

**MINUTES  
IRON HORSE PUBLIC INFRASTRUCTURE DISTRICT  
BOARD MEETING**

**HELD ON APRIL 5, 2024, AT THE OFFICE OF SNOW JENSEN & REECE, P.C., 912 W. 1600 S.,  
SUITE B-200, ST. GEORGE, UTAH 84770  
AT 3:00 P.M.**

**MEMBERS PRESENT:** Tyler Romeril, (zoom); Dane Leavitt, (zoom); Eric Leavitt (zoom); Ron Larsen (zoom); Jim Douglas (zoom)

**ALSO PRESENT:** Matt Ence District Counsel, (zoom); Sam Elder, (zoom); Adam Daly, (zoom); Aaron Wade, Gilmore and Bell (zoom); Michael Jensen, (zoom) & Jennifer Gowans.

**A. Call to Order**

The meeting convened at 3:08pm.

**B. Public Comment**

No one is present to comment from the public.

**C. Preliminary Non-Action Items**

1. Oaths of Office
2. Election of District Chair
3. Election of District Treasurer/Vice Chair
4. Election of District Clerk/Secretary
5. Discussion of trustees' conflict disclosures and ethics pledge.

Dane Leavitt to be appointed Chair, Eric Leavitt Vice Chair, Tyler Romeril to be appointed to district Clerk/Secretary, Brett Warby to be appointed as Treasurer & Ron Larsen to be appointed as Assistant Secretary Clerk.

Eric Leavitt motions to approve the board members as presented.

Tyler Romeril seconds the motion.

All trustees present voted in favor and the motion passed.

Michael Jensen explains the Conflict-of-Interest Disclosures and Ethics Pledge documents to be filled out, signed & sent back by the board members.

Matt Ence joins the meeting at 3:21pm.

**D. Action Items**

1. **Consider approval of Resolution 2024-01: A Resolution adopting Rules of Order.**

Michael Jensen takes the board through Resolution 2024-01: A resolution adopting rules of order for Iron Horse PID.

Eric Leavitt motions to approve Resolution 2024-01.

Tyler Romeril seconds the motion.

All trustees present voted in favor and the motion passed.

**2. Consider approval of Resolution 2024-02: A Resolution implementing an Electronic Meetings Policy.**

Michael Jensen takes the board through Resolution 2024-02: To consider approval of a resolution implementing an electronic meetings policy for Iron Horse PID.

Dane Leavitt moves to approve Resolution 2024-02.

Eric Leavitt seconds the motion.

All trustees present voted in favor and Resolution 2024-02 passed.

**3. Consider approval of Resolution 2024-03: A Resolution adopting District Bylaws, including Ethics and Fraud Prevention Policies.**

Michael Jensen takes the board through Resolution 2024-03: A resolution adopting District bylaws, including ethics and fraud prevention policies for Iron Horse PID.

Eric Leavitt informs the board that he will provide quotes for Insurance with his company to the board before checking with ULGT.

Tyler Romeril moves to approve Resolution 2024-03.

Eric Leavitt seconds the motion.

All trustees present voted in favor and Resolution 2024-03 passed.

**4. Consider approval of Resolution 2024-04: A Resolution implementing a District Records Policy.**

Michael Jensen takes the board through Resolution 2024-04: A resolution implementing a District records policy for Iron Horse PID.

Dane Leavitt moves to approve Resolution 2024-04

Tyler Romeril seconds the motion.

All trustees present voted in favor and Resolution 2024-04 passed.

5. **Consider approval of the Interlocal Agreement between Cedar City and the District and consider authorizing the District Chair to sign.**

Michael Jensen asks the board for a motion to approve the Interlocal Agreement between the City of Cedar and the Iron Horse Public Infrastructure District and consider authorizing the District Chair to sign.

Dane Leavitt moves to ratify the Interlocal Agreement signed with Cedar City.

Eric Leavitt seconds the motion.

All trustees present voted in favor and the Interlocal Agreement passed.

6. **Consider approval of Resolution 2024-05: A Resolution of the Board of Trustees of Iron Horse Public Infrastructure District to certify a Petition for Annexing approximately 1360.426 acres into the District, Authorizing the Plat and other documents in connection.**

Matt Ence explains to the board in depth Resolution 2024-05 A Resolution of the Board of Trustees of Iron Horse Public Infrastructure District to certify a Petition for Annexing approximately 1360.426 acres into the District, Authorizing the Plat and other documents in connection. Then asks if there are any questions and moves onto a request for motion to approve.

Dane Leavitt moves to approve Resolution 2024-05.

Eric Leavitt seconds the motion.

All trustees present voted in favor and Resolution 2024-04 passed.

7. **Consider approval of Resolution 2024-06: A Resolution of the Board of Trustees of Iron Horse Public Infrastructure District to certify a Petition for Withdrawal approximately 1.76 acres from the District; Authorizing the Plat and other Documents in connection.**

Eric Leavitt moves to approve Resolution 2024-06.

Tyler Romeril seconds the motion.

All trustees present voted in favor and Resolution 2024-04 passed.

Eric Leavitt reminds the board members that he will be providing a quotes for Insurance coverage & Fidelity Bonds within his company to the board for review before checking with ULGT.

8. **Consider authorizing the District Chair to (a) obtain a General Liability Policy from Utah Local Governments Trust; (b) accept any policy proposal for**

**aggregate coverage of a minimum of \$2 million with an annual premium (c) to adjust the policy period as needed to coordinate with pending bond issuance.**

- 9. Consider authorizing the District Chair to obtain public officials' bonds for the District officers from Utah Local Governments Trust for the District Treasurer and authorizing the payment of premiums for the same.**

Dane Leavitt moves to approve the Vice Chair arrange suitable coverage for a General Liability Policy, as well as Officers bonds as outlined in items 8 & 9 to be with any company rated B or better by Bests.

Ron Larsen seconds the motion.

All trustees present voted in favor and agenda items 8 & 9 for Insurance passed.

- 10. Consider approval of engagement agreement for legal services between the District and Snow Jensen & Reece, PC, and authorize District Chair to sign.**

Michael Jensen briefly explains the engagement for legal services and asks if there are any questions.

Tyler Romeril moves to approve the engagement agreement for legal services with SJR.

Eric Leavitt seconds the motion.

All trustees present voted in favor of the engagement agreement for legal services with SJR passed.

- 11. Consider approval of Municipal Advisory Services agreement with Zions Public Finance, INC. and authorize District Chair to sign.**

Tyler Romeril moves to approve the Municipal Advisory Services agreement with Zions Public Finance, INC.

Dane O. Leavitt seconds the motion.

All trustees present voted in favor of the Municipal Advisory Services agreement with Zions Public Finance, INC and that passed.

- 12. Consider approval of a Tentative District Board meeting calendar for the remaining calendar year 2024.**

Michael Jensen explains the calendar months for the meetings to be set as February, May, October, November, and December. Matt Ence also explains the meeting expectations are to around a 30minutes or less.

The Board agrees to a schedule of meetings to be set as 2<sup>nd</sup> Friday of each month at 3pm.

**E. Administrative Non-Action Items**

**1. Board Training – Open and Public Meetings Act**

Michael Jensen takes the board through the requirements of this training and that is complete for 2024.

**2. Training required by state auditor for New Board Members:**

<https://training.auditor.utah.gov>

**F. Adjourn**

Dane O. Levitt moves to adjourn.

Ron Larsen seconds the motion.

All trustees present voted in favor of approval of adjournment of the meeting.

*Tyler Romeril*

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Tyler Romeril, District Clerk

Approval Date: 04/24/2024

SIGNATURE CERTIFICATE



REFERENCE NUMBER  
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| <b>Identity Method</b><br>email                                                            | <b>File Size</b><br>42 KB                                                                      |
| <b>Distribution Method</b><br>email                                                        | <b>Original Checksum</b><br>40d48b2c16e69e14ead87c35146445adc826ed94abe91544332a7e22c6d8a7e8   |
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