MINUTES OF A SPECIAL MEETING

NS PUBLIC INFRASTRUCTURE DISTRICT NO. 2
BOARD OF TRUSTEES

Monday, September 23, 2024 at 11:00 a.m.
60 W. 50 N. Suite 300, Salt Lake City UT 84101

The meeting was also held via teleconference and open to the public.

Attendance

The meeting referenced above was called and held in accordance with the applicable statutes of the State of Utah. The following members were in attendance:

Burke Staker

Ryan Beck

Trustee Josh Clark was absent. All absences are deemed excused unless otherwise noted in these minutes.

Also present: Megan J. Murphy, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law, District General Counsel; Shelby Clymer CliftonLarsonAllen, LLP; Adam Daly, Gilmore & Bell, PC; Johnathan Ward, Zions Public Finance; and Benj Becker and Maria Mamaril, Piper Sandler.

Call to Order/Declaration of Quorum

It was noted that a quorum of the Board was present. Upon a motion duly made by Mr. Staker and seconded by Mr. Beck, the meeting was called to order.

Preliminary Action Items

Approve Agenda

The Board reviewed the proposed agenda for the meeting. Following review, upon a motion duly made by Mr. Staker and seconded by Mr. Beck, the Board unanimously approved the agenda as presented.

Public Comment

No members of the public were in attendance.

Public Hearing

Conduct Public Hearing to review input from the public on the adoption of the tentative budget as the final budget for the calendar year of 2024

Director Staker opened the public hearing on the proposed 2024 Budget. Ms. Murphy noted that the notice of public hearing was provided in accordance with Utah law. No written objections have been received prior to the meeting. There being no public comment, the hearing was closed.

Ms. Clymer reviewed the 2024 Budget Resolution with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution adopting the 2024 Budget, appropriating funds therefor as shown in the 2024 Budget, subject to receipt of final assessed valuation.

Action Items

Adopt final operating and capital budget for calendar year 2024

Adopt Resolution Adopting the 2024 Budget

Ms. Clymer reviewed the 2024 operating and capital budget with the Board. Following discussion, upon a motion duly made by Mr. Staker, seconded by Mr. Beck, and upon vote unanimously carried, the Board adopted the Resolution Adopting the 2024 Budget as Final.

Approve Minutes from September 5, 2024 Initial Meeting

Ms. Murphy presented the minutes from the September 5, 2024 initial meeting to the Board for consideration. Following review, upon a motion duly made by Mr. Staker and seconded by Mr. Beck, and upon a vote unanimously carried, the Board approved the minutes.

Approve Proposal from Utah Local Government Trust for General Liability Coverage and authorize legal counsel to bind coverage

Ms. Murphy presented the proposal from Utah Local Government Trust for General Liability Coverage to the Board for consideration. Following review, upon a motion duly made by Mr. Staker, seconded by Mr. Beck, and upon a vote unanimously carried, the Board approved the proposal and authorized legal counsel to bind coverage.

Approve Petition for Annexation from New Salem Vision I, LLC

Ms. Murphy presented the Petition for Annexation from New Salem Vision, LLC to the Board for consideration. Following review, upon a motion duly made and seconded, and upon a vote unanimously carried, the Board approved the petition.

Adopt Resolution Annexing Property

Ms. Murphy presented the Resolution Annexing Property to the Board for consideration. Following review, upon a motion duly made by Mr. Staker, seconded by Mr. Beck, and upon a vote unanimously carried, the Board adopted the resolution.

Approve Notice of Impending Boundary Action

Ms. Murphy presented the Notice of Impending Boundary Action to the Board for consideration. Following review, upon a motion duly made by Mr. Staker, seconded by Mr. Beck, and upon a vote unanimously carried, the Board approved the notice.

Approve Petition for Annexation from Woodside Homes of Utah, LLC

Ms. Murphy presented the Petition for Annexation from Woodside Homes of Utah, LLC to the Board for consideration. Following review and discussion, upon a motion duly made and seconded, and upon a vote unanimously carried, the Board approved the petition.

Adopt Resolution Annexing Property

Ms. Murphy presented the Resolution Annexing Property to the Board for consideration. Following review, upon a motion duly made by Mr. Staker, seconded by Mr. Beck, and upon a vote unanimously carried, the Board adopted the resolution.

Approve Notice of Impending Boundary Action

Ms. Murphy presented the Notice of Impending Boundary Action to the Board for consideration. Following review, upon a motion duly made by Mr. Staker and seconded by Mr. Beck, and upon a vote unanimously carried, the Board approved the notice.

Administrative Non-Action Items

Discussion Regarding 2024 Bond Issuance

Mr. Daly notes that the notice of public hearing was provided in accordance with Utah law, it was noted that no members of the public were present. There being no public comment, the hearing was closed. Additionally, Mr. Daly provided an update on the 2024 bond issuance, noting that the PLOM is being updated with final information.

Adjourn

There being no further business to come before the Board and upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

Josh Clark
Josh Clark (Nov 21, 2024 09:52 MST)
Josh Clark
District Clerk/Secretary

The foregoing minutes were approved on the 13th day of November, 2024.