

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
ZION MOUNTAIN LOCAL SERVICE DISTRICT**

Date: Monday, July 8, 2024

Location: 9065 West Highway 9, Mt. Carmel, UT 84755

Board Members present: Kevin McLaws, Todd McLaws, Steve Neeleman

Board Members not in attendance: None

Others present: Annie Cozzens, Randall Rodriguez, Matt Cauley, and Broc Richardson.

1. **Call to Order** – Todd called the meeting to order at 5:00 pm.
2. **Approval of Meeting Agenda** – Kevin motioned to approve the meeting agenda; Steve seconded. Kevin voted aye. Todd voted aye. Steve voted aye.
3. **Legislative Action Items**
 - a. None
4. **Administrative Action Items**
 - a. **Review and approve meeting minutes for June 13, 2024.** – Kevin motioned to approve the meeting minutes for June 13, 2024. Steve seconded. Kevin voted aye, Steve voted aye. Todd voted aye.
 - b. **Review and approve CM&D Revised Fee Schedule for WREC.** – The fee schedule with the current agreement with CM&D ends in July. The revised fee schedule presented extends the monthly fee until the completion of the WREC. There are questions that remain unanswered regarding the fee schedule and the scope of the project that still need to be discussed before approving the revised fee schedule. Steve motioned to approve the continuance of the current fee schedule through Bond closing or the end of year, whichever comes sooner, provided CM&D provide documentation of the hours they've spent to date on this project. Kevin seconded the motion. Steve voted aye. Kevin voted aye. Todd voted aye.
 - c. **Review outstanding items that are pending legal review and discuss further direction.** –CM&D discussed the outstanding items that have been approved pending legal review that are still outstanding due to the lack of availability with the current attorney. Kevin would like CM&D to provide a memo that can be presented to the attorney listing each item outstanding with a brief description and the level of urgency in needing resolution so they can prioritize which items need urgent attention for the project. No action necessary for this item.
 - d. **Review and approve the use of the project for marketing by parties involved in project.** –It was discussed that some vendors have presented the possibility of offering discounts in exchange for being able to use the project as marketing tools. Kevin commented that if the board did approve this, it would need to be done on a case-by-case basis. Future proposals would need to be presented to the board with specific details. No action has been taken on this item at this time, as there aren't any written proposals.
 - e. **Review and approve possible fee increase to Kane County property assessment.** – It was discussed that the yearly fee assessments need to be provided to Kane County by Aug 31st. The district will need to carefully consider the possible fees that will need to be increased to cover the operating expenses of the district and provide documentation to explain the reason for the fee increase. Steve suggested we evaluate the operating expenses and come up with some reasonable dollar amounts that can be approved at next month's meeting. No action taken at this time.
 - f. **WREC CIB Bond closing discussion and direction.** – The process has been started for the upcoming Bond closing. CM&D has been in contact with several attorneys, including Gilmore Bell and Greg Hardman and Jason Burningham. They want to

make sure that everything is on track for the closing. Kevin noted that everything is all lined out but has been delayed. Currently, that plan is to have the bond closing in October or November. No action needed at this time for this item.

- g. Review and approve for payment outstanding operating expenses. –**
HintonBurdick presented outstanding invoices that are delinquent. Due to lack of funds, no action taken at this time to approve any payments.

5. Administrative Non-Action Items –

- a. Discovery Center Monthly Report #9 –** CM&D presented a report to update the board members about the status and general overview of the project.

- b. WREC Monthly report #8 –** CM&D presented a report to update the board members about the status and general overview of the project.

- 6. Adjourn –** Kevin motioned to adjourn the meeting at 5:42 pm. Steve seconded, all voted aye. The duration of the meeting lasted 42 min.

Todd McLaws, Chairperson