

PEAKS PUBLIC INFRASTRUCTURE DISTRICT
INITIAL MEETING
September 4, 2024 at 1 p.m.
MEETING PHYSICAL LOCATION: 5160 S 1500 W, Riverdale, Utah 84405

This meeting is open to the public and may be joined using the following information:

LINK: <https://us06web.zoom.us/j/85909461160>
MEETING ID: 859 0946 1160
DIAL IN: 720-707-2699

Trustees	Terms
Blair Gardener	Term from March 18, 2024 to 6 years from appointment
Pat Burns	Term from March 18, 2024 to 4 years from appointment
Nate Reeve	Term from March 18, 2024 to 6 years from appointment
Vacant	Term from March 18, 2024 to 4 years from appointment
Vacant	Term from March 18, 2024 to 6 years from appointment

NOTICE OF INITIAL MEETING AND AGENDA

1. Call to Order/Declaration of Quorum
2. Preliminary Action Items
 - a. Election of District Chair
 - b. Election of District Treasurer/Vice Chair
 - c. Election of District Clerk/Secretary
 - d. Election of Recording Secretary
 - e. Consider Approval of Agenda
3. Public Comment – Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes.
4. Action Items
 - a. Engagement Letters
 - i. Approval of Engagement Letter with White Bear Ankele Tanaka & Waldron for Legal Services

- ii. Approval of Engagement Letter with Pinnacle Consulting Group, Inc. for Accounting Services
 - iii. Ratification of Proposal for Engineering Services with The Connexion Group, LLC
 - iv. Approval of Engagement Letter with D.A. Davidson & Co. as Underwriter
 - v. Approval of Special Bond Fee Disclosure Letter with White Bear Ankele Tanaka & Waldron
 - vi. Approval of Engagement Letter with Gilmore & Bell, PC as Bond Counsel
 - vii. Approval of Engagement Letter with Pinnacle Consulting Group, Inc. for SAA Administrator Services
- b. Agreements
 - i. Approval of Funding and Reimbursement Agreement with MSM Properties, LLC
 - ii. Approval of Infrastructure Acquisition Agreement with MSM Properties, LLC
- c. Resolutions
 - i. Adoption of Resolution Adopting a Conflicts of Interest Policy
 - ii. Adoption of Resolution Adopting Rules of Order and Procedure
 - iii. Adoption of a Resolution Adopting Written Procedures Governing Electronic Meetings
 - iv. Adoption of a Resolution Adopting a Public Records Policy
 - v. Adoption of Annual Administrative Resolution
- d. Approval of Written Certification to State Auditor
- e. Tentative Budgets
 - i. Adoption of Tentative Operating and Capital Budget for 2024 and Set Public Hearing Date to take Public Comment on Same
 - ii. Authorize Trustees to obtain public surety bonds, as required, through the Utah Local Governments Trust in the amount of \$5,000 for the District Treasurer and \$1,000 each for the District Chair and District Clerk

f. 2024 Bonds

- i. APPROVAL OF A RESOLUTION OF THE BOARD OF TRUSTEES OF THE PEAKS PUBLIC INFRASTRUCTURE DISTRICT ESTABLISHING THE TERMS AND CONDITIONS OF AN ASSESSMENT ORDINANCE FOR THE PEAKS ASSESSMENT AREA (THE “ASSESSMENT AREA”), AUTHORIZING THE EXECUTION OF A 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 TRANSACTIONS CONTEMPLATED BY THIS RESOLUTION; AND RELATED MATTERS.

g. Administrative Non-Action Items

- i. Discussion Regarding Liability Insurance
- h. Board Training – Open and Public Meetings Act
- i. Training required by state auditor for New Board Members:
<https://training.auditor.utah.gov>

5. Adjourn