

PUBLIC NOTICE AND AGENDA
Grapevine Wash Local District
Board of Trustees
Special Meeting

Notice is Hereby Given that the Grapevine Wash Local District Board of Trustees will Hold a Meeting on October 29, 2024 at 8:00 A.M.

At Red Rock Real Estate, 90 E 100 S, St. George, Utah 84770 and on Zoom Meeting (link below)

- A. Call to Order
- B. Consider Approval of the Draft Minutes from the Board Meeting held September 3, 2024
- C. Consider Resolution 2024-09 Giving Public Notice to Appoint Two Vacant Positions on the Board of Trustees
- D. Consider Resolution 2024-10 for Operations and Administration, Including Approving an Agreement with Special District Management, LLC for Administrative Services; Appointing a District Clerk/Secretary and a Deputy Treasurer; Designating Bush & Gudgell as the District Engineer and Grapevine Development, LLC to Construct Improvements on District Property; and Clifton Larson Allen LLP as the District Accounting Firm
- E. Consider Resolution 2024-11 Adopting a Tentative Budget and Setting a Date for the Public Hearing
- F. Executive Director's Report
- G. Adjourn

For any questions or needed accommodations call Brecken Anderson at 435-773-7476.

This meeting will be simulcast via Zoom so members of the Board and the public may participate electronically. Motions relating to any of the items listed above, including final action, may be taken. Meetings may be closed for reasons allowed by statute. This meeting can be accessed through Zoom at:

Join Zoom Meeting

<https://us06web.zoom.us/j/84659753003?pwd=zlNb2v2TAwehNJZacSE0CqQpbTe8Fi.1>

Meeting ID: 846 5975 3003

Passcode: 1234

**MINUTES
GRAPEVINE WASH LOCAL DISTRICT
BOARD MEETING**

**HELD ON TUESDAY, September 3, 2024, AT THE OFFICE OF SNOW JENSEN & REECE, P.C.,
912 W. 1600 S., SUITE B-200, ST. GEORGE, UTAH 84770
AT 3:30 P.M.**

MEMBERS PRESENT: Richard H. Miller, (zoom); Tracy Belliston, (zoom); Jon Richter (zoom); Matthew Crowe, (zoom); Davis Anderson (zoom)

ALSO PRESENT: Paul Morris, Executive Director (zoom); Michael Wagstaff, Land Assist (zoom) Matt Ence District Counsel, (zoom); Aaron Wade, Gilmore and Bell (zoom) Michael Jensen, (zoom) & Jennifer Gowans, Snow Jensen & Reece, Adam Daly, Gilmore and Bell, Maria Mamaril, Piper Sandler, and Benj Becker, Piper Sandler

A. Call to Order

The meeting convened at 3:37 pm.

B. Public Comment

No one is present to comment from the public.

C. Consent Items

1. **3:39 pm** - Consider approval of the draft minutes from the board meeting held August 23, 2024.

Matthew Crowe motions to approve the meeting minutes from August 23, 2024.

Tracy Belliston Seconds the motion.

All trustees present voted in favor of the meeting minutes and those passed.

2. Public Comment on Final Budget

3:40 pm Richard Miller moves to open public comment and Jon Richter Seconds.

Paul explains the final budget

No public present or comments

Richard Miller motions to close the public hearing and Jon Richter Seconds

All are in favor of closing public meeting

D. Action Items

1. Consider approval of Resolution 2024-07, a resolution adopting a final budget for calendar year 2024.

3:43 pm

Matthew Crowes motions to approve

Richard Miller seconds

All are in favor

2. Consider ratification of revised Ordinance 2024-01, an ordinance adopting facilities fees, previously approved by the Board on August 23, 2024, as subsequently modified by District legal counsel thereafter.
 - 3:44 pm
 - Matt Ence explains the document
 - Jon Richter motions to approve
 - Tracy seconds
 - All are in favor
3. Consider approval of the Infrastructure Acquisition and Reimbursement Agreement between the District and Grapevine Development, LLC, and authorize the District Chair or administrator to sign.
 - 3:48pm
 - Matt Ence explains
 - Matthew Crowe motions to approve
 - Jon Richter seconds
 - All in favor
4. Consider approval of the Funding and Reimbursement Agreement between the District and Grapevine Development, LLC, and authorize the District Chair to sign.
 - Matt Ence explains
 - Discussion
 - Mathew motions
 - Dick seconds it
 - 4:21pm Matt Ence makes a suggestion
 - Subject to the modification of the agreement so developer has obligation to pay for expenses outside the normal district expenses. Remainder of this agreement will go into affect until bonds are issued. With this, Matthew Crowe motions to approve.
 - Tracy Belliston seconds
 - All are in favor
5. Consider approval of Resolution 2024-08, a resolution authorizing a first amendment to the Assessment Ordinance originally established by the Board with Resolution 2024-01 on June 25, 2024, authorizing the taking of all other actions necessary to the consummation of the transactions contemplated by this resolution, and related matters.
 - 4:26 pm
 - Aaron Wade explains the document

- Paul Morris explains the document
 - Jon Richter motions
 - Matthew Crowe seconds
 - All are in favor
6. Consider approval of the form of Collateral and Completion Agreement to be entered in relation to the anticipated issuance of bonds by the District, and authorizing the District Chair or Administrator to finalize the same under the direction of District legal counsel at the time of bond issuance.
- Aaron Wade explains the document
 - Richard Miller motions to approve
 - Matthew Crowe seconds
 - All are in favor

E. Administrative Non-Action Items

F. Other Items From Board Members

1. Discussion of any other items at the request of Board members.
- 4:37pm
 - Matthew Crowe asks about acknowledgement waiver and consent.
 - Aaron Wade explains
 - Aaron Wade agrees to send out a redlined version
 - Mathew Crowe asks about the closing deadline of September 30th and bond feedback.
 - Paul Morris shares what he's heard

G. Adjourn

Matthew Crowe moves to adjourn.

Jon Richter seconds the motion.

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

Brecken Anderson, District Clerk

Approval Date: _____

GRAPEVINE WASH LOCAL DISTRICT

RESOLUTION 2024-09

A RESOLUTION OF THE GRAPEVINE WASH LOCAL DISTRICT (“DISTRICT”) GIVING NOTICE OF TWO BOARD OF TRUSTEE VACANCIES

WHEREAS, Jon Richter and Matthew Crowe have resigned from the Board of Trustees of the District (“Board”) and their unexpired terms run through July 22, 2028; and

WHEREAS, Section 20A-1-512(1) Utah Code (“Election Law”) provides that if there is a vacancy on the Board “for any reason” the Board, as a body elected by the property owners in the District, “shall appoint a replacement to serve out the unexpired term”; and

WHEREAS, the Election Law requires that prior to acting to fill the vacancy, the Board shall “give public notice of the vacancy for at least two weeks before the [Board] meets to fill the vacancy by publishing the notice, as a class A notice: that identifies “(A) the date, time, and place of the meeting where the vacancy will be filled; (B) the individual to whom an individual who is interested in an appointment to fill the vacancy may submit the individual’s name for consideration; and (C) any submission deadline.”;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD that the District Clerk provide the statutory notice, once the Board has determined the meeting date to fill the vacancy; the District Clerk shall be the individual to be notified; and the submission deadline is 2 days prior to the meeting date.

PASSED AND ADOPTED by the District Board this 29th day of October 2024.

Grapevine Wash Local District

Richard Miller
Vice Chair

Attest:

District Clerk

GRAPEVINE WASH LOCAL DISTRICT

RESOLUTION 2024-10

A RESOLUTION OF THE GRAPEVINE WASH LOCAL DISTRICT (“DISTRICT”) FOR OPERATIONS AND ADMINISTRATION, INCLUDING APPROVING AN AGREEMENT WITH SPECIAL DISTRICT MANAGEMENT, LLC FOR ADMINISTRATIVE AND FINANCIAL BOOKKEEPING SERVICES; APPOINTING A DISTRICT CLERK/SECRETARY, DESIGNATING BUSH & GUDGELL AS DISTRICT ENGINEER, AUTHORIZING GRAPEVINE DEVELOPMENT, LLC TO CONSTRUCT IMPROVEMENTS ON DISTRICT PROPERTY; AND SELECTING CLIFTON LARSON ALLEN LLP AS THE DISTRICT’S ACCOUNTING FIRM AND DESIGNATING THE DISTRICT OFFICE

WHEREAS, in September 2024 the District provided certain documentation and entered into various agreements that resulted in the successful issuance of the Series 2024 Bonds (“Bond Documents”) and become the owner of over 100 acres that constitute the planned rights-of-way, the viewshed cliffs, the water tank site, the pocket parks, the detention ponds, the sewer lift station sites, and the community center site, all as identified in the Silver Cliffs subdivision preliminary plat (“District Property”); and

WHEREAS, the remaining property within the District is owned by Grapevine Development, LLC (“Grapevine”) and while Grapevine is developing the Silver Cliffs subdivision, it shall also have the responsibility to construct the improvements on the District Property; and

WHEREAS, the District Board of Trustees (“Board”) has determined that there is a need for the District to obtain operations and administrative assistance to operate effectively by engaging firms to provide management, financial bookkeeping, and contract administration services, engineering, and accounting and appointing a District Clerk/Secretary; and

WHEREAS, the Utah Code has certain provisions governing the District found in Title 17B, Chapter 1 and other provisions that govern the bond issuance and construction of improvements with bond proceeds, which authorize the District to obtain the desired services (“Governing Acts”);

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD as follows:

1. An agreement with Special District Management, LLC (“SDM”) is approved to provide management, financial bookkeeping, and contract administration services and the managers of SDM are appointed as the District Clerk/Secretary pursuant to §17B-1-631 and as Budget Officer, pursuant to §17B-1-601(3). SDM shall also provide the bookkeeping duties described in §17B-1-632.
2. Clifton Larson Allen LLP (“CLM”) shall be engaged as the District’s Accounting Firm, including assisting SDM in the preparation of budgets, assisting in compliance with reporting and disclosure requirements to the State and as required by the Bond Documents.
3. Grapevine engaged Bush & Gudgell, as the engineers for the Silver Cliffs subdivision. They

are hereby designated as the District's engineers, including surveying, preparing legal descriptions, and construction of the improvements on the District Property. They shall also be the engineers for purposes of completing the reimbursement forms that are part of the Bond Documents. They shall be paid from the project funds established by the Bond Documents pursuant to their contract with Grapevine.

4. Grapevine and its contracted entities have the responsibility and authority to construct the improvements on the District Property and be paid from the bond funds established by the Bond Documents.
5. The Chair, Vice Chair, and Executive Director are delegated the authority to finalize the contracts with SDM and CLM, and entered into other contracts to fulfill the operation and administration of the District, both as the designated officers in the Bond Documents and pursuant to the Governing Acts, including §17B-1-301(2)(d) and (n) and §17B-1-1102(7)(g)(iii).
6. The offices of the District shall be at 90 E 100 S, St. George, Utah 84770.

PASSED AND ADOPTED by the District Board this 29th day of October 2024.

Grapevine Wash Local District

Richard Miller
Vice Chair

Attest:

District Clerk

GRAPEVINE WASH LOCAL DISTRICT

RESOLUTION 2024-11

A RESOLUTION OF THE GRAPEVINE WASH LOCAL DISTRICT (“DISTRICT”) ADOPTING A TENTATIVE BUDGET THAT AMENDS THE BUDGET FOR FISCAL YEAR 2024-25 AND SETTING A PUBLIC HEARING

WHEREAS, pursuant to §§17B-1-621 and 622 the District Board of Trustees (“Board”) may amend the budget after holding a public hearing; and

WHEREAS, in September 2024 the District issued the Series 2024 Bonds which necessitate the amendment of the current fiscal year budget;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD that the attached tentative budget is adopted, and the District Clerk is directed to give public notice of a public hearing to consider the tentative budget after the Board selects a hearing date.

PASSED AND ADOPTED by the District Board this 29th day of October 2024.

Grapevine Wash Local District

Richard Miller
Vice Chair

Attest:

District Clerk

Local and Special Service Districts Adopted Budget Form: SD-BUD-1-2012	Name
	Fiscal Year

Part I General and Enterprise Fund				
(a)		General Fund		
		Actual Expenses		
		Prior Year (b)	Current Year (c)	Budget (d)
	Revenues			
1.1	Taxes: Property Tax	1,264.22	1,814.02	1,268.00
1.2	Other: (VAA or Donation)	2,550.73	8,346.01	-
1.3	Fee in Lieu of Taxes	-	-	-
1.4	Charges for Services	-	-	-
1.5	Interest Income	-	-	5,000.00
1.6	Bond Income	-		200,000.00
1.7				
1.8				
	Other Financing Sources:			
1.9	Transfers from Other Funds	-	-	-
1.10	Contribution from Fund Balance	-	-	
1.11				
1.12				
	Total Revenues	3,814.95	10,160.03	206,268.00
	Expenses			
2.1	Salaries and Benefits	-	-	-
2.2	Other Operating Expenses	3,550.00	3,600.00	10,000.00
2.3	Depreciation	-	-	-
2.4	Capital Outlay	-	-	-
2.5	Debt Service	-	-	-
2.6	Legal	120.00	614.50	15,000.00
2.7	Administrative Services	665.72	-	65,000.00
2.8	Bonding	-	-	-
	Other Financing Uses:			
2.9	Transfers to Other Funds	-	-	-
2.10	Contribution to Fund Balance	-		116,268.00
2.11				
2.12				
	Total Expenditures / Expenses	4,335.72	4,214.50	206,268.00
	Net Income / (Loss)	(520.77)	5,945.53	-
Part II Capital Projects and Debt Service Fund				

Grapevine Wash Basic Local District		
2024 - 2025		
Enterprise Fund		
Actual Expenses		
Prior Year (e)	Current Year (f)	Budget (g)
0	0	0
0	0	0
0	0	0
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