

MINUTES
Wood Ranch Public Infrastructure District
Board Meeting

HELD ON APRIL 24, 2024, AT THE OFFICE OF SNOW JENSEN & REECE, P.C., 912 W. 1600
S., SUITE B-200, ST. GEORGE, UTAH 84770
AT 1:00 P.M.

MEMBERS PRESENT: Scott Kaufmann, (zoom); Gary Langston, (zoom); Rachel McIllece, (zoom)
Brennen Brown – DA Davidson, (zoom)

ALSO PRESENT: Matt Ence District Counsel, (zoom); Adam Daly, – Gilmore and Bell (zoom);
Michael Jensen, (zoom) & Jennifer Gowans – Snow Jensen & Reese, Ty McCutcheon, (zoom)
Connie Gonzalez, (zoom)

EXCUSED: Kevin Anglesey, & Peter Gamvroulas

A. Call to Order

The meeting convened at 1:03pm.

B. Public Comment

1. No one is present to comment from the public.

C. Consent Items

1. **Consider approval of the meeting minutes from April 9th, 2024.**

Gary Langston moves to approve the meeting minutes for April 9th, 2024.

Scott Kaufmann seconds the motion.

All trustees present voted in favor and the Minutes for April 9th, 2024, passed.

D. Action Items

1. **Consider approval of Resolution 2024-04: A Resolution of the Board The District Establishing the terms and conditions of an Assessment Ordinance for the Wood Ranch Assessment Area No. 1 (The “Assessment Area”), Authorizing The execution Designation Resolution and an Assessment Ordinance for the Assessment Area; Approving the appraisal for the Assessment area; Authorizing the taking of all other actions necessary to the consummation of the taking of all other actions necessary to the consummation of the transactions contemplated by this resolution; and related matters.**

Adam Daly explains in detail this Resolution and the documents associated with it.

Gary Langston motions to approve Resolution 2024-04.

Rachel McIllece seconds the motion.
All trustees present voted in favor and the motion passed.

2. Consider approval or ratification of Consultant Agreement with DTA for Special Assessment Benefit Study.

Gary Langston motions to approve the Consultant Agreement with DTA.
Rachel McIllece seconds the motion.
All trustees present voted in favor of the Consultant Agreement with DTA, and the motion passed.

E. Administrative Non-Action Items

F. Adjourn

Scott Kaufmann makes a motion to adjourn.
Gary Langston seconds the motion.
All trustees present voted in favor of approval of adjournment of the meeting.

Rachel McIllece

Rachel McIllece, District Clerk

Approval Date: 05/22/2024

SIGNATURE CERTIFICATE



REFERENCE NUMBER
B3682B96-D950-4584-82FB-BF68B764F94C

TRANSACTION DETAILS	DOCUMENT DETAILS
Reference Number B3682B96-D950-4584-82FB-BF68B764F94C	Document Name WRPID 2024 04 24 Minutes
Transaction Type Signature Request	Filename WRPID_2024_04_24_Minutes.docx
Sent At 05/22/2024 10:10 MST	Pages 2 pages
Executed At 05/22/2024 10:18 MST	Content Type application/vnd.openxmlformats-officedocument.wordprocessingml.document
Identity Method email	File Size 36.4 KB
Distribution Method email	Original Checksum bbc58d1a8b5bd7c6d2da6e6002829670dab8ac3b9cde82b3dd32a956f0cb0c88
Signed Checksum ff39bf8ca199dfd58f049d180bd5c1d1fd8d8b42e8b872b7b2194b217f1f8ca9	
Signer Sequencing Disabled	
Document Passcode Disabled	

SIGNERS

SIGNER	E-SIGNATURE	EVENTS
Name Rachel McIllece	Status signed	Viewed At 05/22/2024 10:17 MST
Email rachel@thirdcadence.com	Multi-factor Digital Fingerprint Checksum 490786801447027f529762435bcd5997ebb0e0bcfc23467488469269948a6abb	Identity Authenticated At 05/22/2024 10:18 MST
Components 2	IP Address 207.159.123.106	Signed At 05/22/2024 10:18 MST
	Device Mobile Safari via iOS	
	Typed Signature 	
	Signature Reference ID 227CEBE7	

AUDITS

TIMESTAMP	AUDIT
05/22/2024 10:10 MST	Jennifer Gowans (jgowans@snowjensen.com) created document 'WRPID_2024_04_24_Minutes.docx' on Chrome via Windows from 208.117.120.90.
05/22/2024 10:10 MST	Rachel McIllece (rachel@thirdcadence.com) was emailed a link to sign.
05/22/2024 10:17 MST	Rachel McIllece (rachel@thirdcadence.com) viewed the document on Mobile Safari via iOS from 207.159.123.106.
05/22/2024 10:18 MST	Rachel McIllece (rachel@thirdcadence.com) authenticated via email on Mobile Safari via iOS from 207.159.123.106.
05/22/2024 10:18 MST	Rachel McIllece (rachel@thirdcadence.com) signed the document on Mobile Safari via iOS from 207.159.123.106.