

**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.

DocuSigned by:

Brecken Anderson

Brecken Anderson, District Clerk

Approval Date: 10/29/2024 | 9:01 AM MDT