

North View Fire District  
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North Ogden, UT 84414  
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April 23, 2026  
North View Fire District Board Meeting Minutes

The North View Fire District Trustees convened in a Fire Board Meeting session on April 23, 2026, at 5:00 p.m., at the North View Fire Station. Notice of time, place, and agenda of the meeting was electronically mailed to each Trustee to the Utah Public Meeting Notice Site, Standard Examiner, and posted at the North View Fire Station on April 23, 2026. Notice of the 2026 annual meeting schedule was electronically mailed to the Utah Public Notice Website and to the Standard Examiner. Pursuant to the NVFD Electronic Meetings Policy adopted March 16, 2011, One (1) or more trustees may have participated electronically, and the NVFD Station 21 315 E. 2550 N., North Ogden, Utah, is designated as the anchor location, where members of the public may monitor and, when appropriate, participate in the meeting. After notifying the District Clerk, Trustees may have participated electronically by telephone, Skype, FaceTime, or any method that facilitates communication electronically.

Present:

Chairperson Timothy Wheelwright  
Vice-Chairperson Jay Johnson  
Trustee Meredith Aardema  
Trustee John Arrington  
Trustee Chris Clark  
Trustee Kristen Mechem  
Chief Kristopher Maxfield

Excused:

Trustee Leonard Call

Staff Present:

Deputy Chief/ Fire Marshal Ryan Barker  
Deputy Chief Jeremiah Jones  
Battalion Chief Thomas Maples  
Nicci Roylance/District Clerk  
Jeff Davis, Accountant

Public:

Kevin Karras

Rob Sant (Rise Bakery)

Andrea Steiniger (Pleasant View's City Manager) electronically

1. Opening Prayer, Reading or Expression of Thought, and the Pledge of Allegiance.

- Chairperson Wheelwright welcomed the Board and the public present at 5:02 p.m.
- Vice-Chairperson Johnson led the Board and the public in the Pledge of Allegiance.
- Vice-Chairperson Johnson offered a prayer and a quote, The Man in the Arena by Theodore Roosevelt: "It is not the critic who counts; not the man who points out how the strong man stumbles, or where the doer of deeds could have done them better. Their credit belongs to the man who is actually in the arena, whose face is marred by dust and sweat and blood; who strives valiantly; who errs, and comes short again and again, because there is no effort without error and shortcoming; but who does actually strive to do the deeds; who knows the great enthusiasms, the great devotions; who spends himself in a worthy cause; who at the best know in the end the triumph of high achievement, and who at the worst, if he fails, at least fails while daring greatly, so that his place shall never be with those cold and timid souls who know neither victory nor defeat."

2. Consideration to approve the minutes of March 26, 2026.

- Chairperson Wheelwright stated that the minutes were distributed electronically.
- Trustee Arrington stated he did not like a statement he made in the minutes.
- Trustee Arrington stated that the statement sounded as if he were mad at the District, not the State, regarding the Truth and Taxation last year. He provided Nicci Roylance with a statement that he would like to be amended.
- Nicci Roylance changed the statement in the minutes.

- Trustee Arrington motioned to approve the amended March 26, 2026, Board Meeting Minutes. Vice-Chairperson Johnson seconded the motion.
- Chairperson Wheelwright abstained from voting due to being excused for the March 26, 2026, meeting.

Voting

Chairperson Wheelwright	abstained from voting.
Vice-Chairperson Johnson	aye
Trustee Arrington	aye
Trustee Clark	aye
Trustee Call	excused
Trustee Mechem	aye
Trustee Aardema	aye

3. Consideration to approve the monthly financial transaction for March 2026.
  - Jeff Davis, Accountant, asked if anyone had any questions.
  - Trustee Arrington had a question about the Lifescan. She asked if that was for everyone in the District. Chief Maxfield stated it was.
  - Trustee Arrington asked if we front-load our new hires with a uniform allowance? Chief Maxfield stated that we do front-load them, so it is not a burden.
  - Trustee Aardema asked about the fireworks line item. The Fire Marshal explained that it was a fee that firework companies must pay for their tents for the upcoming season.
  - Jeff Davis, Accountant, presented the YTD.
  - Jeff Davis, Accountant, stated that the District is making policies on what our fund balances should be.
  - Jeff Davis, the accountant, stated the District's available cash balance.
  - Trustee Aardema motioned to approve the March 2026 financial transactions. Trustee Mechem seconded the motion.

### Voting

Chairperson Wheelwright	aye
Vice-Chairperson Johnson	aye
Trustee Arrington	aye
Trustee Clark	aye
Trustee Call	excused
Trustee Mechem	aye
Trustee Aardema	aye

#### 4. Public Comment

- There were no public comments made.

#### 5. Presentation on an RDA with Rise Bakery.

- Rob Sant with Urban and Main Consulting presented the expansion of Rise Bakery.
- Andrea Steiniger, Pleasant City Manager, was attending on Zoom.
- Rob Sant presented the Total Project Area Acres is 21.64 acres. Existing Land Use is Industrial.
- If it is just a warehouse, then it would void the agreement.
- In the agreement, there is a cap of \$214,145
- Meredith asked about the total number of jobs, and Rob Sant stated that there are 175 jobs.
- Trustee Aardema voiced her concerns about the infrastructure and the impact on our service as a District.
- Trustee Arrington asked about the increments, and Rob Sant stated that after this year, it would be 50%.
- Trustee Mechem stated that Rise Bakery is waiting for the Special Districts to decide. Rob Sant stated that he will be presenting to the rest of the Special Districts in the next few days and weeks.
- Jeff Davis asked if we could max it out at \$214,145. Rob Sant stated he could build it in our agreement.
- Vice-Chairperson Johnson asked which entities are most in agreement and what the percentages are. Rob Sant stated that the County is 50%. Rob Sant did state that most are making policies for 50%.

- Trustee Aardema asked if we could negotiate. Rob Sant stated that they would be willing.
- Chairperson Wheelwright stated that we would decide at May's Meeting.
- Rob Stant's presentation is [Exhibit A](#)

## 6. Discussion and/or action to approve Policy Manual Adoption

- Chief Maxfield stated that we have been updating the policies and have added the Board Meeting Policy, Purchasing Policy, Personnel Policies and Procedures, which include [Exhibit B](#).
- Trustee Arrington stated that our Paramedic must be out of Station 21 to meet the County's Paramedic Program requirements.
- Chief Maxfield stated that we updated the Drug and Alcohol policy regarding accidents and testing.
- Chairperson Wheelwright asked about the dollar amount of the damage and whether it meets the criteria. Chief Maxfield stated that the policy requires employees to work with the Deputy Chief of Operations to make the dollar amount decision for accidents.
- Chief Maxfield talked about the DOT and Non-DOT updates in the policy.
- Chairperson Wheelwright asked us to give the board a number we would have had for the drug test. Deputy Chief Jones stated that about 20-30 employees.
- Discussion was held on what constitutes a reportable accident, non-fault, or fault drug testing.
- Trustee Mechem gave some examples of what is reportable and what is non-reportable.
- The Board gave discussion and recommendations for greater objectivity in the policy.
- Chief Maxfield was advised on the policies that were discussed and changed. Chairperson Wheelwright stated that the Board trusts Chief Maxfield to update the policies without motion.

## 7. Discussion and/or action to approve FY27 Benefits.

- Chief Maxfield stated that our brokerage is with the Buckner group and presented an increase of 8.39%.
- Trustee Aardema asked what the break was for the District's premium payment and the employees' premium payment. Chief Maxfield stated it is 90% paid by the District and 10% paid by the employee.
- Trustee Aardema asked if it was just for the employee or the whole family? Chief Maxfield stated it is for the family.
- Chief Maxfield stated that PEHP was higher and would make our employees lose what they have used towards their deductible.
- Trustee Mechem stated that there was a guaranteed rate for next year. Trustee Mechem stated that she likes PEHP and its share costs, and that no other plan offers that.
- Chief Maxfield asked if the Board would like us to look at PEHP, and they would like the committee to.
- Chief Maxfield stated that we got a 7.5% increase, which is the first increase in many years.
- Chief Maxfield stated that life insurance went up by 327 dollars for the year.
- Chief Maxfield stated the seed money for the HSA plan would be \$1710 for those employees who pick the HSA plan.
- A discussion was held on the HSA plan, out-of-pocket maximums, HSA seed money, calendar year vs. fiscal year, and the scenarios that could happen, and whether it is reasonable.
- See [Exhibit B](#)
- Trustee Aardema motioned to approve staying with the existing benefits plan. Trustee Mechem seconded the motion.

## Voting

Chairperson Wheelwright	aye
Vice-Chairperson Johnson	aye
Trustee Arrington	aye
Trustee Clark	aye
Trustee Call	excused
Trustee Mechem	aye
Trustee Aardema	aye

### 8. Discussion and/or action Quarter 1 Response Data

- Deputy Chief Jones presented the Quarter One Data Analytics Report.
- See [Exhibit C](#)
- Chairperson Wheelwright asked to get some historical data for comparison.

### 9. Discussion and/ or action to approve Dates for One-on-Ones

- Chairperson Wheelwright asked me to text availability with those Trustees later.

### 10. Administrations Report

- Chief Maxfield thanked Deputy Chief Jones for his work on Data Analytics.
- Chief Maxfield discussed the medical supplies budget and the cost of cardiac arrest for the year.
- Chief Maxfield stated that calls have increased.
- Chief Maxfield stated that our first Budget Meeting went well.
- Deputy Chief Barker stated that Chairperson Wheelwright had asked about seeing the calls through ISPY, and Deputy Chief Barker recommended Flow MSP. Trustee Clark suggested Pulse Point as the Board's notification service. Kevin Karras, a member of the public, stated that he uses Pulse Point.
- Deputy Chief Jones stated that Ogden Regional Hospital recognized our crew that saved a little boy who was run over. Chief Maxfield stated that

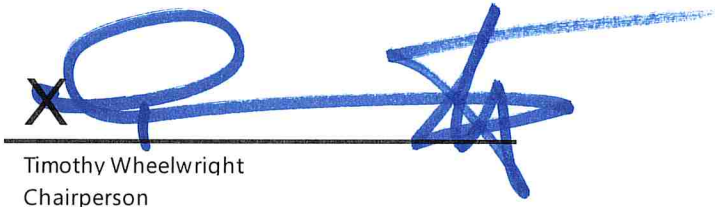
we got confirmation that he will be presenting our Medical Call of the Year at our Banquet.

#### 11. Chairperson's Report

- Chairperson Wheelwright stated he did not have anything at this time.

#### 12. Adjournment

- Trustee Mechem motioned to adjourn at 7:17 p.m. Vice-Chairperson Johnson seconded the motion.



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Timothy Wheelwright  
Chairperson



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Nicci Roylance  
District Clerk

These minutes were approved on the 28<sup>th</sup> of May 2026.



# Rise Community Reinvestment Area

Pleasant View City Redevelopment Agency  
Project Area Plan  
December 2025

Prepared By:



URBAN & MAIN  
CONSULTING



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## DEFINITIONS

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

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

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

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

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

**“City”** or **“Community”** shall mean Pleasant View City

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

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

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

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

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

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

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

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

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

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

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

## INTRODUCTION

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

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

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

### RESOLUTION AUTHORIZING THE PREPARATION OF A DRAFT COMMUNITY REINVESTMENT AREA

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

### RECITALS OF PREREQUISITES FOR ADOPTING A COMMUNITY REINVESTMENT PROJECT AREA PLAN

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

- Pursuant to the provisions of §17C-5-104(1)(a) and (b) of the Act, the City has a planning commission and general plan as required by law;
- Pursuant to the provisions of §17C-5-104 of the Act, the Agency has conducted or will conduct one or more public hearings for the purpose of informing the public about the Project Area, and allowing public input into the Agency’s deliberations and considerations regarding the Project Area; and
- Pursuant to the provisions of §17C-5-104 of the Act, the Agency has allowed opportunity for input on the draft Project Area Plan and has made a draft Project Area Plan available to the public at the Agency’s offices during normal business hours, provided notice of the plan hearing, sent copies of the draft Project Area Plan to all required entities prior to the hearing, and provided opportunities for affected entities to provide feedback.

## DESCRIPTION OF THE BOUNDARIES OF THE PROPOSED PROJECT AREA

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

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

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

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### GENERAL LAND USES

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

### LAYOUT OF PRINCIPAL STREETS

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

### POPULATION DENSITIES

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

### BUILDING DENSITIES

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

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

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

## STANDARDS GUIDING THE PROJECT AREA DEVELOPMENT

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

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

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

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

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

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

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

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

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

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

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

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

## REASON FOR SELECTION OF THE COMMUNITY REINVESTMENT PROJECT AREA

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

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

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### PHYSICAL CONDITIONS

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

### SOCIAL CONDITIONS

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

### ECONOMIC CONDITIONS

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

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

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

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

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

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

## ANTICIPATED PUBLIC BENEFIT TO BE DERIVED FROM THE PROJECT AREA DEVELOPMENT

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### THE BENEFICIAL INFLUENCES ON THE TAX BASE OF THE COMMUNITY

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

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

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

### THE ASSOCIATED BUSINESS AND ECONOMIC ACTIVITY LIKELY TO BE STIMULATED

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

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

### EFFORTS TO MAXIMIZE PRIVATE INVESTMENT

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

### “BUT FOR” ANALYSIS

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

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

### PUBLIC BENEFIT ANALYSIS

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

TABLE 1: PROJECTED CRA BUDGET

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

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

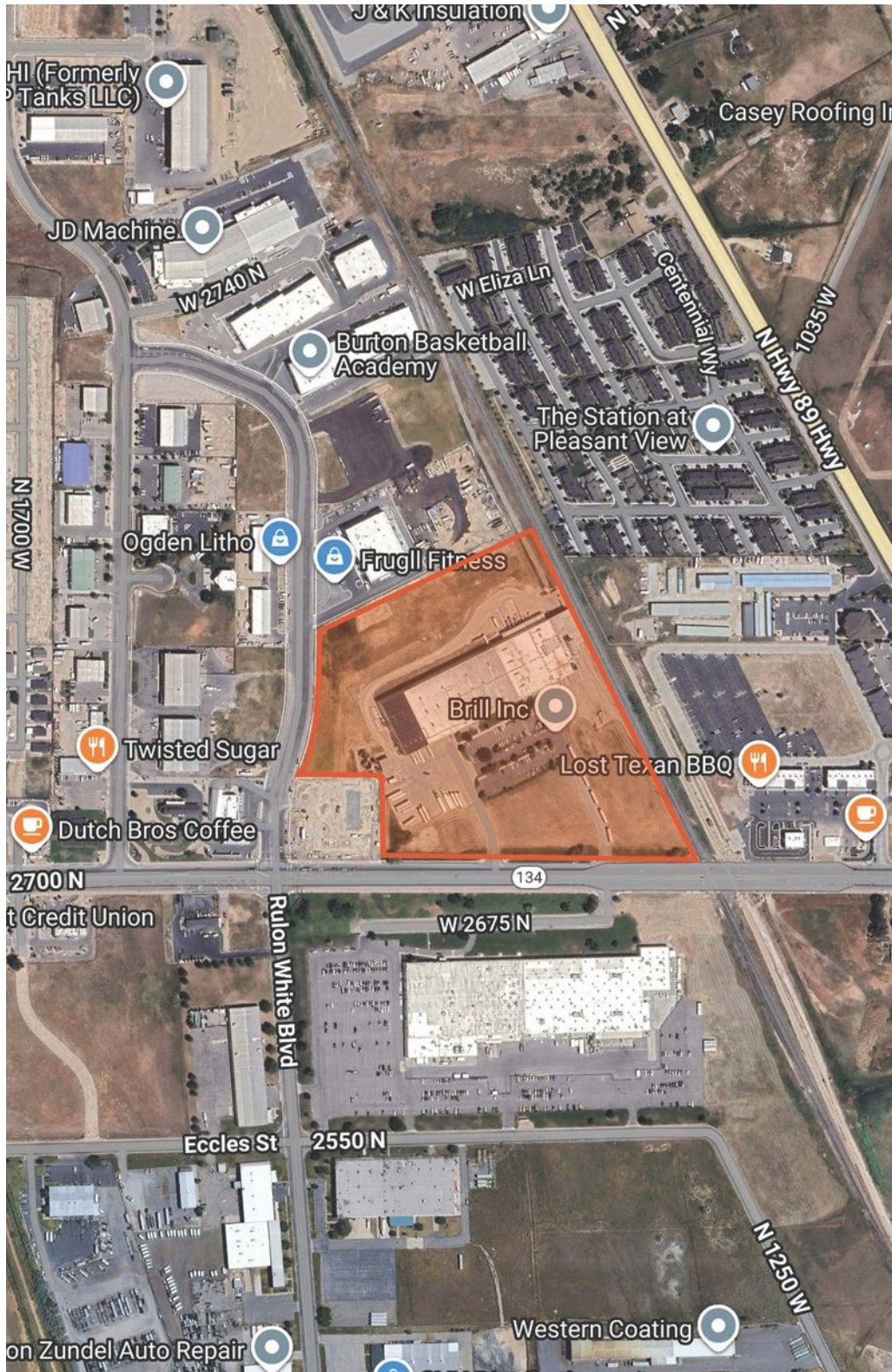
Entity	Share of TIF	Base Year	Total
Weber County	\$333,863	\$287,437	\$621,300
Weber County School District	\$924,532	\$795,967	\$1,720,499
Pleasant View City	\$132,534	\$114,104	\$246,637
Weber Basin Water Conservancy District	\$33,049	\$28,453	\$61,502
Central Weber Sewer Improvement District	\$92,740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

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

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



## EXHIBIT A: PROJECT AREA MAP



## EXHIBIT B: LEGAL DESCRIPTION

SEE NEW MOUNTAIN SUBDIVISION 19-501-0001 FOR ASSESSMENT. PART OF THE SOUTH HALF OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY. BEGINNING AT A POINT (NORTH 89D52' WEST 1268.0 FEET). NORTH 89D34'13" WEST 1250.97 FEET ALONG THE SECTION LINE AND (NORTH 26D12' WEST) NORTH 25D54'13" WEST 48.10 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 25 AND WHICH POINT IS THE INTERSECTION OF THE WESTERLY RIGHT OF WAY BOUNDARY OF THE OREGON SHORT LINE RAILROAD AND THE NORTHERLY LINE OF 2700 NORTH STREET - UTAH STATE ROUTE 134 (80 FOOT WIDE RIGHT OF WAY); RUNNING THENCE NORTH 89D53'58" WEST 1059.83 FEET ALONG SAID NORTHERLY LINE OF 2700 NORTH STREET TO A POINT BEING 300.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE QUARTER SECTION LINE; THENCE NORTH 0D39'40" EAST 300.01 FEET ALONG A LINE PARALLEL TO AND BEING 300.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE QUARTER SECTION LINE TO A POINT BEING 300.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE NORTHERLY LINE OF 2700 NORTH STREET; THENCE NORTH 89D53'58" WEST 500.02 FEET ALONG A LINE PARALLEL TO AND BEING 300.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID NORTHERLY LINE OF STREET TO A POINT BEING 200.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE QUARTER SECTION LINE; THENCE NORTH 0D39'40" EAST 1399.39 FEET ALONG A LINE PARALLEL TO AND BEING 200.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE QUARTER SECTION LINE; THENCE NORTH 64D05'47" EAST 641.95 FEET ALONG A LINE PERPENDICULAR TO THE WESTERLY RIGHT OF WAY LINE OF THE OREGON SHORT LINE RAILROAD TO A POINT ON SAID WESTERLY RAILROAD RIGHT OF WAY LINE; THENCE (SOUTH 26D12' EAST) SOUTH 25D54'13" EAST 2203.90 FEET ALONG SAID WESTERLY LINE OF THE RAILROAD RIGHT OF WAY TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THE FOLLOWING: A PARCEL OF LAND IN FEE FOR THE WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 134 KNOWN AS PROJECT NO. SP-0134(2)11, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SOUTHWEST 1/4 SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID ENTIRE TRACT 43.14 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE CONTROL LINE OF SAID PROJECT AT ENGINEERS STATION 49+08.38 WHICH POINT IS 1250.97 FEET NORTH 89D34'13" WEST AND 48.10 FEET NORTH 25D54'13" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 25, AND RUNNING THENCE NORTH 89D53'56" WEST 1060.01 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO THE SOUTHWEST CORNER OF SAID ENTIRE TRACT, WHICH CORNER IS 37.01 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE NORTH 0D39'40" EAST 17.99 FEET ALONG THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT 55.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE SOUTH 89D34'05" EAST 321.63 FEET ALONG A LINE PARALLEL TO SAID CONTROL LINE TO A POINT 55.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE NORTH 49D20'28" EAST 52.89 FEET TO A POINT 89.76 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE SOUTH 89D42'31" EAST 40.49 FEET TO A POINT 89.86 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE SOUTH 48D45'15" EAST 53.34 FEET TO A POINT 55.00 FEET, PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE SOUTH 89D34'05" EAST 258.75 FEET, ALONG A LINE PARALLEL TO SAID CONTROL LINE TO A POINT 55.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE NORTH 53D53'50" EAST 50.39 FEET TO A POINT 85.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE SOUTH 89D34'05" EAST 40.95 FEET TO A POINT 85.00 FEET PERPENDICULARLY DISTANT

NORTHERLY FROM SAID CONTROL LINE, THENCE SOUTH 52D41'47" EAST 50.00 FEET TO A POINT 55.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE SOUTH 89D34'05" EAST 231.51 FEET, TO A POINT IN THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT, WHICH POINT IS 55.00 FEET, PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE SOUTH 25D54'13" EAST 13.24 FEET ALONG SAID EASTERLY BOUNDARY LINE TO THE POINT OF BEGINNING. (E#2078401) ALSO EXCEPTING THEREFROM THE FOLLOWING: A PARCEL OF LAND IN FEE FOR THE WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 134 KNOWN AS PROJECT NO. SP-0134(2)11, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SOUTHWEST 1/4 SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT 55.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE OF SAID PROJECT AT ENGINEERS STATION 49+02.51, WHICH POINT IS 1250.97 FEET NORTH 89D34'13" WEST AND 61.34 FEET NORTH 25D54'13" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 25, AND RUNNING THENCE NORTH 89D34'05" WEST 11.16 FEET, ALONG A LINE PARALLEL TO SAID CONTROL LINE TO A POINT 55.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE NORTH 25D54'13" WEST 42.21 FEET TO A POINT 92.83 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE NORTH 64D06'18" EAST 10.00 FEET TO A POINT IN THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT 97.26 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE THENCE SOUTH 25D54'13" EAST 47.16 FEET ALONG SAID EASTERLY BOUNDARY LINE TO THE POINT OF BEGINNING. (E# 2078402) LESS AND EXCEPTING: A PART OF THE SOUTH HALF OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF RULON WHITE BOULEVARD AND THE NORTH LINE OF PVC STORE SUBDIVISION, RECORDED AS ENTRY NO. 2948359 IN THE WEBER COUNTY RECORDERS OFFICE LOCATED 335.94 FEET NORTH 03D34'39" EAST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 25 (BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION WHICH BEARS SOUTH 89D34'13" EAST); RUNNING THENCE NORTH 89D53'58" WEST 217.23 FEET ALONG THE NORTH LINE OF SAID PVC STORE SUBDIVISION TO THE SOUTHEAST CORNER OF LOT 24, PARKLAND BUSINESS CENTER SUBDIVISION PHASE 1, RECORDED AS ENTRY NO. 1549557; THENCE NORTH 00D39'40" EAST 1399.39 FEET ALONG THE EAST LINE OF SAID PARKLAND BUSINESS CENTER SUBDIVISION PHASE 1 TO THE SOUTHWEST CORNER OF LOT 6, PARKLAND COMMERCIAL SUBDIVISION PHASE 1 AND 2, 3RD AMENDMENT, RECORDED AS ENTRY NO. 2944652; THENCE NORTH 64D05'47" EAST 641.95 FEET ALONG THE SOUTHERLY LINE OF SAID PARKLAND COMMERCIAL SUBDIVISION PHASE 1 AND 2, 3RD AMENDMENT TO THE SOUTHEAST CORNER OF LOT 5, PARKLAND COMMERCIAL SUBDIVISION PHASE 2 1ST AMENDMENT, RECORDED AS ENTRY NO. 2788187 ALSO BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE OREGON SHORT LINE RAILROAD; THENCE SOUTH 25D54'13" EAST 920.04 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 63D53'15" WEST 793.35 FEET; THENCE SOUTH 00D39'48" WEST 190.29 FEET; THENCE SOUTHERLY TO THE RIGHT ALONG THE ARC OF A 803.50 FOOT RADIUS CURVE, A DISTANCE OF 270.60 FEET, CHORD BEARS SOUTH 10D18'41" WEST 269.32 FEET, HAVING A CENTRAL ANGLE OF 19D17'45"; THENCE SOUTHERLY DIRECTION WITH A REVERSE TANGENT CURVE TO THE LEFT OF A 696.50 FOOT RADIUS CURVE, A DISTANCE OF 50.53 FEET, CHORD BEARS SOUTH 17D52'51" WEST 50.52 FEET, HAVING A CENTRAL ANGLE OF 04D09'25" TO THE POINT OF BEGINNING.

Exhibit B

# Policy Manual Updates

April 23, 2026

# Policies for Review and Updating

Assigned	Policy/Item	Status
Maxfield	Surplus Property Policy	Confirmed
Maxfield	Personal Use of Public Property Policy	Confirmed
Nicci	Records Access and Management Policy	Confirmed
Nicci	Religious Accommodation Policy	Confirmed
Nicci	Whistleblower Policy	Confirmed
Nicci	Conflict of Interest Policy	Confirmed
Maxfield	Bylaws (Special District)	Update/Cross
Maxfield	Personnel Policies and Procedures (At-Will)	Update/Cross
Maxfield	Purchasing Policy	Update/Cross
Nicci	Board Meeting Policy (including an Electronic Meeting Policy)	Develop

# Policy Updates

- Board Meeting Policy (including an Electronic Meeting Policy) – **Adopted**
- Purchasing Policy (UASD) – **Adopted**
- Personnel Policies and Procedures Updated
  - #200 – Organizational Structure
  - #208 – Minimum Staffing
  - #323 – Traffic Accidents (Reviewed by Legal)
  - #1025 – Drug and Alcohol-Free Workplace (Reviewed by Legal)
  - #1201 – EMAC Deployment

# #200 – Organizational Structure



# #208 – Minimum Staffing

## Minimum Staffing Level

- **Station 21 (7):**
  - One Captain or Officer in Charge (OIC).
  - One Driver/Operator.
  - Two Paramedics.
  - Three Firefighter/AEMTs
- **Station 22 (4):**
  - One Captain or Officer in Charge (OIC).
  - One Driver/Operator.
  - One Paramedic.
  - One Firefighter/AEMT

## Base Staffing Level

- **Station 21 (7):**
  - One Captain or OIC.
  - One Driver/Operator.
  - Two Paramedics.
  - Three Firefighter/AEMTs
- **Station 22 (5):**
  - One Captain or OIC.
  - One Driver/Operator.
  - One Paramedic.
  - Two Firefighter/AEMT

## Full Staffing Level

- **Station 21 (7):**
  - One Captain or OIC.
  - One Driver/Operator.
  - Three Paramedics.
  - Two Firefighter/AEMTs
- **Station 22 (6):**
  - One Captain or OIC.
  - One Driver/Operator.
  - Two Paramedics.
  - Two Firefighter/AEMTs

## #323 – Traffic Accidents (Reviewed by Legal)

Minor	Superficial or small repairs; no significant downtime	\$0 – \$2,500	Scratches, minor dents, bumper damage
Moderate	Noticeable damage requiring parts and body repair; possible component replacement	\$2,501 – \$15,000	Body panel replacement, windshield, wheel alignment
Severe	Major structural, engine, or equipment damage; prolonged out-of-service time	\$15,001 and above	Frame damage, engine/transmission repairs, total loss

# #1025 – Drug and Alcohol-Free Workplace (Reviewed by Legal)

## **Circumstances Requiring Testing**

Drug and alcohol testing shall be required under the following conditions:

- Any on-street vehicle accident involving Fire District vehicles, resulting in the filling of a police report
- Any vehicle or apparatus accident occurring on the roadway or at the Fire Station resulting in an estimated repair cost exceeding \$2,500
- Any incident resulting in property damage exceeding \$2,500
- Any incident, including non-vehicle-related property damage, resulting in damage exceeding \$2,500
- Any accident involving personal injury or fatality
- Any incident where reasonable suspicion exists

# #1201 – EMAC Deployment

**Purpose:** To provide clear guidance for assembling, deploying, and supporting personnel assigned to wildfire incidents through Emergency Management Assistance Compact (EMAC) requests.

- Converts deployed employees to a 40-hour pay schedule to align with other agencies.



# Request Action

Adopt the North View Fire District Policy Manual as provided in the board packet, including policy #1025 – *Drug and Alcohol-Free Workplace*, as presented tonight.

# FY27 Benefits

April 23, 2026

YOUR INSURANCE, YOUR TEAM



# Benefits Proposal

Effective 7/1/2026

Prepared for: North View Fire

Presented by: Camren Applegate

*Salt Lake City | Ogden | Pleasant Grove | Boise | Idaho Falls | Denver*

Your Insurance.  
Your Team.

# SelectHealth (Current Plan)

District Cost Increase = 52,840 (8.39)

## YOUR INSURANCE, YOUR TEAM

MEDICAL - Effective Date: 7/1/2026	Current		Renewal	
Plan Slot	1	2	1	2
Carrier	SelectHealth	SelectHealth	SelectHealth	SelectHealth
Plan Name	<u>Value Gold 750 Medical Deductible</u>	<u>Value Silver 3300 HSA Qualified</u>	<u>Value Gold 750 Medical Deductible</u>	<u>Value Silver 3500 HSA Qualified</u>
Network	SELECT VALUE	SELECT VALUE	SELECT VALUE	SELECT VALUE
In Network				
Deductible Single	\$750	\$3,300	\$750	\$3,500
Deductible Family	\$2,250	\$6,600	\$2,250	\$7,000
Coinsurance - % paid	20%	30%	20%	30%
AD (AD)				
Out-of-Pocket Single	\$8,500	\$7,500	\$8,950	\$8,000
Out-of-Pocket Family	\$17,000	\$15,000	\$17,900	\$16,000
Copays				
Office Copay	\$25	\$15 AD	\$25	\$25 AD
Specialist	\$50	\$35 AD	\$50	\$45 AD
Urgent Care	\$50	\$40 AD	\$50	\$50 AD
ER	\$350 AD	\$350 AD	\$350 AD	\$350 AD
Other Services				
Preventive Care	0%	0%	0%	0%
Virtual Visits / Telehealth	Covered	Covered	Covered	Covered
RX				
RX Deductible (Single/Family)	\$250	Included in Medical	\$250	Included in Medical
Tier 1 - Preferred Generic	\$5	\$5 AD	\$5	\$5 AD
Tier 2 - Non-Preferred Generic Rx	\$30	\$30 AD	\$30	\$30 AD
Tier 3 - Preferred Brand Rx	25% AD	25% AD	25% AD	25% AD
Tier 4 - Non-Preferred Brand Rx	50% AD	50% AD	50% AD	50% AD
Tier 5 - Preferred Specialty Rx	50% AD	50% AD	50% AD	50% AD
Participation/Enrollment				
Employee Only	5	2	5	2
Employee Spouse	2	2	2	2
Employee Child(ren)	0	2	0	2
Family	16	13	16	13
Monthly Premiums				
Employee Only	\$569.90	\$495.10	\$615.80	\$538.80
Employee Spouse	\$1,139.80	\$990.10	\$1,231.60	\$1,077.60
Employee Child(ren)	\$1,196.80	\$1,039.60	\$1,293.20	\$1,131.50
Family	\$1,766.60	\$1,534.70	\$1,908.90	\$1,670.20
Total Monthly Premium	\$33,394.70	\$25,000.70	\$36,084.60	\$27,208.40
Total Annual Premium	\$400,736.40	\$300,008.40	\$433,015.20	\$326,500.80
% Difference from Current		---	\$58,771.20 (8.39%)	

# PEHP

District Cost Increase = 61,140 (9.69)

## YOUR INSURANCE, YOUR TEAM

MEDICAL - Effective Date: 7/1/2026	Current		PEHP	
Plan Slot	1	2	1	2
Carrier	SelectHealth	SelectHealth	PEHP Health & Benefits	PEHP Health & Benefits
Plan Name	<u>Value Gold 750 Medical Deductible</u>	<u>Value Silver 3300 HSA Qualified</u>	Traditional \$750	Star Plan \$4000 HSA
Network	SELECT VALUE	SELECT VALUE	Advantage & Summit	Advantage & Summit
In Network				
Deductible Single	\$750	\$3,300	\$750	\$4,000
Deductible Family	\$2,250	\$6,600	\$1,500	\$8,000
Coinsurance - % paid	20%	30%	20%	30%
AD (AD)				
Out-of-Pocket Single	\$8,500	\$7,500	\$5,000	\$8,000
Out-of-Pocket Family	\$17,000	\$15,000	\$10,000	\$16,000
Copays				
Office Copay	\$25	\$15 AD	\$25	30% AD
Specialist	\$50	\$35 AD	\$35	30% AD
Urgent Care	\$50	\$40 AD	\$45	30% AD
ER	\$350 AD	\$350 AD	\$175 AD	30% AD
Other Services				
Preventive Care	0%	0%	0%	0%
Virtual Visits / Telehealth	Covered	Covered	Covered	Covered
RX				
RX Deductible (Single/Family)	\$250	Included in Medical	None	Included in Medical
Tier 1 - Preferred Generic	\$5	\$5 AD	\$15	\$15 AD
Tier 2 - Non-Preferred Generic Rx	\$30	\$30 AD	-	-
Tier 3 - Preferred Brand Rx	25% AD	25% AD	\$30	\$30 AD
Tier 4 - Non-Preferred Brand Rx	50% AD	50% AD	\$65	\$65 AD
Tier 5 - Preferred Specialty Rx	50% AD	50% AD	Tier 1: 20% AD / Tier 2: 30% AD	Tier 1: 20% AD / Tier 2: 30% AD
Participation/Enrollment				
Employee Only	5	2	5	2
Employee Spouse	2	2	2	2
Employee Child(ren)	0	2	0	1
Family	16	13	16	14
Monthly Premiums				
Employee Only	\$569.90	\$495.10	\$738.92	\$510.44
Employee Spouse	\$1,139.80	\$990.10	\$1,529.56	\$1,056.58
Employee Child(ren)	\$1,196.80	\$1,039.60	\$1,529.56	\$1,056.58
Family	\$1,766.60	\$1,534.70	\$2,068.96	\$1,429.20
Total Monthly Premium	\$33,394.70	\$25,000.70	\$39,857.08	\$24,199.42
Total Annual Premium	\$400,736.40	\$300,008.40	\$478,284.96	\$290,393.04
% Difference from Current		---	\$67,933.20 (9.69%)	

# Blue Cross

District Cost Increase = 116,968  
(18.55%)

## YOUR INSURANCE, YOUR TEAM

MEDICAL - Effective Date: 7/1/2026	Current		Regence Blue Cross Blue Shield	
Plan Slot	1	2	1	2
Carrier	SelectHealth	SelectHealth	Regence Blue Cross Blue Shield	Regence Blue Cross Blue Shield
Plan Name	<u>Value Gold 750 Medical Deductible</u>	<u>Value Silver 3300 HSA Qualified</u>	<u>Regence BluePoint Gold 1000 FocalPoint</u>	<u>Regence BluePoint Silver HSA Embedded 3600 FocalPoint</u>
Network	SELECT VALUE	SELECT VALUE	FOCALPOINT	FOCALPOINT
In Network				
Deductible Single	\$750	\$3,300	\$1,000	\$3,600
Deductible Family	\$2,250	\$6,600	\$2,000	\$7,200
Coinsurance - % paid AD (AD)	20%	30%	25%	20%
Out-of-Pocket Single	\$8,500	\$7,500	\$8,550	\$6,700
Out-of-Pocket Family	\$17,000	\$15,000	\$17,100	\$13,400
Copays				
Office Copay	\$25	\$15 AD	\$30	\$40 AD
Specialist	\$50	\$35 AD	\$50	\$60 AD
Urgent Care	\$50	\$40 AD	\$50	\$60 AD
ER	\$350 AD	\$350 AD	\$350 AD	20% AD
Other Services				
Preventive Care	0%	0%	0%	0%
Virtual Visits / Telehealth	Covered	Covered	Covered	Covered
RX				
RX Deductible (Single/Family)	\$250	Included in Medical	\$0	Included in Medical
Tier 1 - Preferred Generic	\$5	\$5 AD	\$15	10% AD
Tier 2 - Non-Preferred Generic Rx	\$30	\$30 AD	\$35	25% AD
Tier 3 - Preferred Brand Rx	25% AD	25% AD	\$50	35% AD
Tier 4 - Non-Preferred Brand Rx	50% AD	50% AD	50%	50% AD
Tier 5 - Preferred Specialty Rx	50% AD	50% AD	20%	20% AD
Participation/Enrollment				
Employee Only	5	2	5	2
Employee Spouse	2	2	2	2
Employee Child(ren)	0	2	0	2
Family	16	13	16	13
Monthly Premiums				
Employee Only	\$569.90	\$495.10	\$688.51	\$571.87
Employee Spouse	\$1,139.80	\$990.10	\$1,377.02	\$1,143.73
Employee Child(ren)	\$1,196.80	\$1,039.60	\$1,445.87	\$1,200.92
Family	\$1,766.60	\$1,534.70	\$2,134.38	\$1,772.78
Total Monthly Premium	\$33,394.70	\$25,000.70	\$40,346.67	\$28,879.18
Total Annual Premium	\$400,736.40	\$300,008.40	\$484,160.04	\$346,550.16
% Difference from Current		---	\$129,965.40 (18.55%)	

# United Healthcare

District Cost Increase = 357,090  
(56.62)

## YOUR INSURANCE, YOUR TEAM

MEDICAL - Effective Date: 7/1/2026	Current		UnitedHealthcare (ACA)	
Plan Slot	1	2	1	2
Carrier	SelectHealth	SelectHealth	UnitedHealthcare	UnitedHealthcare
Plan Name	<u>Value Gold 750 Medical Deductible</u>	<u>Value Silver 3300 HSA Qualified</u>	<u>INS Premier w/Care Cash EOZA Core Rewards K51</u>	<u>INS Open Access HSA w/Prem Rewards EOY7 Premium Rewards K51</u>
Network	SELECT VALUE	SELECT VALUE	-	-
In Network				
Deductible Single	\$750	\$3,300	\$750	\$3,500
Deductible Family	\$2,250	\$6,600	\$1,500	\$7,000
Coinsurance - % paid	20%	30%	20%	30%
AD (AD)				
Out-of-Pocket Single	\$8,500	\$7,500	\$8,400	\$7,500
Out-of-Pocket Family	\$17,000	\$15,000	\$16,800	\$15,000
Copays				
Office Copay	\$25	\$15 AD	\$20	\$40
Specialist	\$50	\$35 AD	\$80	\$60
Urgent Care	\$50	\$40 AD	-	-
ER	\$350 AD	\$350 AD	-	-
Other Services				
Preventive Care	0%	0%	0%	0%
Virtual Visits / Telehealth	Covered	Covered	Covered	Covered
RX				
RX Deductible (Single/Family)	\$250	Included in Medical	None	Combined W/ Med
Tier 1 - Preferred Generic	\$5	\$5 AD	\$15	\$15
Tier 2 - Non-Preferred Generic Rx	\$30	\$30 AD	-	-
Tier 3 - Preferred Brand Rx	25% AD	25% AD	\$50	\$50
Tier 4 - Non-Preferred Brand Rx	50% AD	50% AD	\$150	\$150
Tier 5 - Preferred Specialty Rx	50% AD	50% AD	50%	50%
Participation/Enrollment				
Employee Only	5	2	5	2
Employee Spouse	2	2	2	2
Employee Child(ren)	0	2	0	2
Family	16	13	16	13
Monthly Premiums				
Employee Only	\$569.90	\$495.10	\$881.15	\$788.59
Employee Spouse	\$1,139.80	\$990.10	\$1,762.30	\$1,577.18
Employee Child(ren)	\$1,196.80	\$1,039.60	\$1,850.42	\$1,656.04
Family	\$1,766.60	\$1,534.70	\$2,731.57	\$2,444.63
Total Monthly Premium	\$33,394.70	\$25,000.70	\$51,635.47	\$39,823.81
Total Annual Premium	\$400,736.40	\$300,008.40	\$619,625.64	\$477,885.72
% Difference from Current		---	\$396,766.56 (56.62%)	

DENTAL - Effective Date: 7/1/2026	Current	Renewal
Carrier	Delta Dental	Delta Dental
Plan Name	PPO A	PPO A
<b>In Network</b>		
Annual Maximum	\$1,500	\$1,500
Deductible Single	\$50	\$50
Deductible Family	\$150	\$150
Prev / Basic / Major	0% / 20% / 50%	0% / 20% / 50%
Waiting Period Major	0 months	0 months
Endodontic Oral Surgery	20%	20%
Periodontic Oral Surgery	20%	20%
<b>Participation/Enrollment</b>		
Employee Only	8	8
Employee Spouse	6	6
Employee Child(ren)	0	0
Family	29	29
<b>Monthly Premiums</b>		
Employee Only	\$38.37	\$41.25
Employee + 1	\$76.62	\$82.37
Family	\$130.43	\$140.21
Total Monthly Premium	\$4,549.15	\$4,890.31
Monthly Premium Per Option	\$4,549.15	\$4,890.31
Total Annual Premium	\$54,589.80	\$58,683.72
Annual Premium Per Option	\$54,589.80	\$58,683.72
% Difference from Current	---	\$4,093.92 (7.50%)

# Dental

District Cost Increase = 4,093  
(7.5)

BASIC LIFE - Effective Date: 7/1/2026	Current	Renewal
Carrier	Principal Financial Group	Principal Financial Group
Plan Name	Group term life insurance \$50,000	Group term life insurance \$50,000
Multi-class	No	No
<b>Benefit</b>		
Benefit Amount	\$50,000	\$50,000
Benefit Reduction	35% at Age 65; 15% at Age 70	35% at Age 65; 15% at Age 70
Spouse Coverage	\$5,000	\$5,000
Child Coverage	0-6mo \$1,000 , 6+mo \$2,000	0-6mo \$1,000 , 6+mo \$2,000
AD & D	\$50,000	\$50,000
<b>Participation/Enrollment</b>		
# of Employees	42	42
<b>Monthly Premiums (Rates Per \$1,000)</b>		
Volume	\$2,100,000.00	\$2,100,000.00
Basic Life	\$0.105	\$0.118
AD & D	\$0.044	\$0.044
<b>Total Monthly Premium</b>	<b>\$312.90</b>	<b>\$340.20</b>
<b>Total Annual Premium</b>	<b>\$3,754.80</b>	<b>\$4,082.40</b>
<b>% Difference from Current</b>	<b>---</b>	<b>\$327.60 (8.72%)</b>

# Life

District Cost Increase = 327  
(8.72)

# Voluntary Life

District Cost Increase = 0

VOLUNTARY LIFE - Effective Date: 7/1/2026	Current	Renewal
Carrier	Principal Financial Group	Principal Financial Group
Plan Name	<u>Group voluntary term life insurance</u>	<u>Group voluntary term life insurance</u>
Multi-class	<u>\$300,000</u>	<u>\$300,000</u>
Benefit	No	No
Benefit Amount	Select a benefit in increments of \$10,000	Select a benefit in increments of \$10,000
Maximum Benefit	\$300,000	\$300,000
Benefit Reduction	35% reduction at age 65, with an additional 15% reduction at age 70	35% reduction at age 65, with an additional 15% reduction at age 70
Employee GI GI	If you're under 70: \$100,000 If you're 70 or older: \$10,000	If you're under 70: \$100,000 If you're 70 or older: \$10,000
Spouse GI GI	If your spouse is under 70: \$25,000 If your spouse is 70 or older: \$10,000	If your spouse is under 70: \$25,000 If your spouse is 70 or older: \$10,000
Dependent GI GI	\$10,000/\$20,000	\$10,000/\$20,000
Employee AD&D AD&D	Not Included	Not Included
Spouse AD&D AD&D	Not Included	Not Included
Dependent AD&D AD&D	Not Included	Not Included
Participation/Enrollment		
# of Employees	24	24
Monthly Premiums (Rates Per \$1,000)		
Annual Premium Per Plan	\$6,456.00	\$6,456.00
Total Monthly Premium	---	\$0.00 (.00%)
Change From Current	---	\$0.00 (.00%)

# Recommendation and Summary

Maintain current plans:

- SelectHealth Traditional and HSA – 55,000\*
- Delta Dental - 4,093
- Principal Financial Life - 327
- Principal Financial Vol- Life – 0

Total fy 27 Increase = 59,435

\*HSA Frontload of 1,785





# Data Analytics Report

## Quarter One

### 2026



# Data Summary

The first quarter of 2026 provides a comprehensive look at call volume, response patterns, and operational trends within North View Fire District. This report summarizes key data insights from January through March, highlighting shifts in service demand, response performance, and resource utilization. The intent is to support informed decision-making, enhance operational readiness, and ensure the continued delivery of efficient and effective emergency services to the community.

## Main Topics

CALL VOLUME

BENCHMARKING

PROJECTIONS



# Call Volume

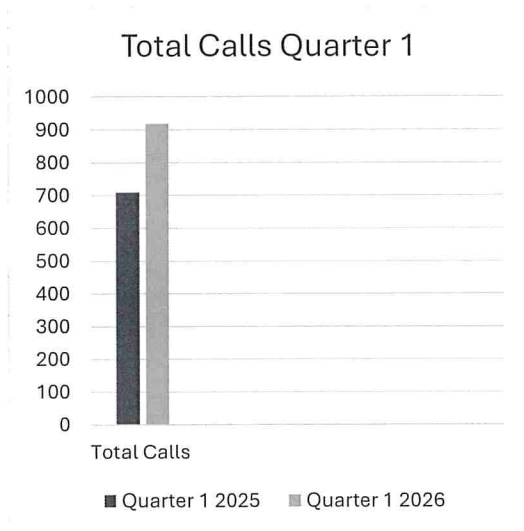
# 2026



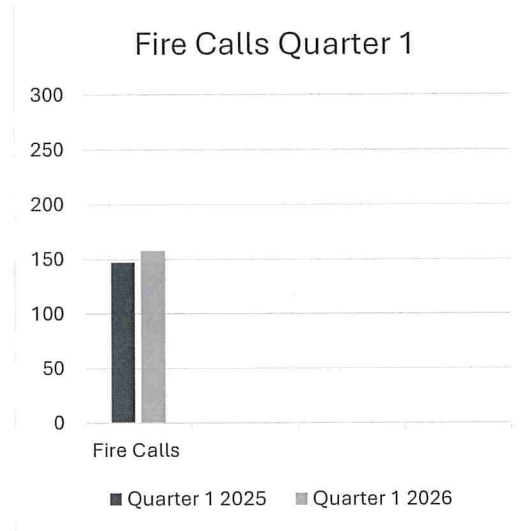
Call volume continues to show a notable year-over-year increase. When comparing Quarter 1 of 2025 to Quarter 1 of 2026, total calls increased from 710 to 919, indicating a significant rise in service demand. While a portion of this increase can be attributed to the implementation of Medic 21, which was not in service during the same period in 2025, overall growth is also evident across the three primary call categories: medical incidents, fire responses, and EMS interfacility transfers. This consistent increase across multiple service areas indicates a broader upward trend in system utilization rather than growth driven by a single factor.

# Call Volume Comparisons 2025-2026

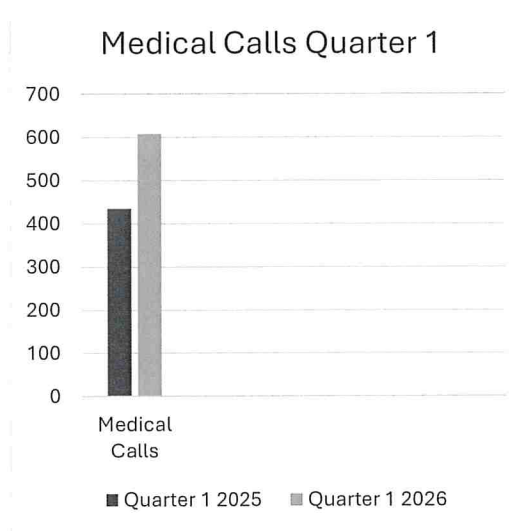
## Quarter 1 Total Calls



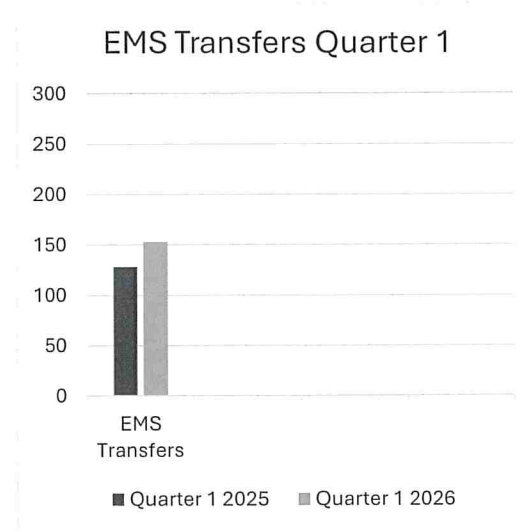
## Quarter 1 Fire-Related Calls



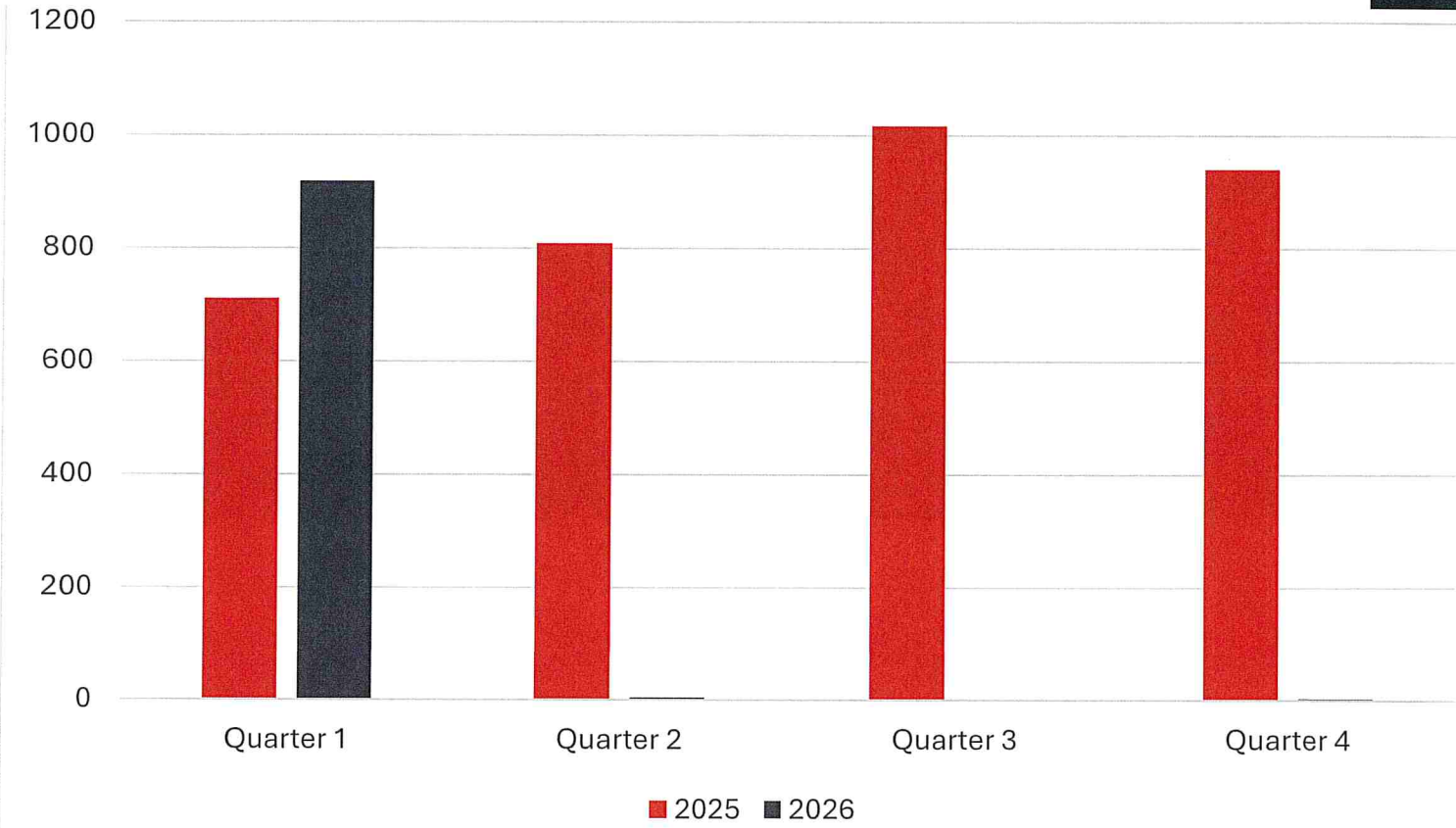
## Quarter 1 Medical Calls



## Quarter 1 Transfers



# Call Volume Comparisons 2025-2026



During the first quarter of 2026, North View Fire District responded to a total of 919 calls for service, representing a significant increase compared to 710 total calls during the same period in 2025. This overall growth is the result of increases across all call categories. Fire-related calls rose from 147 to 158, showing a modest uptick in fire activity. Medical-related calls experienced the most substantial increase, climbing from 435 to 608, and continuing to account for the majority of the district’s workload. Interfacility transfers from Pleasant View ER also increased from 128 to 153. The combined rise across these three categories highlights a clear upward trend in service demand, with total call volume increasing by over 29% quarter-to-quarter, underscoring the need for ongoing evaluation of staffing, resources, and deployment strategies.

## 90TH PERCENTILE

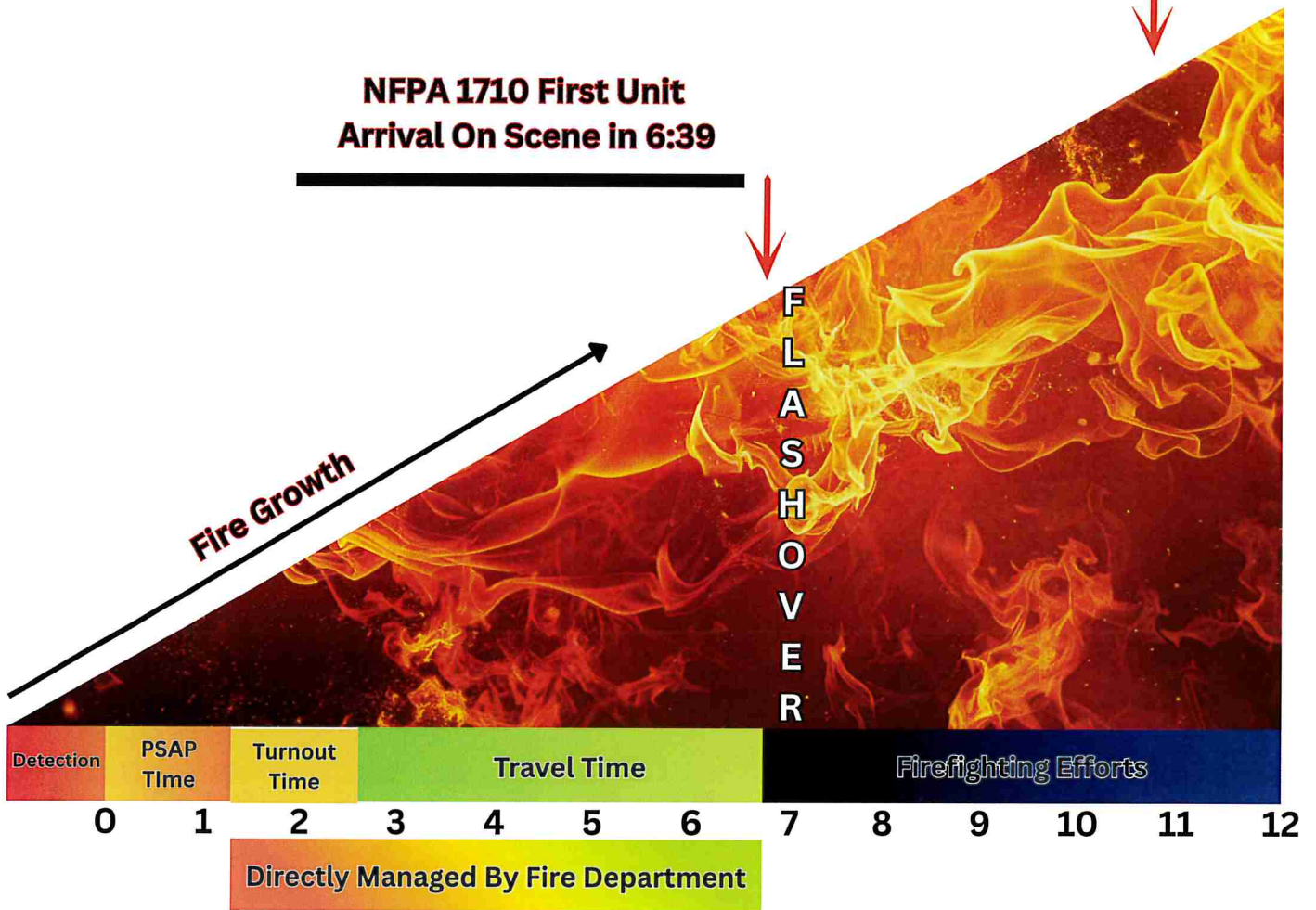
The 90th percentile in fire service data analytics is the point at which 90% of incidents meet a specific benchmark, such as response time, while 10% exceed it. Unlike averages, this metric better reflects real-world performance and system reliability. In NFPA 1710, using the 90th percentile is important because it emphasizes consistent performance, ensuring response standards are met on the vast majority of calls rather than just on average.

## NFPA 1710

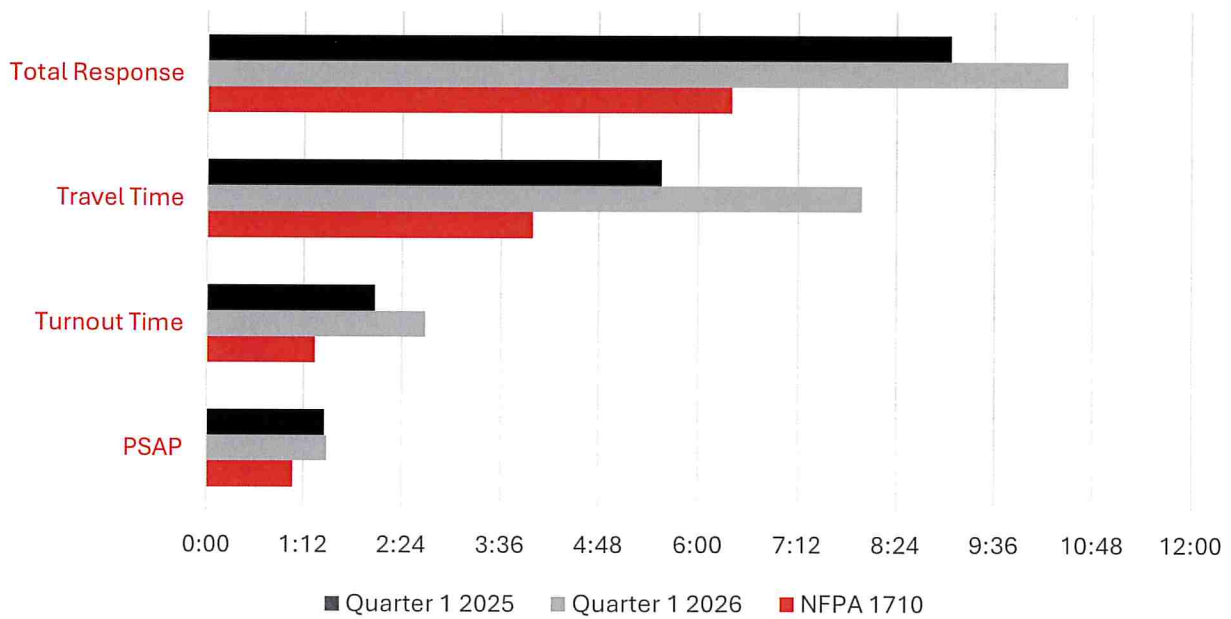
NFPA 1710 establishes minimum standards for career fire departments, focusing on staffing, deployment, and response time benchmarks. It emphasizes achieving consistent performance, typically at the 90th percentile, to ensure timely, effective emergency response and improved safety for both firefighters and the communities they serve.

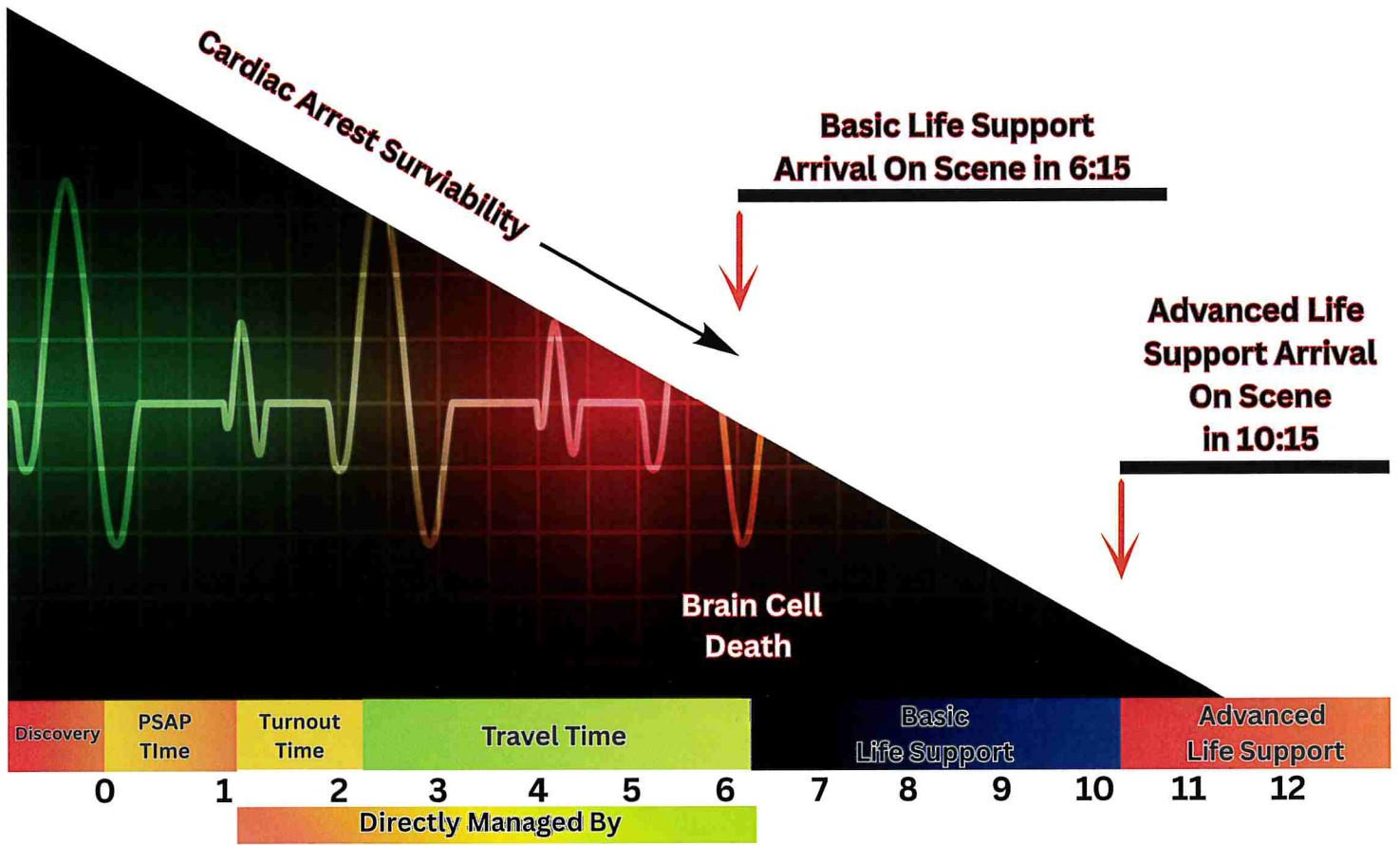
**NFPA 1710 ERF  
Assembly 10:39**

**NFPA 1710 First Unit  
Arrival On Scene in 6:39**

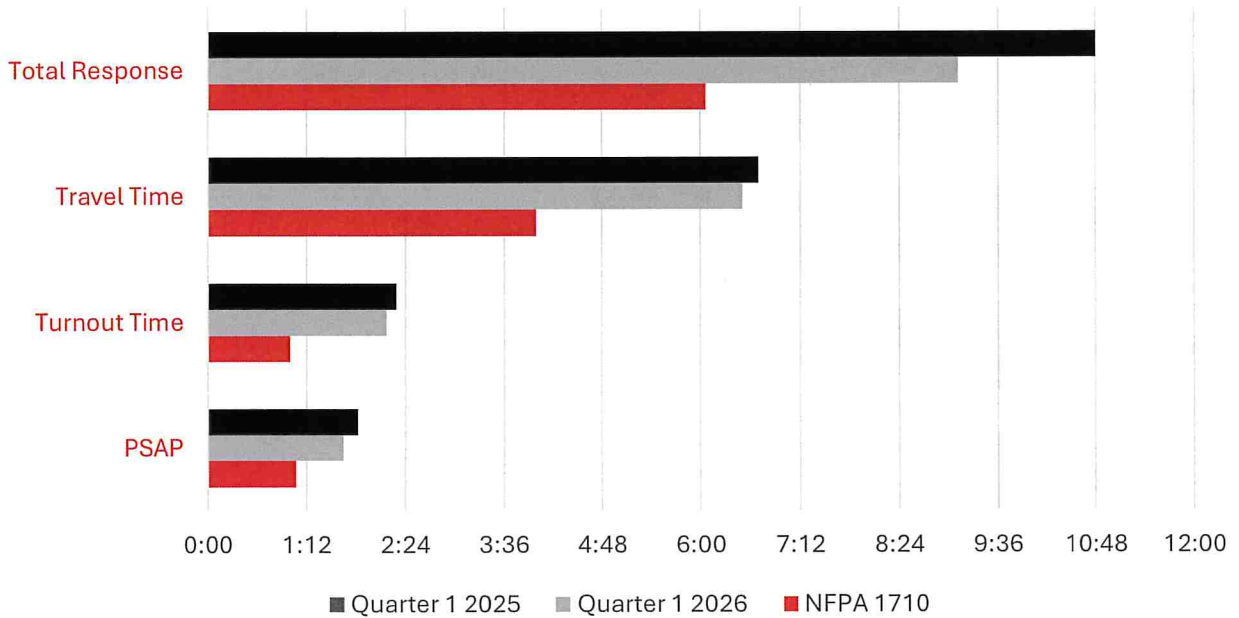


**Fire Calls**





### Medical Calls



TRAVEL TIMES MEDICAL-RELATED CALLS

PLANNING ZONE	90 <sup>TH</sup> PERCENTILE	NFPA 1710	OVER/UNDER
PLANNING ZONE 21	5:12	4:00	-1:12
PLANNING ZONE 22	6:34	4:00	-2:34
PLANNING ZONE 23	6:37	4:00	-2:37
PLANNING ZONE 24	6:28	4:00	-2:28
PLANNING ZONE 25	7:07	4:00	-3:07
WHOLE DISTRICT	6:27	4:00	-2:27

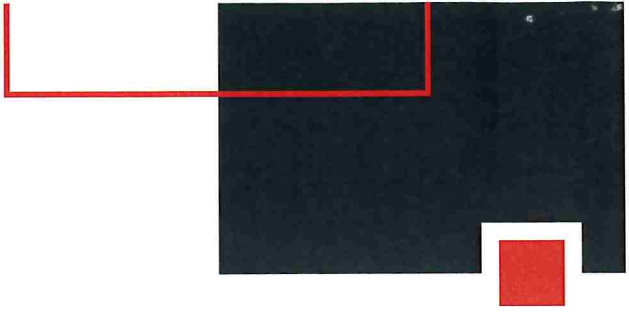
DISPATCH TO SCENE ARRIVAL MEDICAL-RELATED CALLS

PLANNING ZONE	90 <sup>TH</sup> PERCENTILE	NFPA 1710	OVER/UNDER
PLANNING ZONE 21	7:01	5:00	-2:01
PLANNING ZONE 22	8:00	5:00	-3:00
PLANNING ZONE 23	8:05	5:00	-3:05
PLANNING ZONE 24	8:26	5:00	-3:26
PLANNING ZONE 25	8:51	5:00	-3:51
WHOLE DISTRICT	7:55	5:00	-2:55

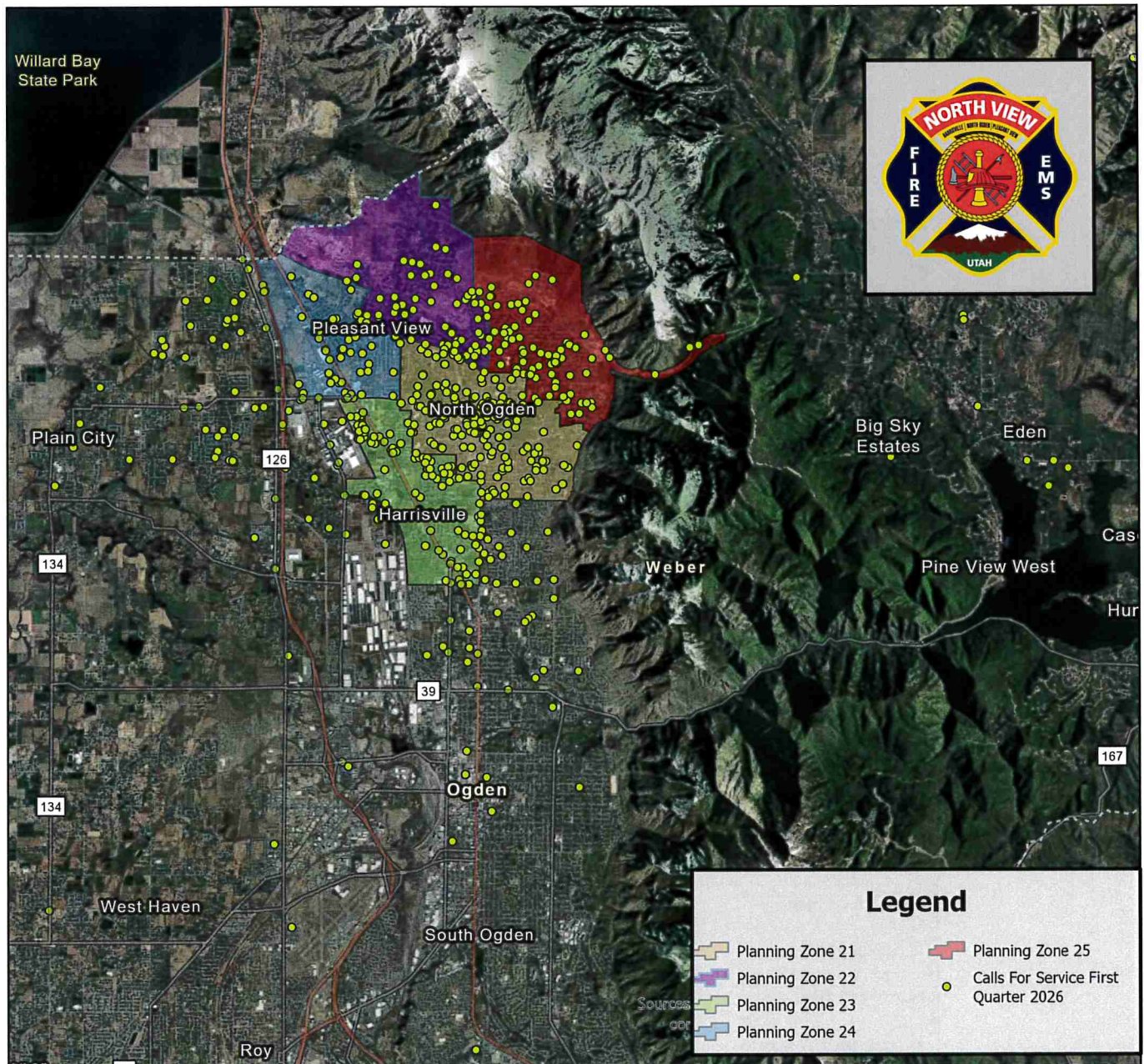
TOTAL RESPONSE TIMES MEDICAL-RELATED CALLS

PLANNING ZONE	90 <sup>TH</sup> PERCENTILE	NFPA 1710	OVER/UNDER
PLANNING ZONE 21	8:00	6:04	-1:56
PLANNING ZONE 22	9:11	6:04	-3:07
PLANNING ZONE 23	9:45	6:04	-3:41
PLANNING ZONE 24	9:20	6:04	-3:16
PLANNING ZONE 25	10:05	6:04	-4:01
WHOLE DISTRICT	9:07	6:04	-3:03

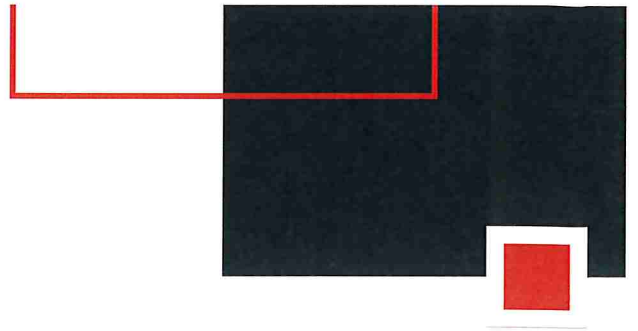
# Maps 2026



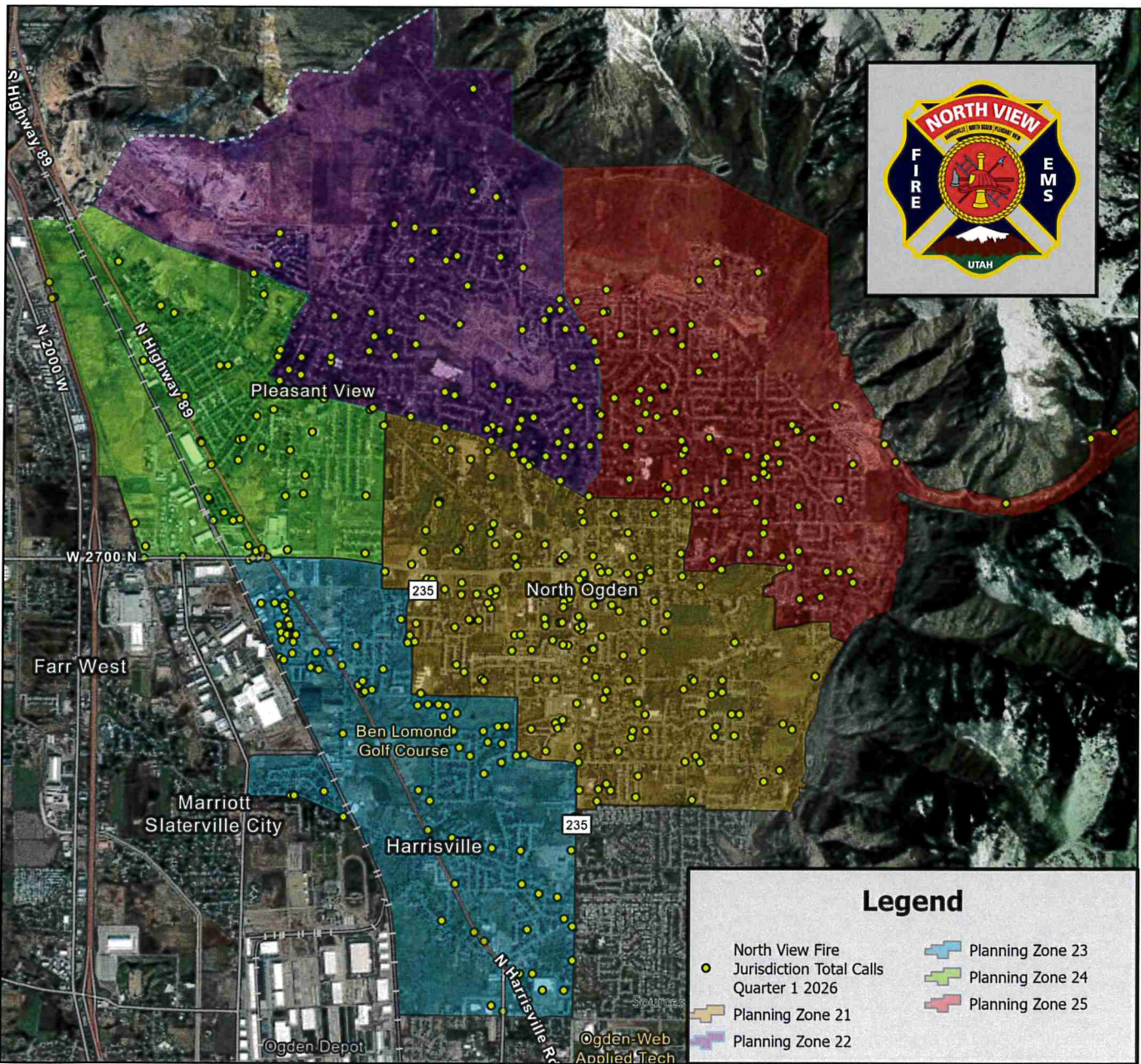
## All Calls Quarter 1 2026



# Maps 2026

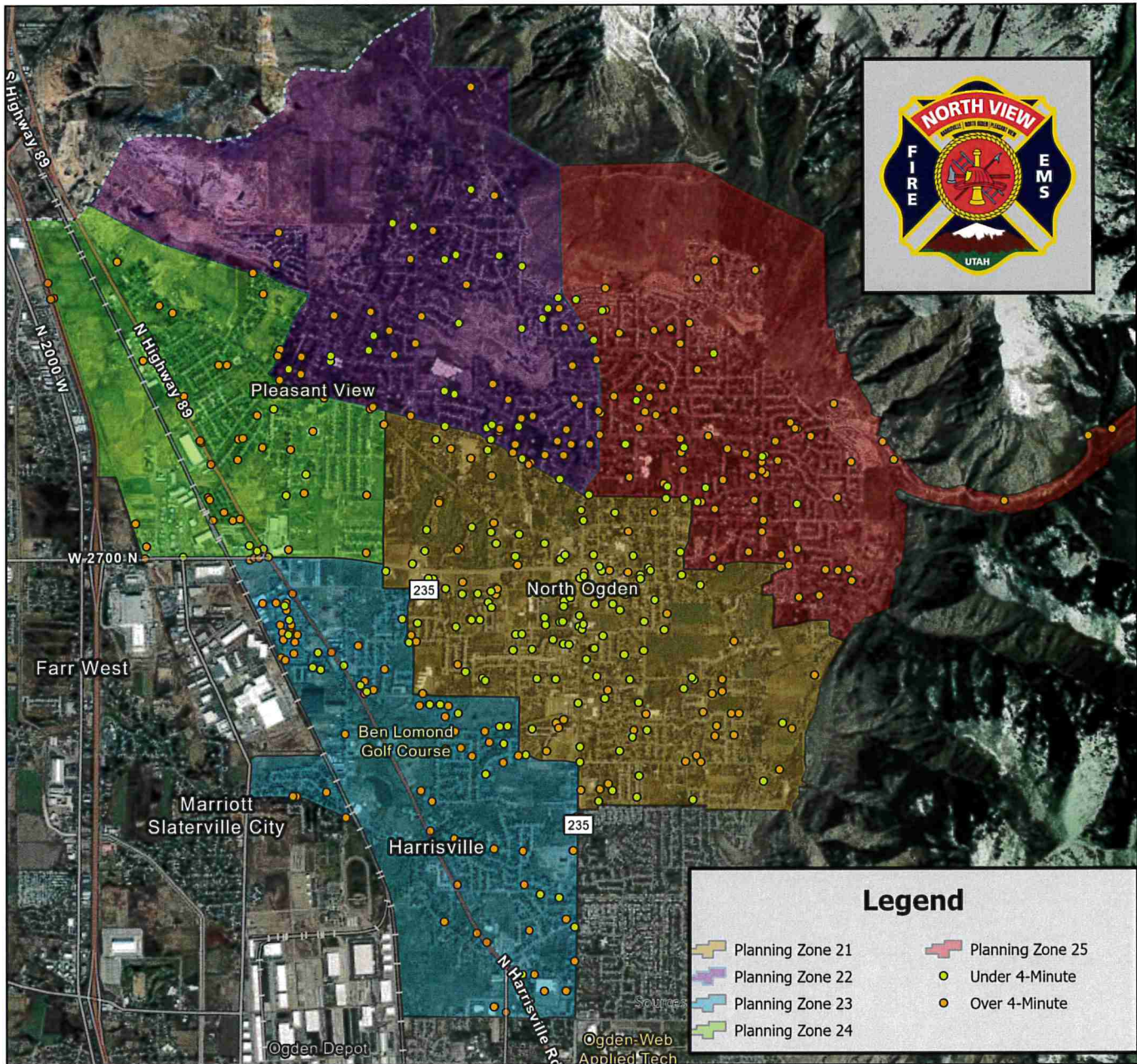


## All Calls Within NVFD

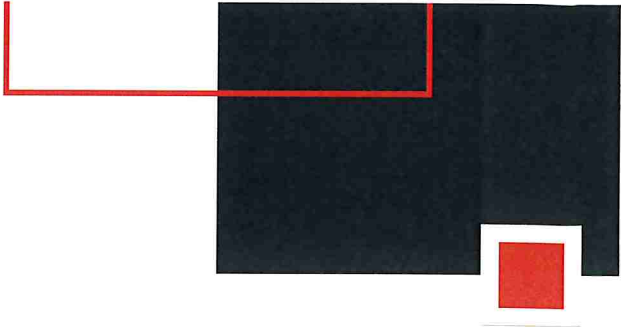


# Maps 2026

## Under & Over 4 - Minute Travel



# Maps 2026



## Medical Heat & Fire Overlaid

