

**MINUTES
CHELSEY PUBLIC INFRASTRUCTURE DISTRICT NOS. 1-2
COMBINED SPECIAL MEETING**

**NOTICE IS HEREBY GIVEN THAT THE BOARD OF TRUSTEES OF CHELSEY PUBLIC
INFRASTRUCTURE DISTRICT NOS. 1-2 HELD A COMBINED SPECIAL MEETING ON
THURSDAY, APRIL 11, 2024, AT YORK HOWELL, 10610 SOUTH JORDAN GATEWAY, SUITE
200, SOUTH JORDAN, UTAH 84095**

AT 10:00am

A. Call to Order

M. Thomas Jolley called to order the combined special meeting of Chelsey Public Infrastructure District Nos. 1-2 at 10:00am on Thursday, April 11, 2024 at York Howell, 10610 South Jordan Gateway, Suite 200, South Jordan, Utah 84095.

The combined special meeting convened at 10:02am.

B. Roll Call

M. Thomas Jolley conducted a roll call. The following individuals were present:

Members Present:

- Joe Darger – Trustee (via Zoom)
- Ryan Kent – Trustee (via Zoom)
- Dallas Buckner – Trustee (via Zoom)

Also Present:

- M. Thomas Jolley – District Counsel (in-person)
- Ashley Tedesco – District Counsel Paralegal (in-person)
- Shelby Clymer – District Accountant (via Zoom)
- David Hutchison – District Accountant (via Zoom)
- Vicki Kelsch – Observer

C. Preliminary Action Items

1. Consider combined board meeting for Chelsey Public Infrastructure District Nos. 1-2.
 - a. Joe Darger moves for a combined board meeting for Chelsey Public Infrastructure District Nos. 1-2.
 - b. Dallas Buckner seconds the motion for a combined board meeting for Chelsey Public Infrastructure District Nos. 1-2.
 - c. Joe Darger: Aye / Ryan Kent: Aye / Dallas Buckner: Aye

- d. The motion passes unanimously

D. Consent Items

1. Approve the draft minutes of the Chelsey Public Infrastructure District Nos. 1-2 board meeting held on March 14, 2024.
 - a. Joe Darger moves to approve the draft minutes of the Chelsey Public Infrastructure District Nos. 1-2 board meeting held on March 14, 2024.
 - b. Ryan Kent seconds the motion to approve the draft minutes of the Chelsey Public Infrastructure District Nos. 1-2 board meeting held on March 14, 2024.
 - c. Joe Darger: Aye / Ryan Kent: Aye / Dallas Buckner: Aye
 - d. The motion passes unanimously

E. Public Hearings

1. Conduct a Public Hearing to receive input from the public on the adoption of the tentative budget as the final budget for the calendar year of 2024. Members of the public wishing to comment may connect electronically via Zoom at:

<https://us02web.zoom.us/j/88152221560?pwd=d0ZZc1R0WDNjQjFmWjcwNjNTUk5vUT09>

- a. The hearing is opened for public comments and questions.
- b. No members of the public are present, thus no comments or questions are presented.
- c. The public hearing is closed.

F. Action Items

1. Consider adoption of the final operating and capital budget for the calendar year of 2024.
 - a. Ryan Kent moves to adopt the final operating and capital budget for the calendar year of 2024.
 - b. Joe Darger seconds the motion to adopt the final operating and capital budget for the calendar year of 2024.
 - c. Joe Darger: Aye / Ryan Kent: Aye / Dallas Buckner: Aye
 - d. The motion passes unanimously
2. Approve and ratify the minor amendment to the Infrastructure Acquisition and Reimbursement Agreement between the District and Chelsey Partners, LLC.
 - a. Dallas Buckner moves to approve and ratify the minor amendment to the Infrastructure Acquisition and Reimbursement Agreement between the District and Chelsey Partners, LLC.

- b. Joe Darger seconds the motion to approve and ratify the minor amendment to the Infrastructure Acquisition and Reimbursement Agreement between the District and Chelsey Partners, LLC.
 - c. Joe Darger: Aye / Ryan Kent: Aye / Dallas Buckner: Aye
 - d. The motion passes unanimously
- 3. Consider approval of Resolution 2024-01: A resolution authorizing the District Chair to: (1) seek approval from the City Council of Cedar City, Utah to amend the Governing Document to allow Dallas Buckner to withdraw as a Trustee from the Districts and to appoint Vicki Kelsch as a Trustee of the Districts; (2) once approved by resolution of the City Council to approve the withdrawal of Dallas Buckner as a Trustee of the Districts and appoint Vicki Kelsch as a Trustee of the Districts and to elect her as District Clerk/Secretary; and (3) authorizing the taking of all other actions necessary to the consummation of the transactions contemplated by Resolution 2024-01.
 - a. Ryan Kent moves to approve Resolution 2024-01.
 - b. Joe Darger seconds the motion to approve Resolution 2024-01.
 - c. Joe Darger: Aye / Ryan Kent: Aye / Dallas Buckner: Aye
 - d. The motion passes unanimously
- 4. Consider approval of an engagement agreement for engineering services between the District and Go Civil Engineering, and authorizing the District Chair to sign.
 - a. A discussion ensued concerning the scope of engineering cost certification services. The board members made a motion to approve the District Chair to seek additional proposals from engineering firms for engineering cost certification services, including IDES and Ranger Engineering.
 - b. Joe Darger moves to seek additional proposals from engineering firms for engineering cost certification services, including IDES and Ranger Engineering, and authorizes the District Chair to sign.
 - c. Ryan Kent seconds the motion to seek additional proposals from engineering firms for engineering cost certification services, including IDES and Ranger Engineering, and authorizes the District Chair to sign.
 - d. Joe Darger: Aye / Ryan Kent: Aye / Dallas Buckner: Aye
 - e. The motion passes unanimously

G. Administrative Non-Action Items

- 1. Consideration and general discussion of process and procedure for payment applications and requisition requests.
 - a. A discussion ensued concerning general processes and procedures for requisition requests, including following the requirements set forth in the Infrastructure

Acquisition and Reimbursement Agreement. Shelby Clymer, District Accountant, will follow up with the board members on compliance with the application process set forth in the Infrastructure Acquisition and Reimbursement Agreement.

H. Adjourn

1. Joe Darger moves to adjourn the meeting.
2. Dallas Buckner seconds the motion to adjourn the meeting.
3. Joe Darger: Aye / Ryan Kent: Aye / Dallas Buckner: Aye
4. Meeting adjourned at 10:30am

Signed:

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Dallas Buckner, District Clerk / Secretary

Date: April 11, 2024