bankruptcy Code (11 U.S.C.) Section 903, and are also included in the "regulatory or electoral approval necessary under applicable non-bankruptcy law" as required for confirmation of a Chapter 9 Bankruptcy Plan under Bankruptcy Code Section 943(b)(6).

9. Governing Document Amendment Requirement. Any Debt, issued with a pledge or which results in a pledge, that exceeds the Maximum Debt Mill Levy and the Maximum Debt Mill Levy Imposition Term, shall be deemed a material modification of this Governing Document and shall not be an authorized issuance of Debt unless and until such material modification has been approved by the City as part of a Governing Document Amendment. This Governing Document has been designed with sufficient flexibility to enable the Districts to provide required facilities under evolving circumstances without the need for numerous amendments. Subject to the limitations and exceptions contained herein, this Governing Document may be amended by passage of a resolution of the City and the applicable Districts approving such amendment.

10. Preliminary Engineering Survey.

The Districts shall have authority to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment, maintenance, and financing of the Public Improvements within and without the boundaries of the Districts, to be more specifically defined in an Approved Improvement Plan. An estimate of the costs of the Public Improvements which may be planned for, designed, acquired, constructed, installed, relocated, redeveloped, maintained or financed was prepared based upon a preliminary engineering survey and estimates derived from the zoning on the property in the Districts' Area and is approximately Three Hundred Fifteen Million Dollars ($315,000,000). The costs of Public Improvements are estimates and the approval of this Governing Document does not constitute the City's approval of actual costs for Public Improvements.

All of the Public Improvements will be designed in such a way as to assure that the Public Improvements standards will be compatible with those of the City and/or any other applicable public entity and shall be in accordance with the requirements of the Approved Improvement Plan.

All construction cost estimates are based on the assumption that construction conforms to applicable local, State or Federal requirements.

VI. THE BOARD OF TRUSTEES

A. Board Composition. The Boards shall be composed of three (3) Trustees who shall be appointed by the City Council pursuant to the PID Act. All Trustees shall be at large seats. Trustee terms for the Districts shall be staggered with initial terms as follows: Trustees 1 and 3, shall serve an initial term of four (4) years; Trustee 2 shall serve an initial term of six (6) years. All terms shall commence on the date of issuance of a Certificate of Creation by the Office of the Lieutenant Governor of the State of Utah. In accordance with the PID Act, appointed Trustees shall not be required to be residents of such Districts.

B. Future Board Composition.

1. At the time of annexation of property into a District, such District shall estimate the total number of residential units within the District at full buildout of the property within the District (the "Anticipated Units"). Upon any annexation or withdrawal in accordance with this Governing Document, any affected District may adjust its Anticipated Units to reflect such boundary change. The respective Board seats for the Boards with residential property shall transition from appointed to elected seats according to the following milestones:

(a) Trustee 1. Trustee 1 shall transition to an elected seat after the end of a full term during which 50% of the Anticipated Units have received certificates of occupancy.

(b) Trustee 2. Trustee 2 shall transition to an elected seat after the end of a full term during which 75% of the Anticipated Units have received certificates of occupancy.

(c) Trustee 3. Trustee 3 shall transition to an elected seat after the end of a full term during which 95% of the Anticipated Units have received certificates of occupancy.

2. No transition pursuant to this Section shall become effective until the next scheduled regular election of the District following a full term. Registered voters within this

Section shall mean voters whose "principal place of residence," as that term is defined under Section 20A-2-105(1)(a), Utah Code is within a District.

C. Appointment Until Transition to Elected Board. Until the Board seats for Boards with residential property transition from appointed to elected seats, as contemplated above, the Boards shall be appointed as set forth in subparagraphs D and E below until such transition occurs. Seats on the Boards of Districts which have no Anticipated Units shall not transition to elected seats, and shall continue to be appointed as set forth in subparagraphs D and E below.

D. Reelection and Reappointment. If any seat on a Board has not transitioned from an appointed to elected seat, as contemplated above, and the term of a Trustee expires, the remaining members of the Board may reappoint the Trustee whose term is expiring or may appoint a new Trustee to the seat. Any such appointment or reappointment shall be in the sole discretion of the remaining members of the Board and the appointed Trustee shall meet all qualifying and eligibility requirements set forth in Section 17D- 4-202, Utah Code.

E. Vacancy. If a vacancy occurs at any other time for any other reason, the remaining members of the Board may appoint an individual to fill the vacancy. The individual so appointed shall meet all qualifying and eligibility requirements set forth in Section 17D-4- 202, Utah Code.

F. Compensation. Unless otherwise permitted by the PID Act, only Trustees who are residents of the District may be compensated for services as Trustee. Such compensation shall be in accordance with state law.

G. Conflicts of Interest. Trustees shall disclose all conflicts of interest. Any Trustee who discloses such conflicts in accordance with Section 17D-4-202 and Section 67-16-9, Utah Code, shall be entitled to vote on such matters.

VII. FINANCIAL PLAN

A. General.

The Districts shall be authorized to provide for the planning, design, acquisition, construction, installation, relocation, and/or redevelopment of the Public Improvements from its revenues and by and through the proceeds of Debt to be issued by the Districts. In addition, the Districts shall be permitted to finance the prepayment of impact fees for the Project. The Financial Plan for the Districts shall be to issue such Debt as the Districts can reasonably pay within the Maximum Debt Mill Levy Imposition Term from revenues derived from the Maximum Debt Mill Levy, Assessments and other legally available revenues. The total Limited Tax Debt that the Districts shall be permitted to issue shall not exceed One Hundred Million Dollars ($100,000,000) and shall be permitted to be issued on a schedule and in such year or years as the Districts determine shall meet the needs of the Financial Plan referenced above and phased to serve development as it occurs. This amount excludes any portion of bonds issued to refund a prior issuance of debt by the Districts. For any capital appreciation Debt issued by the Districts, only the par amount of such Debt at issuance (and not the value at conversion) of such Debt shall count against this amount. Any Assessment Debt or C-PACE Bonds do not count against the foregoing limitation and there is no limit to the amount of Assessment Debt or C-PACE Bonds the Districts may issue so long as such issuances are in accordance with the provisions of the applicable Assessment and/or C-PACE Acts. All bonds and other Debt issued by the Districts may be payable from any and all legally

available revenues of the Districts, including general ad valorem taxes to be imposed upon all Taxable Property within the Districts and Assessments. The Districts may also rely upon various other revenue sources authorized by law. These will include the power to assess Fees, penalties, or charges, including as provided in Section 17D-4-304, Utah Code, as amended from time to time. Notwithstanding the foregoing, the Districts shall not be permitted to issue Debt, other than refunding prior issuances of Debt, after December 31, 2055.

Any impact fee reimbursement or credits which become available due to the financing of Public Improvements by the Districts shall be for the benefit of the Districts and not any developer. The specifics of the scope and availability of impact fee reimbursements shall be reserved and will be addressed in a future interlocal agreement between the City and the Districts.

B. Maximum Voted Interest Rate and Maximum Underwriting Discount.

The interest rate on any Debt is expected to be the market rate at the time the Debt is issued. In the event of a default, the proposed maximum interest rate on any Debt is not expected to exceed eighteen percent (18%). The proposed maximum underwriting discount will be five percent (5%). Debt, when issued, will comply with all relevant requirements of this Governing Document, state law, and federal law as then applicable to the issuance of public securities.

C. Maximum Debt Mill Levy; Prepayment of Assessments.

1. The "Maximum Debt Mill Levy" shall be the maximum mill levy the Districts are permitted to impose upon the taxable property within the Districts for payment of Limited Tax Debt shall be $0.005 per dollar of taxable value of residential property in the Districts, and $0.0100 per dollar of taxable value for commercial property within the Districts; provided that such levy shall be subject to adjustment as provided in Section 17D-4-301(13), Utah Code. Such Maximum Debt Mill Levy may also be used to pay administrative expenses of the Districts.

2. Such Maximum Debt Mill Levy may only be amended pursuant to a Governing Document Amendment and as provided in Section 17D-4-202, Utah Code.

3. In the event a District has issued Limited Tax Debt, any Assessments (other than C-PACE Assessments) imposed by such District on a parcel zoned for residential uses shall be payable at or before the time of conveyance to an End User with respect to such parcel. For the avoidance of doubt, if the District has have not issued Limited Tax Debt, Assessments levied by such District are not required to be prepaid at the time a building permit is issued or prior to conveyance. Any C-PACE Assessments may be repayable in accordance with the provisions of such act.

D. Maximum Debt Mill Levy Imposition Term.

Each bond issued by the Districts shall mature within thirty-one (31) years from the date of issuance of such bond. In addition, no mill levy may be imposed for the repayment of a series of bonds after a period exceeding forty (40) years from the year of the first imposition of a mill levy with respect to such bond (the "Maximum Debt Mill Levy Imposition Term").

E. Debt Repayment Sources.

The Districts may impose a mill levy on taxable property within its boundaries as a primary source of revenue for repayment of debt service. The Districts may also rely upon various other revenue sources authorized by law. At the Districts' discretion, these may include the power to assess Assessments, penalties, or charges, including as provided in Section 17D-4-304, Utah Code, as amended from time to time. Except as described in Section VII.C, the debt service mill levy in the Districts shall not exceed the Maximum Debt Mill Levy or, the Maximum Debt Mill Levy Imposition Term, except for repayment of General Obligation Debt.

The Districts shall not be permitted to charge an End User the costs of any portion of a Public Improvement for which such End User has already paid or is presently obligated to pay through any combination of mill levy, Assessment, or impact fee. This provision shall not prohibit the division of costs between mill levies, Assessments, or impact fees, but is intended to prevent double taxation of End Users for the costs of Public Improvements.

F. Debt Instrument Disclosure Requirement.

In the text of each Bond and any other instrument representing and constituting Debt, the Districts shall set forth a statement in substantially the following form:

> "By acceptance of this instrument, the owner of this Bond agrees and consents to all of the limitations in respect of the payment of the principal of and interest on this Bond contained herein, in the resolution of the District(s) authorizing the issuance of this Bond and in the Governing Document for creation of the District(s)."

Similar language describing the limitations in respect of the payment of the principal of and interest on Debt set forth in this Governing Document shall be included in any document used for the offering of the Debt for sale to persons, including, but not limited to, a developer of property within the boundaries of the Districts.

G. Security for Debt.

The Districts shall not pledge any revenue or property of the City as security for the indebtedness set forth in this Governing Document. Approval of this Governing Document shall not be construed as a guarantee by the City of payment of any of the Districts' obligations; nor shall anything in the Governing Document be construed so as to create any responsibility or liability on the part of the City in the event of default by the Districts in the payment of any such obligation.

H. Districts' Operating Costs.

The estimated cost of acquiring land, engineering services, legal services and administrative services, together with the estimated costs of the Districts' organization and initial operations, are anticipated to be Fifty Thousand Dollars ($50,000), which will be eligible for reimbursement from Debt proceeds.

In addition to the capital costs of the Public Improvements, the Districts will require

operating funds for administration and to plan and cause the Public Improvements to be constructed. The first year's operating budget is estimated to be approximately Fifty Thousand Dollars ($50,000) which is anticipated to be derived from property taxes and other revenues and may also be financed for a period of time until Districts' revenues are anticipated to be sufficient to bear such costs. The Districts may also enter into a reimbursement agreement with the developer of the Project to reimburse such developer for any such administrative costs paid by developer.

I. Bond and Disclosure Counsel; Municipal Advisor.

It is the intent of the City that the Districts shall use competent and nationally recognized bond and disclosure counsel and Municipal Advisor with respect to District Bonds to ensure proper issuance and compliance with this Governing Document.

VIII. ANNUAL REPORT

A. General.

The Districts shall be responsible for submitting an annual report to the City Mayor's Office no later than July 30th of each year, commencing July 30, 2026, with information for fiscal year 2025.

B. Reporting of Significant Events. The annual report shall include information as to any of the following:

1. Boundary changes made or proposed to the Districts' boundaries as of the last day of the prior fiscal year, if changed;

2. List of current interlocal agreements, if changed (to be delivered to the Creating Entity upon request);

3. Names and terms of Board members and officers;

4. Districts' office contact information, if changed;

5. Rules and regulations of the Districts regarding bidding, conflict of interest, contracting, and other governance matters, if changed;

6. A summary of any litigation which involves the Districts' Public Improvements as of the last day of the prior fiscal year, if any;

7. Status of the Districts' construction of the Public Improvements as of December 31 of the prior year and listing all facilities and improvements constructed by the Districts that have been dedicated to and accepted by the City as of the last day of the prior fiscal year;

8. A summary of the total debt authorized and total debt issued by the Districts as well as any presently planned debt issuances;

9. Official statements of current outstanding bonded indebtedness, if not previously provided to the City;

10. Current year budget including a description of the Public Improvements to be constructed in such year;

11. Financial statements of the Districts for the most recent completed fiscal year (such statements shall be audited if required by bond documents or statute);

12. Notice of any uncured events of default by the Districts, which continue beyond a ninety (90) day period, under any Debt instrument; and

13. Any inability of the Districts to pay its obligations as they come due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period.

IX. DISSOLUTION

Upon an independent determination of the Districts' Boards that the purposes for which the Districts were created has been accomplished, the Districts shall file a petition for dissolution, pursuant to the applicable state statutes. In no event shall a dissolution occur until the Districts have provided for the payment or discharge of all of their outstanding indebtedness and other financial obligations as required pursuant to state statutes and disbursed of all assets of the Districts.

X. DISCLOSURE TO PURCHASERS

A. Recorded Disclosure. Within thirty (30) days of the issuance of a certificate of incorporation by the Office of the Lieutenant Governor of the State, the Boards shall cause to be recorded a notice with the recorder of Tooele County. Such notice shall (a) contain a description of the boundaries of the Districts, (b) state that a copy of this Governing Document is on file at the office of the City, (c) state that the Districts may finance and repay infrastructure and other improvements through the levy of a property tax; (d) state the Maximum Debt Mill Levy of the Districts; and (d) if applicable, stating that the debt may convert to general obligation debt and outlining the provisions relating to conversion. A copy of the notice shall further be provided to the City.

B. Notice to Buyers and Lessees. In addition, the Applicant and the Board shall ensure that the Applicant, homebuilders, commercial developers, and commercial lessors, as applicable, disclose the following information to initial resident homeowners, renters, commercial property owners, and/or commercial tenants:

1. All of the information in Section X.X;

2. A disclosure outlining the impact of any applicable property tax, in substantially the following form:

> "At the Districts' maximum property tax rate, an additional annual property tax would be levied in the amount of $0.005 per dollar of taxable value (i.e., $500 per $100,000 of taxable value) for residential property within the Districts, and $0.0100 per dollar of taxable value (i.e., $1,000 per $100,000) for commercial property within the Districts,

for the duration of the Districts' Bonds."

3. Such disclosures shall be contained on a separate-colored page of the applicable closing or lease documents and shall require a signature of such end user acknowledging the foregoing.

4. Additionally, the developer and the Boards shall ensure that the developer, homebuilders, and commercial developers, and commercial lessors, as applicable post a notice, in the same form and size (or larger) as the form attached as **Exhibit E** in a conspicuous area on bright-colored paper within all model homes and sales offices within the Districts.

C. Annual Notice. On or before July 15th of each year, commencing July 15, 2025, the District shall mail a notice to all owners of property within the boundaries of the Districts a notice providing:

1. A disclosure outlining the impact of any applicable property tax, in substantially the following form:

> "At the Districts' maximum property tax rate, an additional annual property tax would be levied in the amount of $0.005 per dollar of taxable value (i.e., $500 per $100,000 of taxable value) for residential property within the Districts, and $0.0100 per dollar of taxable value (i.e., $1,000 per $100,000) for commercial property within the Districts, for the duration of the Districts' Bonds."

2. The applicable tax rate of the Districts for the then current year;

3. That budgets and financial information for the Districts may be found on the State Auditor's Website (currently https://reporting.auditor.utah.gov/searchreports/s/); and

4. Contact information for members of the Boards.

XI. INTERLOCAL AGREEMENT

The form of the Interlocal Agreement required by the City Code, relating to the limitations imposed on the Districts' activities, is attached hereto as **Exhibit D**. The Districts shall approve the Interlocal Agreement in the form attached as **Exhibit D** at its first Board meeting after its creation. Failure of the Districts to execute the Interlocal Agreement as required herein shall constitute a material modification and shall require a Governing Document Amendment. The City Council shall approve the Interlocal Agreement in the form attached as **Exhibit D** at the public hearing approving the Governing Document. In the event of a conflict between the provisions of this Governing Document and the Interlocal Agreement, the provisions of this Governing Document shall control.

EXHIBIT A

Legal Descriptions of the Districts Initial Boundaries

LEGAL DESCRIPTION
PREPARED FOR
OVERLAKE 1300 ACRES
TOOELE CITY, UTAH
03/17/2025
23-0260
E.C.

COMPASS POINT PID 1 LEGAL DESCRIPTION

A part of the Southwest Quarter of Section 5, Township 3 South, Range 4 West, Salt Lake Base and Meridian, located in Tooele City, Tooele County, Utah, being more particularly described as follows:

Beginning at a point along the Section line N0°17'49"W 378.94 feet from the Southwest Corner of Section 5, Township 3 South, Range 4 West, Salt Lake Base and Meridian; thence along said Section line N00°17'49"W 70.71 feet; thence N89°42'11"E 70.71 feet; thence S00°17'49"E 70.71 feet; thence S89°42'11"W 70.71 feet to the point of beginning.

Containing or 0.11 acres, +/-

LEGAL DESCRIPTION
PREPARED FOR
OVERLAKE 1300 ACRES
TOOELE CITY, UTAH
03/17/2025
23-0260
E.C.

COMPASS POINT PID 2 LEGAL DESCRIPTION

A part of the Southwest Quarter of Section 5, Township 3 South, Range 4 West, Salt Lake Base and Meridian, located in Tooele City, Tooele County, Utah, being more particularly described as follows:

Beginning at a point along the Section line N0°17'49"W 308.23 feet from the Southwest Corner of Section 5, Township 3 South, Range 4 West, Salt Lake Base and Meridian; thence along said Section line N00°17'49"W 70.71 feet; thence N89°42'11"E 70.71 feet; thence S00°17'49"E 70.71 feet; thence S89°42'11"W 70.71 feet to the point of beginning.

Containing or 0.11 acres, +/-

LEGAL DESCRIPTION
PREPARED FOR
OVERLAKE 1300 ACRES
TOOELE CITY, UTAH
03/17/2025
23-0260
E.C.

COMPASS POINT PID 3 LEGAL DESCRIPTION

A part of the Southwest Quarter of Section 5, Township 3 South, Range 4 West, Salt Lake Base and Meridian, located in Tooele City, Tooele County, Utah, being more particularly described as follows:

Beginning at a point along the Section line N0°17'49"W 308.23 feet from the Southwest Corner of Section 5, Township 3 South, Range 4 West, Salt Lake Base and Meridian; thence N89°42'11"E 70.71 feet; thence S00°17'49"E 70.71 feet; thence S89°42'11"W 70.71 feet; thence N00°17'49"W 70.71 feet to the point of beginning.

Containing or 0.11 acres, +/-

LEGAL DESCRIPTION
PREPARED FOR
OVERLAKE 1300 ACRES
TOOELE CITY, UTAH
03/17/2025
23-0260
E.C.

COMPASS POINT PID 4 LEGAL DESCRIPTION

A part of the Southwest Quarter of Section 5, Township 3 South, Range 4 West, Salt Lake Base and Meridian, located in Tooele City, Tooele County, Utah, being more particularly described as follows:

Beginning at a point along the Section line N0°17'49"W 166.80 feet from the Southwest Corner of Section 5, Township 3 South, Range 4 West, Salt Lake Base and Meridian; thence along said Section line N00°17'49"W 70.71 feet; thence N89°42'11"E 70.71 feet; thence S00°17'49"E 70.71 feet; thence S89°42'11"W 70.71 feet to the point of beginning.

Containing or 0.11 acres, +/-

LEGAL DESCRIPTION
PREPARED FOR
OVERLAKE 1300 ACRES
TOOELE CITY, UTAH
03/17/2025
23-0260
E.C.

COMPASS POINT PID 5 LEGAL DESCRIPTION

A part of the Southwest Quarter of Section 5, Township 3 South, Range 4 West, Salt Lake Base and Meridian, located in Tooele City, Tooele County, Utah, being more particularly described as follows:

Beginning at a point along the Section line N0°17'49"W 166.80 feet from the Southwest Corner of Section 5, Township 3 South, Range 4 West, Salt Lake Base and Meridian; thence N89°42'11"E 70.71 feet; thence S00°17'49"E 70.71 feet; thence S89°42'11"W 70.71 feet; thence N00°17'49"W 70.71 feet to the point of beginning.

Containing or 0.11 acres, +/-

LEGAL DESCRIPTION
PREPARED FOR
OVERLAKE 1300 ACRES
TOOELE CITY, UTAH
03/17/2025
23-0260
E.C.

COMPASS POINT PID 6 LEGAL DESCRIPTION

A part of the Southwest Quarter of Section 5, Township 3 South, Range 4 West, Salt Lake Base and Meridian, located in Tooele City, Tooele County, Utah, being more particularly described as follows:

Beginning at a point along the Section line N0°17'49"W 25.37 feet from the Southwest Corner of Section 5, Township 3 South, Range 4 West, Salt Lake Base and Meridian; thence along said Section line N00°17'49"W 70.71 feet; thence N89°42'11"E 70.71 feet; thence S00°17'49"E 70.71 feet; thence S89°42'11"W 70.71 feet to the point of beginning.

Containing or 0.11 acres, +/-

LEGAL DESCRIPTION
PREPARED FOR
OVERLAKE 1300 ACRES
TOOELE CITY, UTAH
03/17/2025
23-0260
E.C.

COMPASS POINT PID 7 LEGAL DESCRIPTION

A part of the Southwest Quarter of Section 5 and Northwest Quarter of Section 8, Township 3 South, Range 4 West, Salt Lake Base and Meridian, located in Tooele City, Tooele County, Utah, being more particularly described as follows:

Beginning at the Southwest Corner of Section 5, Township 3 South, Range 4 West, Salt Lake Base and Meridian; thence N00°17'49"W 25.37 feet; thence N89°42'11"E 70.71 feet; thence S00°20'15"E 70.66 feet; thence S89°38'23"W 70.71 feet; thence N00°21'37"W 45.37 feet to the of beginning.

Containing or 0.11 acres, +/-

LEGAL DESCRIPTION
PREPARED FOR
OVERLAKE 1300 ACRES
TOOELE CITY, UTAH
03/17/2025
23-0260
E.C.

COMPASS POINT PID 8 LEGAL DESCRIPTION

A part of the Northwest Quarter of Section 8, Township 3 South, Range 4 West, Salt Lake Base and Meridian, located in Tooele City, Tooele County, Utah, being more particularly described as follows:

Beginning at a point along the Section line S0°21'37"W 45.37 feet from the Southwest Corner of Section 5, Township 3 South, Range 4 West, Salt Lake Base and Meridian; thence N89°38'23"E 70.71 feet; thence S00°21'37"E 70.71 feet; thence S89°38'23"W 70.71 feet; thence N00°21'37"W 70.71 feet to the point of beginning.

Containing or 0.11 acres, +/-

EXHIBIT B

Tooele City Vicinity Map

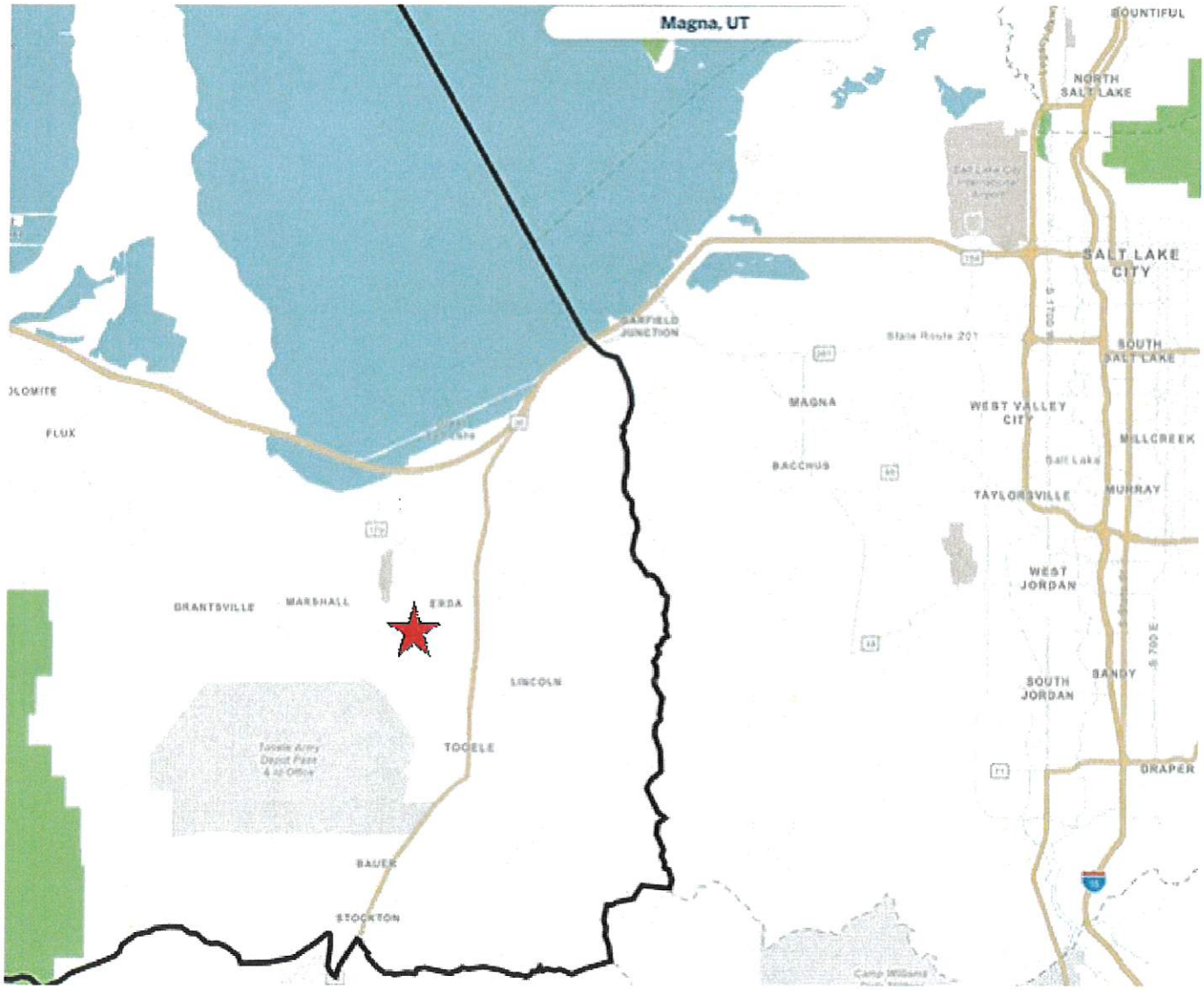
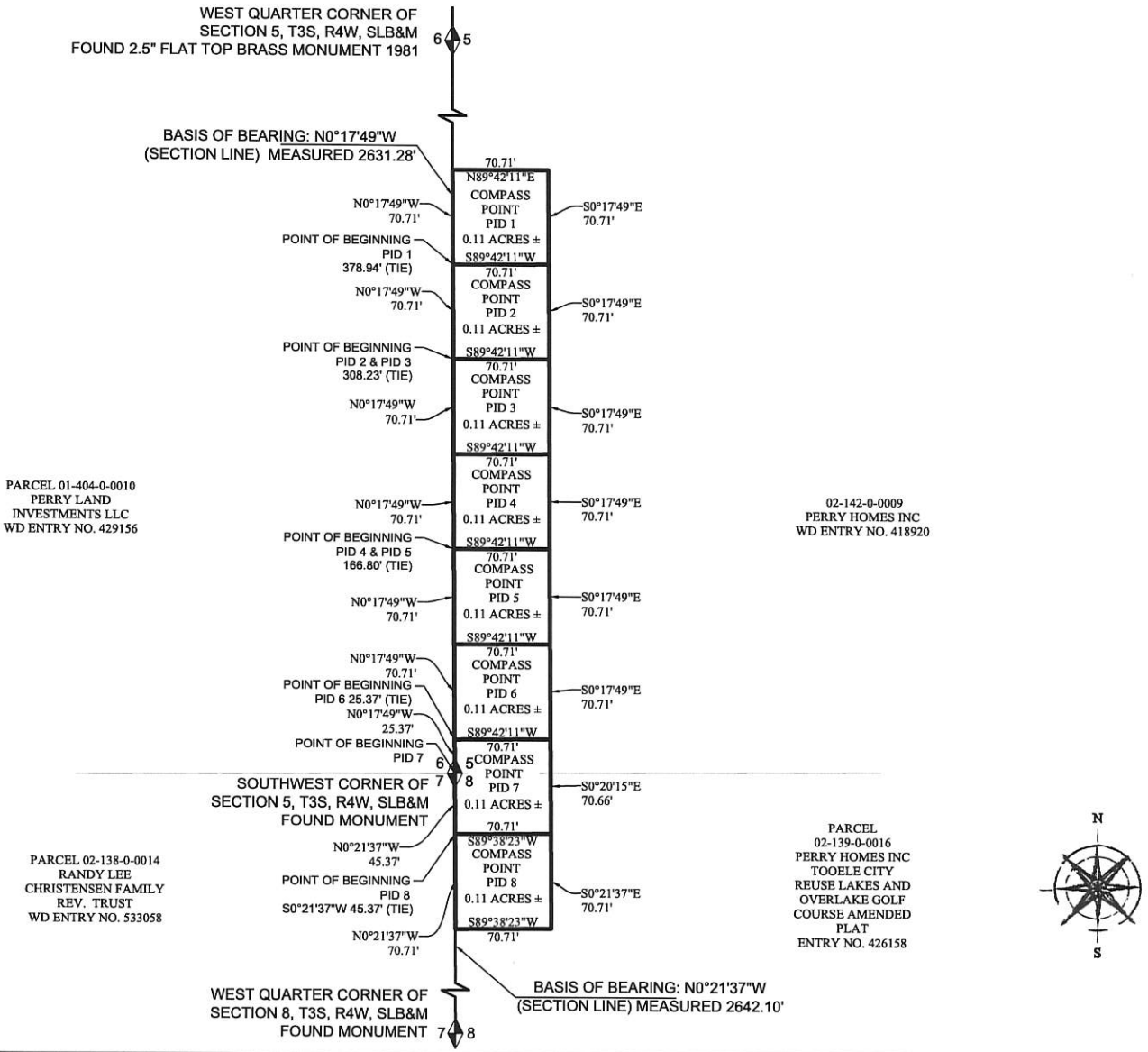


EXHIBIT C

Initial District Boundaries Map and Annexation Area Map



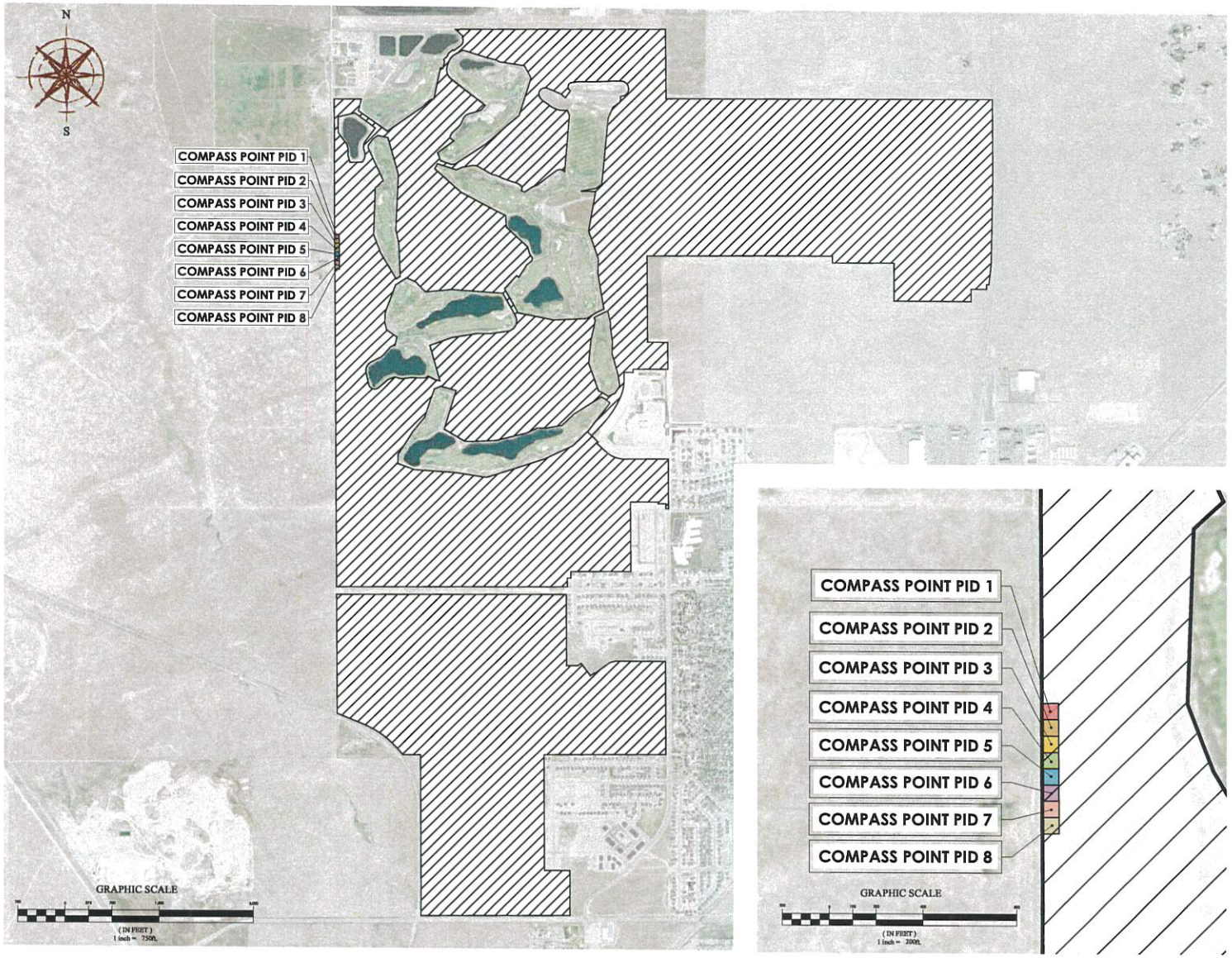
FOCUS®
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-eng.com

COMPAS POINT PID EXHIBITS

LOCATED IN THE SW 1/4 OF SECTION 5 AND NW 1/4 OF SECTION 8,
TOWNSHIP 3 SOUTH, RANGE 4 WEST, SLB&M
TOOELE CITY, TOOELE COUNTY, UTAH

Date Created:	03/17/25
Scale:	N.T.S.
Drawn:	E.C.
Job:	23-0260
Sheet:	1 OF 1

J:\2023\23-0260 Overlake\1 300 Acres\design 3\Civil\plat\survey exhibits\23-0260 Compass Point PID Exhibits 03172025.dwg



LEGEND

- ***COMPASS POINT PID 1 - 5,000 SQFT***
- ***COMPASS POINT PID 2 - 5,000 SQFT***
- ***COMPASS POINT PID 3 - 5,000 SQFT***
- ***COMPASS POINT PID 4 - 5,000 SQFT***
- ***COMPASS POINT PID 5 - 5,000 SQFT***
- ***COMPASS POINT PID 6 - 5,000 SQFT***
- ***COMPASS POINT PID 7 - 5,000 SQFT***
- ***COMPASS POINT PID 8 - 5,000 SQFT***
- ***TOTAL PID AREA: 1,454.1 ACRES***

COMPASS POINT pid exhibit

TOOELE CITY, TOOELE COUNTY
3/17/2025
23-0260

FOCUS. ENGINEERING AND SURVEYING, LLC

EXHIBIT D

Interlocal Agreement between the District and Tooele City

INTERLOCAL AGREEMENT BETWEEN

TOOELE CITY, UTAH
AND
COMPASS POINT PUBLIC INFRASTRUCTURE DISTRICT NOS. 1-8

THIS AGREEMENT is made and entered into as of this 18th day of June, 2025, by and between TOOELE CITY, a municipal corporation of the State of Utah ("City"), and COMPASS POINT PUBLIC INFRASTRUCTURE DISTRICT NOS. 1-8, a quasi-municipal corporation and political subdivision of the State of Utah (collectively, the "Districts"). The City and the Districts are collectively referred to as the Parties.

RECITALS

WHEREAS, the Districts were organized to provide to exercise powers as are more specifically set forth in the Governing Document for Compass Point Public Infrastructure District Nos. 1-8 approved by the City on 18th June, 2025 ("Governing Document"); and

WHEREAS, capitalized terms used herein and not otherwise defined shall have the meanings ascribed to them in the Governing Document; and

WHEREAS, the Governing Document makes reference to the execution of an Interlocal Agreement between the City and the Districts; and

WHEREAS, the City and the Districts have determined it to be in the best interests of their respective taxpayers, residents and property owners to enter into this Interlocal Agreement ("Agreement").

NOW, THEREFORE, in consideration of the covenants and mutual agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

COVENANTS AND AGREEMENTS

1. Operations and Maintenance. The Districts shall dedicate the Public Improvements to the City or other appropriate public entity or owners association in a manner consistent with the Approved Development Plan and other rules and regulations of the City and applicable provisions of the City Code. The Districts shall be authorized, but not obligated, to own Public Improvements not otherwise required to be dedicated to the City or other public entity, including, but not limited to, street improvements (including roads, curbs, gutters, culverts, sidewalks, bridges, parking facilities, paving, lighting, grading, landscaping, and other street improvements), traffic and safety controls, retaining walls, park and recreation improvements and facilities, trails, open space, landscaping, drainage improvements (including detention and retention ponds, trickle channels, and other drainage facilities), irrigation system improvements (including wells, pumps, storage facilities, and distribution facilities), and all necessary equipment and appurtenances.

2. Construction Standards. The Districts will ensure that the Public Improvements are designed and constructed in accordance with the standards and specifications of the City and of other governmental entities having proper jurisdiction. The Districts will obtain the City's approval of civil engineering plans and will obtain applicable permits for construction and installation of Public Improvements prior to performing such work.

3. Procurement. The Districts shall be subject to the Utah Procurement Code. Notwithstanding this requirement, the Districts may acquire completed or partially completed improvements for fair market value as reasonably determined by an engineer who certifies as part of such fair market value determination that they are independent of such Districts.

4. Privately Placed Debt. Prior to the issuance of any privately placed Debt, the District shall obtain the certification of a Municipal Advisor substantially as follows:

> We are [I am] a Municipal Advisor within the meaning of the Districts' Governing Document.
>
> We [I] certify that (1) the net effective interest rate to be borne by [insert the designation of the Debt] does not exceed a reasonable current [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the Districts.

5. Annexation and Withdrawal. The Districts shall not include within any of their boundaries any property outside the Districts' Area without the prior written consent of the City. The City, by approving the Governing Document, has consented to the annexation of any area within the Annexation Area into any of the Districts. Such area may only be annexed upon such District obtaining any consents required under the PID Act and the passage of a resolution of such District's Board approving such annexation.

(a) The City, by approving the Governing Document, has consented to the withdrawal of any area within the Districts' Area from one or more of the Districts. Such area may only be withdrawn upon such District obtaining any consents required under the PID Act and the passage of a resolution of such District's Board approving the withdrawal.

(b) Any annexation or withdrawal shall be in accordance with the requirements of the PID Act.

(c) Upon any annexation or withdrawal, the Districts shall provide the City a description of the revised Districts' Boundaries.

(d) Annexation or withdrawal of any area shall not constitute an amendment to the Governing Document.

6. Overlap Limitation. Without the written consent of the City, the Districts shall not consent to the organization of any other public infrastructure district organized under the PID Act within the Districts' Area which will overlap the boundaries of the Districts unless the aggregate

mill levy for payment of Debt of such proposed districts will not at any time exceed the Maximum Debt Mill Levy of the Districts.

7. Initial Debt Limitation. On or before the effective date of approval by the City of an Approved Development Plan, the Districts shall not: (a) issue any Debt; nor (b) impose a mill levy for the payment of Debt by direct imposition or by transfer of funds from the operating fund to the Debt service funds; nor (c) impose and collect any Assessments used for the purpose of repayment of Debt.

8. Total Debt Issuance. The Districts shall not issue Limited Tax Debt in excess of One Hundred Million Dollars ($100,000,000) collectively. This amount excludes any portion of bonds issued to refund a prior issuance of Debt by the Districts. For any capital appreciation Debt issued by the Districts, only the par amount of such Debt at issuance (and not the value at conversion) of such Debt shall count against this amount. Any Assessment Debt or C-PACE Bonds do not count against the foregoing limitation and there is no limit to the amount of Assessment Debt or C-PACE Bonds the District may issue so long as such issuances are in accordance with the provisions of the applicable Assessment Act. Notwithstanding the foregoing, the Districts shall not be permitted to issue Debt, other than refunding prior issuances of Debt, after December 31, 2055.

9. Bankruptcy. All of the limitations contained in the Governing Document, including, but not limited to, those pertaining to the Maximum Debt Mill Levy and the Maximum Debt Mill Levy Imposition Term have been established under the authority of the City to approve a governing document with conditions pursuant to Section 17D-4-201(5), Utah Code. It is expressly intended that such limitations:

(a) Shall not be subject to set-aside for any reason or by any court of competent jurisdiction, absent a Governing Document Amendment; and

(b) Are, together with all other requirements of Utah law, included in the "political or governmental powers" reserved to the state under the U.S. Bankruptcy Code (11 U.S.C.) Section 903, and are also included in the "regulatory or electoral approval necessary under applicable non-bankruptcy law" as required for confirmation of a Chapter 9 Bankruptcy Plan under Bankruptcy Code Section 943(b)(6).

10. Governing Document Amendment Requirement. Actions of the District which violate the limitations set forth in Section V.A or Section VII of the Governing Document shall be deemed to be material modifications to the Governing Document and the City shall be entitled to all remedies available under state and local law to enjoin such actions of the District.

11. Maximum Voted Interest Rate and Maximum Underwriting Discount. The interest rate on any Debt is expected to be the market rate at the time the Debt is issued. In the event of a default, the proposed maximum interest rate on any Debt is not expected to exceed eighteen percent (18%). The proposed maximum underwriting discount will be five percent (5%). Debt, when issued, will comply with all relevant requirements of the Governing Document, state law, and federal law as then applicable to the issuance of public securities.

12. Maximum Debt Mill Levy.

(a) The "Maximum Debt Mill Levy" shall be the maximum mill levy the Districts are permitted to impose upon the Taxable Property within the Districts for payment of Limited Tax Debt shall be $0.005 per dollar of taxable value of residential property in the Districts, and $0.0100 per dollar of taxable value for commercial property within the Districts; provided that such levy shall be subject to adjustment as provided in Section 17D-4-301(13), Utah Code. Such Maximum Debt Mill Levy may also be used to pay administrative expenses of the Districts.

(a) Such Maximum Debt Mill Levy may only be amended pursuant to a Governing Document Amendment and as provided in Section 17D-4-202, Utah Code.

13. Maximum Debt Mill Levy Imposition Term. Each bond issued by the Districts shall mature within thirty-one (31) years from the date of issuance of such bond. In addition, no mill levy may be imposed for the repayment of a series of bonds after a period exceeding forty (40) years from the year of the first imposition of a mill levy with respect to such bond (the "Maximum Debt Mill Levy Imposition Term").

14. Annual Report. The District shall be responsible for submitting an annual report to the City Manager's Office no later no later than July 30th of each year, commencing July 30, 2026 with information for fiscal year 2025, containing the information set forth in Section VIII of the Governing Document.

15. Dissolution of Districts. Upon an independent determination of the Districts' Boards that the purposes for which the Districts were created has been accomplished, the Districts shall file a petition for dissolution, pursuant to the applicable state statutes. In no event shall a dissolution occur until the Districts have provided for the payment or discharge of all of their outstanding indebtedness and other financial obligations as required pursuant to state statutes and disbursed of all assets of the Districts.

16. Disclosures. The Districts shall be responsible for completing the disclosures required by Section X of the Governing Document.

17. Notices. All notices, demands, requests, or other communications to be sent by one party to the other hereunder or required by law shall be in writing and shall be deemed to have been validly given or served by delivery of same in person to the address or by courier delivery, via United Parcel Service or other nationally recognized overnight air courier service, or by depositing same in the United States mail, postage prepaid, addressed as follows:

To the District: Compass Point Public Infrastructure District Nos. 1-8
c/o WBA Local Government Law
Attn: Blair M. Dickhoner, Esq.
350 E 400 S, #2301
Salt Lake City, UT 84111
bdickhoner@wbapc.com
(303) 858-1800

To the City: Tooele City
c/o Office of Economic Development
Attn: Economic Development Director
90 North Main Street
Tooele, Utah 84074
Phone: (435) 843-2169

All notices, demands, requests, or other communications shall be effective upon such personal delivery or one (1) business day after being deposited with United Parcel Service or other nationally recognized overnight air courier service or three (3) business days after deposit in the United States mail. By giving the other party hereto at least ten (10) days written notice thereof in accordance with the provisions hereof, each of the Parties shall have the right from time to time to change its address.

18. Amendment. This Agreement may be amended, modified, changed, or terminated in whole or in part only by a written agreement duly authorized and executed by the Parties hereto and without amendment to the Governing Document.

19. Assignment. Neither Party hereto shall assign any of its rights nor delegate any of its duties hereunder to any person or entity without having first obtained the prior written consent of the other Party, which consent will not be unreasonably withheld. Any purported assignment or delegation in violation of the provisions hereof shall be void and ineffectual.

20. Default/Remedies. In the event of a breach or default of this Agreement by any Party, the non-defaulting Party shall be entitled to exercise all remedies available at law or in equity, specifically including suits for specific performance and/or monetary damages. In the event of any proceeding to enforce the terms, covenants or conditions hereof, the prevailing Party in such proceeding shall be entitled to obtain as part of its judgment or award its reasonable attorneys' fees.

21. Term. This Agreement shall terminate upon the earlier to occur of dissolution of the Districts or fifty (50) years from the date hereof.

22. Governing Law and Venue. This Agreement shall be governed and construed under the laws of the State of Utah.

23. Governing Document Controls. In the event of a conflict between the provisions of the Governing Document and this Agreement, the provisions of the Governing Document shall control.

24. Inurement. Each of the terms, covenants, and conditions hereof shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

25. Integration. This Agreement constitutes the entire agreement between the Parties with respect to the matters addressed herein. All prior discussions and negotiations regarding the subject matter hereof are merged herein.

26. Parties Interested Herein. Nothing expressed or implied in this Agreement is intended or shall be construed to confer upon, or to give to, any person other than the District and the City any right, remedy, or claim under or by reason of this Agreement or any covenants, terms, conditions, or provisions thereof, and all the covenants, terms, conditions, and provisions in thisAgreement by and on behalf of the District and the City shall be for the sole and exclusive benefit of the District and the City.

27. Severability. If any covenant, term, condition, or provision under this Agreement shall, for any reason, be held to be invalid or unenforceable, the invalidity or unenforceability of such covenant, term, condition, or provision shall not affect any other provision contained herein, the intention being that such provisions are severable.

28. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall constitute an original and all of which shall constitute one and the same document.

29. Paragraph Headings. Paragraph headings are inserted for convenience of reference only.

30. Defined Terms. Capitalized terms used herein and not otherwise defined shall have the meanings ascribed to them in the Governing Document.

[SIGNATURE PAGE TO INTERLOCAL AGREEMENT]

COMPASS POINT PUBLIC INFRASTRUCTURE DISTRICT NO. 1

By: _____
Chair

Attest:

_____
Secretary

COMPASS POINT PUBLIC INFRASTRUCTURE DISTRICT NO. 2

By: _____
Chair

Attest:

_____
Secretary

COMPASS POINT PUBLIC INFRASTRUCTURE DISTRICT NO. 3

By: _____
Chair

Attest:

_____
Secretary

COMPASS POINT PUBLIC INFRASTRUCTURE DISTRICT NO. 4

By: _____
Chair

Attest:

_____
Secretary

COMPASS POINT PUBLIC INFRASTRUCTURE DISTRICT NO. 5

By: _____
Chair

Attest:

_____
Secretary

COMPASS POINT PUBLIC INFRASTRUCTURE DISTRICT NO. 6

By: _____
Chair

Attest:

_____
Secretary

COMPASS POINT PUBLIC INFRASTRUCTURE DISTRICT NO. 7

By: _____
Chair

Attest:

_____
Secretary

COMPASS POINT PUBLIC INFRASTRUCTURE DISTRICT NO. 8

By: _____
Chair

Attest:

_____
Secretary

APPROVED AS TO FORM: _____

TOOELE CITY

By: Debra E. Wimmer
Mayor

Attest:

By: Shilo Baker
Its: Recorder

Tooele City Est. 1853

APPROVED AS TO FORM: _____
ACTING CITY ATTORNEY

EXHIBIT E

Disclosure Notice

Required Notice for Sales and Leasing Offices

NOTICE: This Development is located within the Compass Point Public Infrastructure Districts.

The Districts are authorized to impose a property tax of 0.005 per dollar of taxable value on residential property.

Under the maximum property tax rate of the Districts, for every $100,000 of taxable value, there would be an additional annual property tax of $500 for the duration of the Districts' Bonds.

EXHIBIT C

NOTICES OF BOUNDARY ACTION

NOTICE OF IMPENDING BOUNDARY ACTION

(The Compass Point Public Infrastructure District No. 1)

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the City Council of Tooele City, Utah (the "Council"), acting in its capacity as the creating entity for The Compass Point Public Infrastructure District No. 1 (the "District"), at a regular meeting of the Council, duly convened pursuant to notice, on June 18, 2025 adopted a *Resolution Providing for the Creation of Public Infrastructure Districts*, a true and correct copy of which is attached as APPENDIX "A" hereto and incorporated by this reference herein (the "Creation Resolution").

A copy of the Final Local Entity Plat satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a final local entity plat by the Surveyor of Tooele County, Utah, is attached as APPENDIX "B" hereto and incorporated by this reference. The Council hereby certifies that all requirements applicable to the creation of the District, as more particularly described in the Creation Resolution, have been met. The District is not anticipated to result in the employment of personnel.

WHEREFORE, the Council hereby respectfully requests the issuance of a Certificate of Incorporation pursuant to and in conformance with the provisions of Utah Code Ann. §17B-1-215.

DATED this June 18, 2025.

CITY COUNCIL OF TOOELE CITY, UTAH, acting in its capacity as the creating authority for THE COMPASS POINT PUBLIC INFRASTRUCTURE DISTRICT NO. 1

By: Melodi Gochis
AUTHORIZED REPRESENTATIVE

VERIFICATION

STATE OF UTAH)
:ss.
COUNTY OF TOOELE)

SUBSCRIBED AND SWORN to before me this 17 day of July, 2025.

Deneece Hall
NOTARY PUBLIC

DENECE HALL
Notary Public - State of Utah
Commission # 730530
My Commission Expires On
04/10/2027

NOTICE OF IMPENDING BOUNDARY ACTION

(The Compass Point Public Infrastructure District No. 2)

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the City Council of Tooele City, Utah (the "Council"), acting in its capacity as the creating entity for The Compass Point Public Infrastructure District No. 2 (the "District"), at a regular meeting of the Council, duly convened pursuant to notice, on June 18, 2025 adopted a *Resolution Providing for the Creation of Public Infrastructure Districts*, a true and correct copy of which is attached as APPENDIX "A" hereto and incorporated by this reference herein (the "Creation Resolution").

A copy of the Final Local Entity Plat satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a final local entity plat by the Surveyor of Tooele County, Utah, is attached as APPENDIX "B" hereto and incorporated by this reference. The Council hereby certifies that all requirements applicable to the creation of the District, as more particularly described in the Creation Resolution, have been met. The District is not anticipated to result in the employment of personnel.

WHEREFORE, the Council hereby respectfully requests the issuance of a Certificate of Incorporation pursuant to and in conformance with the provisions of Utah Code Ann. §17B-1-215.

DATED this June 18, 2025

CITY COUNCIL OF TOOELE CITY, UTAH, acting in its capacity as the creating authority for THE COMPASS POINT PUBLIC INFRASTRUCTURE DISTRICT NO. 2

By: Melodi Gochis
AUTHORIZED REPRESENTATIVE

VERIFICATION

STATE OF UTAH)
:ss.
COUNTY OF TOOELE)

SUBSCRIBED AND SWORN to before me this 17 day of July, 2025.

Denece Hall
NOTARY PUBLIC

DENECE HALL
Notary Public - State of Utah
Commission # 730530
My Commission Expires On
04/10/2027

NOTICE OF IMPENDING BOUNDARY ACTION

(The Compass Point Public Infrastructure District No. 3)

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the City Council of Tooele City, Utah (the "Council"), acting in its capacity as the creating entity for The Highlands Public Infrastructure District No. 3 (the "District"), at a regular meeting of the Council, duly convened pursuant to notice, on June 18, 2025 adopted a *Resolution Providing for the Creation of Public Infrastructure Districts*, a true and correct copy of which is attached as APPENDIX "A" hereto and incorporated by this reference herein (the "Creation Resolution").

A copy of the Final Local Entity Plat satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a final local entity plat by the Surveyor of Tooele County, Utah, is attached as APPENDIX "B" hereto and incorporated by this reference. The Council hereby certifies that all requirements applicable to the creation of the District, as more particularly described in the Creation Resolution, have been met. The District is not anticipated to result in the employment of personnel.

WHEREFORE, the Council hereby respectfully requests the issuance of a Certificate of Incorporation pursuant to and in conformance with the provisions of Utah Code Ann. §17B-1-215.

DATED this June 18, 2025

CITY COUNCIL OF TOOELE CITY, UTAH, acting in its capacity as the creating authority for THE PUBLIC INFRASTRUCTURE DISTRICT NO. 3

By: Melodi Gochis
AUTHORIZED REPRESENTATIVE

VERIFICATION

STATE OF UTAH)
:ss.
COUNTY OF TOOELE)

SUBSCRIBED AND SWORN to before me this 17 day of July, 2025.

Denece Hall
NOTARY PUBLIC

DENECE HALL
Notary Public - State of Utah
Commission # 730530
My Commission Expires On
04/10/2027

NOTICE OF IMPENDING BOUNDARY ACTION

(The Compass Point Public Infrastructure District No. 4)

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the City Council of Tooele City, Utah (the "Council"), acting in its capacity as the creating entity for The Highlands Public Infrastructure District No. 4 (the "District"), at a regular meeting of the Council, duly convened pursuant to notice, on June 18, 2025 adopted a *Resolution Providing for the Creation of Public Infrastructure Districts*, a true and correct copy of which is attached as APPENDIX "A" hereto and incorporated by this reference herein (the "Creation Resolution").

A copy of the Final Local Entity Plat satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a final local entity plat by the Surveyor of Tooele County, Utah, is attached as APPENDIX "B" hereto and incorporated by this reference. The Council hereby certifies that all requirements applicable to the creation of the District, as more particularly described in the Creation Resolution, have been met. The District is not anticipated to result in the employment of personnel.

WHEREFORE, the Council hereby respectfully requests the issuance of a Certificate of Incorporation pursuant to and in conformance with the provisions of Utah Code Ann. §17B-1-215.

DATED this June 18, 2025

CITY COUNCIL OF TOOELE CITY, UTAH, acting in its capacity as the creating authority for THE PUBLIC INFRASTRUCTURE DISTRICT NO. 4

By: Melodi Gochis
AUTHORIZED REPRESENTATIVE

VERIFICATION

STATE OF UTAH)
:ss.
COUNTY OF TOOELE)

SUBSCRIBED AND SWORN to before me this 17 day of July, 2025.

Deneece Hall
NOTARY PUBLIC

DENECE HALL
Notary Public - State of Utah
Commission # 730530
My Commission Expires On
04/10/2027

NOTICE OF IMPENDING BOUNDARY ACTION

(The Compass Point Public Infrastructure District No. 5)

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the City Council of Tooele City, Utah (the "Council"), acting in its capacity as the creating entity for The Highlands Public Infrastructure District No. 5 (the "District"), at a regular meeting of the Council, duly convened pursuant to notice, on June 18, 2025 adopted a *Resolution Providing for the Creation of Public Infrastructure Districts*, a true and correct copy of which is attached as APPENDIX "A" hereto and incorporated by this reference herein (the "Creation Resolution").

A copy of the Final Local Entity Plat satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a final local entity plat by the Surveyor of Tooele County, Utah, is attached as APPENDIX "B" hereto and incorporated by this reference. The Council hereby certifies that all requirements applicable to the creation of the District, as more particularly described in the Creation Resolution, have been met. The District is not anticipated to result in the employment of personnel.

WHEREFORE, the Council hereby respectfully requests the issuance of a Certificate of Incorporation pursuant to and in conformance with the provisions of Utah Code Ann. §17B-1-215.

DATED this June 18, 2025

CITY COUNCIL OF TOOELE CITY, UTAH, acting in its capacity as the creating authority for THE PUBLIC INFRASTRUCTURE DISTRICT NO. 5

By: Melodi Gochis
AUTHORIZED REPRESENTATIVE

VERIFICATION

STATE OF UTAH)
:ss.
COUNTY OF TOOELE)

SUBSCRIBED AND SWORN to before me this 17 day of July, 2025.

Denece Hall
NOTARY PUBLIC

DENECE HALL
Notary Public - State of Utah
Commission # 730530
My Commission Expires On
04/10/2027

NOTICE OF IMPENDING BOUNDARY ACTION

(The Compass Point Public Infrastructure District No. 6)

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the City Council of Tooele City, Utah (the "Council"), acting in its capacity as the creating entity for The Highlands Public Infrastructure District No. 6 (the "District"), at a regular meeting of the Council, duly convened pursuant to notice, on June 18, 2025 adopted a *Resolution Providing for the Creation of Public Infrastructure Districts*, a true and correct copy of which is attached as APPENDIX "A" hereto and incorporated by this reference herein (the "Creation Resolution").

A copy of the Final Local Entity Plat satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a final local entity plat by the Surveyor of Tooele County, Utah, is attached as APPENDIX "B" hereto and incorporated by this reference. The Council hereby certifies that all requirements applicable to the creation of the District, as more particularly described in the Creation Resolution, have been met. The District is not anticipated to result in the employment of personnel.

WHEREFORE, the Council hereby respectfully requests the issuance of a Certificate of Incorporation pursuant to and in conformance with the provisions of Utah Code Ann. §17B-1-215.

DATED this June 18, 2025

CITY COUNCIL OF TOOELE CITY, UTAH, acting in its capacity as the creating authority for THE PUBLIC INFRASTRUCTURE DISTRICT NO. 6

By: Melodi Gochis
AUTHORIZED REPRESENTATIVE

VERIFICATION

STATE OF UTAH)
:ss.
COUNTY OF TOOELE)

SUBSCRIBED AND SWORN to before me this 17 day of July, 2025.

Denece Hall
NOTARY PUBLIC

DENECE HALL
Notary Public - State of Utah
Commission # 730530
My Commission Expires On
04/10/2027

NOTICE OF IMPENDING BOUNDARY ACTION

(The Compass Point Public Infrastructure District No. 7)

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the City Council of Tooele City, Utah (the "Council"), acting in its capacity as the creating entity for The Highlands Public Infrastructure District No. 7 (the "District"), at a regular meeting of the Council, duly convened pursuant to notice, on June 18, 2025 adopted a *Resolution Providing for the Creation of Public Infrastructure Districts*, a true and correct copy of which is attached as APPENDIX "A" hereto and incorporated by this reference herein (the "Creation Resolution").

A copy of the Final Local Entity Plat satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a final local entity plat by the Surveyor of Tooele County, Utah, is attached as APPENDIX "B" hereto and incorporated by this reference. The Council hereby certifies that all requirements applicable to the creation of the District, as more particularly described in the Creation Resolution, have been met. The District is not anticipated to result in the employment of personnel.

WHEREFORE, the Council hereby respectfully requests the issuance of a Certificate of Incorporation pursuant to and in conformance with the provisions of Utah Code Ann. §17B-1-215.

DATED this June 18, 2025

CITY COUNCIL OF TOOELE CITY, UTAH, acting in its capacity as the creating authority for THE PUBLIC INFRASTRUCTURE DISTRICT NO. 7

By: Melodi Gochis
AUTHORIZED REPRESENTATIVE

VERIFICATION

STATE OF UTAH)
:ss.
COUNTY OF TOOELE)

SUBSCRIBED AND SWORN to before me this 17 day of July, 2025.

Deneece Hall
NOTARY PUBLIC

DENECE HALL
Notary Public - State of Utah
Commission # 730530
My Commission Expires On
04/10/2027

NOTICE OF IMPENDING BOUNDARY ACTION

(The Compass Point Public Infrastructure District No. 8)

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the City Council of Tooele City, Utah (the "Council"), acting in its capacity as the creating entity for The Highlands Public Infrastructure District No. 8 (the "District"), at a regular meeting of the Council, duly convened pursuant to notice, on June 18, 2025 adopted a *Resolution Providing for the Creation of Public Infrastructure Districts*, a true and correct copy of which is attached as APPENDIX "A" hereto and incorporated by this reference herein (the "Creation Resolution").

A copy of the Final Local Entity Plat satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a final local entity plat by the Surveyor of Tooele County, Utah, is attached as APPENDIX "B" hereto and incorporated by this reference. The Council hereby certifies that all requirements applicable to the creation of the District, as more particularly described in the Creation Resolution, have been met. The District is not anticipated to result in the employment of personnel.

WHEREFORE, the Council hereby respectfully requests the issuance of a Certificate of Incorporation pursuant to and in conformance with the provisions of Utah Code Ann. §17B-1-215.

DATED this June 18, 2025

CITY COUNCIL OF TOOELE CITY, UTAH, acting in its capacity as the creating authority for THE PUBLIC INFRASTRUCTURE DISTRICT NO. 8

By: Melodi Gochis
AUTHORIZED REPRESENTATIVE

VERIFICATION

STATE OF UTAH)
:ss.
COUNTY OF TOOELE)

SUBSCRIBED AND SWORN to before me this 17 day of July, 2025.

Denece Hall
NOTARY PUBLIC

DENECE HALL
Notary Public - State of Utah
Commission # 730530
My Commission Expires On
04/10/2027

NOTICE OF IMPENDING BOUNDARY ACTION

(The Compass Point Public Infrastructure District No. 5)

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the City Council of Tooele City, Utah (the "Council"), acting in its capacity as the creating entity for The Highlands Public Infrastructure District No. 5 (the "District"), at a regular meeting of the Council, duly convened pursuant to notice, on June 18, 2025 adopted a *Resolution Providing for the Creation of Public Infrastructure Districts*, a true and correct copy of which is attached as APPENDIX "A" hereto and incorporated by this reference herein (the "Creation Resolution").

A copy of the Final Local Entity Plat satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a final local entity plat by the Surveyor of Tooele County, Utah, is attached as APPENDIX "B" hereto and incorporated by this reference. The Council hereby certifies that all requirements applicable to the creation of the District, as more particularly described in the Creation Resolution, have been met. The District is not anticipated to result in the employment of personnel.

WHEREFORE, the Council hereby respectfully requests the issuance of a Certificate of Incorporation pursuant to and in conformance with the provisions of Utah Code Ann. §17B-1-215.

DATED this June 18, 2025

CITY COUNCIL OF TOOELE CITY, UTAH, acting in its capacity as the creating authority for THE PUBLIC INFRASTRUCTURE DISTRICT NO. 5

By: Melodi Gochis
AUTHORIZED REPRESENTATIVE

VERIFICATION

STATE OF UTAH)
:ss.
COUNTY OF TOOELE)

SUBSCRIBED AND SWORN to before me this 17 day of July, 2025.

Denece Hall
NOTARY PUBLIC

DENECE HALL
Notary Public - State of Utah
Commission # 730530
My Commission Expires On
04/10/2027