

**Mount Ogden Public Infrastructure District Nos. 1-3
Board of Trustees
Board Meeting**

Date of Meeting: Tuesday, November 18, 2025

Location: 3925 East Snowbasin Road, Huntsville, UT 84317
and via Microsoft Teams
URL: https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZTkyYTI3NTQtZDhhYS00NDgzLWJiMzItZTE0OTEwOWIxN2Zj%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%225b9f6fa2-e9dd-42cc-bfd8-f7dd2ed196a6%22%7d
Call: 720-547-5281
Conference ID: 696 139 666#

AGENDA

Work Session
1:00 p.m.

Discussion Items (No action or approvals may be taken):

1.

General Session
Immediately following the Work Session

CALL MEETING TO ORDER:

As the Chair of the Board of Trustees of the Mount Ogden Public Infrastructure District Nos. 1-3, I hereby call this regular meeting of the Board to order at _____ p.m. on November 18, 2025 at the office of the District located at 3925 East Snowbasin Road, Huntsville, Utah 84317. In compliance with the requirements of Utah's Open and Public Meetings Law: (i) notice of this meeting has been duly posted and published, and (ii) this meeting is being recorded and minutes of the meeting, in its entirety, are being kept.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Ragen Mansfield at 801-620-1053 at least 24 hours prior to meeting.

For the record we would like to recognize those present from the Board of Trustees and Staff.

Trustee Chair
Trustee
Trustee
District Clerk
Legal Council
District Manager
Other District Representatives and Presenters

We at this time recognize and welcome any visitors and interested persons here at the office or online.
We ask you to please sign in for the record.

MEETING BUSINESS:

1. DISCLOSURE OF CONFLICTS OF INTEREST PERTAINING TO AGENDA MATTERS
2. PUBLIC INPUT: [Relating to agenda matters - limit to 3 minutes]
3. CONSENT AGENDA:
 - a. Approval of Minutes: November 18, 2024
4. PUBLIC HEARINGS (If Applicable):
 - a. Open the hearing (by Motion), and introduce the matter to be heard.
 - b. Explanation of the matter to be heard.
 - c. Open for public comment from those wishing to be heard on the matter.
 - d. Close the public hearing (by Motion).
5. ADMINISTRATIVE MATTERS:
 - a. Acknowledge resignation of Jim Hill, effective June 5, 2025.
 - b. Consider election of officers.
Chair:
Vice-Chair:
Treasurer:
Clerk:
 - c. Adopt 2026 Annual Meeting Schedule (enclosure).
6. FINANCIAL MATTERS:
 - a. Consider adoption of the tentative operating and capital budget for calendar year 2026 and set a public hearing to take public comment on the same (enclosure).
7. LEGAL MATTERS:
 - a. Discuss new board member training requirements www.training.auditor.utah.gov
8. MANAGER'S MATTERS:
 - a. Other
9. OTHER BUSINESS - BOARD MEMBERS AND STAFF:
 - a. Confirm quorum for December 16, 2025 Board meeting at 6:00 p.m.

ADJOURNMENT

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF TRUSTEES OF THE
MOUNT OGDEN PUBLIC IMPROVEMENT DISTRICT NO. 1 (THE “DISTRICT”)
HELD
DECEMBER 16, 2024

A special meeting of the Board of Trustees of the Mount Ogden Public Improvement District No. 1 (referred to hereafter as the “Board”) was convened on Monday, December 16, 2024, at 6:00 p.m., at 3925 E. Snowbasin Road, Huntsville, Utah 84317 and via Microsoft Teams. The meeting was open to the public.

ATTENDANCE

Directors in attendance were:

Jim Hill, Chair
Adam Suess, Vice-Chair
Tim Hendon, Treasurer

Also, In Attendance Were:

Josh Miller and David Hutchison, CliftonLarsonAllen LLP (“CLA”)
Ragen Mansfield; District Clerk
Brent Rose, Esq.; Clyde Snow & Sessions, P.C.

ADMINISTRATIVE MATTERS

Call to Order:

Trustee Hill called the meeting to order at 6:26 p.m., who recited the following:

“As the Chair of the Board of Trustees of the Mount Ogden Public Infrastructure District No. 1, I hereby call this regular meeting of the Board to order at 6:26 p.m. on December 16, 2024, at 3925 E. Snowbasin Road, Huntsville, Utah 84317. In compliance with the requirements of Utah’s Open and Public Meetings Law: (i) notice of this meeting has been duly posted and published, and (ii) this meeting is being recorded and minutes of the meeting, in its entirety, are being kept.”

November 18, 2024 Minutes:

Following review, Trustee Suess made a motion to approve the November 18, 2024 Minutes. Trustee Hill seconded the motion. The motion passed unanimously.

Annual Meeting Schedule for 2025:

Following review, Trustee Hill made a motion to adopt the annual meeting schedule for 2025. Trustee Suess seconded the motion. The motion passed unanimously.

FINANCIAL MATTERS

Public Hearing on the Operating and Capital Budget for Calendar Year 2025 and Adoption of the Same:

Trustee Suess made a motion to open the public hearing on the operating and capital budget for calendar year 2025. Trustee Hendon seconded the motion. The motion passed unanimously.

Mr. Hutchison presented the budget for calendar year 2025 to the Board. No public comments were received and the public hearing was closed.

Following discussion, Trustee Suess made a motion to adopt the Operating and Capital Budget for Calendar Year 2025. Trustee Hendon seconded the motion. The motion passed unanimously.

MANAGER MATTERS

CliftonLarsonAllen LLP Statements of Work for 2025:

Following review, Trustee Suess made a motion to adopt the CliftonLarsonAllen LLP statements of work for 2025. Trustee Hendon seconded the motion. The motion passed unanimously.

OTHER BUSINESS

Attorney Rose recommended exploring a refund and reimbursement agreement and an interlocal agreement. No action was taken.

ADJOURNMENT

Trustee Suess made a motion to adjourn the meeting at 6:35 p.m. Trustee Hill seconded the motion. The motion passed unanimously.

Respectfully submitted,

By _____

Secretary for the Meeting

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF TRUSTEES OF THE
MOUNT OGDEN PUBLIC IMPROVEMENT DISTRICT NO. 2 (THE “DISTRICT”)
HELD
DECEMBER 16, 2024

A special meeting of the Board of Trustees of the Mount Ogden Public Improvement District No. 2 (referred to hereafter as the “Board”) was convened on Monday, December 16, 2024, at 6:00 p.m., at 3925 E. Snowbasin Road, Huntsville, Utah 84317 and via Microsoft Teams. The meeting was open to the public.

ATTENDANCE

Directors in attendance were:

Jim Hill, Chair
Adam Suess, Vice-Chair
Tim Hendon, Treasurer

Also, In Attendance Were:

Josh Miller and David Hutchison, CliftonLarsonAllen LLP (“CLA”)
Ragen Mansfield; District Clerk
Brent Rose, Esq.; Clyde Snow & Sessions, P.C.

ADMINISTRATIVE MATTERS

Call to Order:

Trustee Hill called the meeting to order at 6:26 p.m., who recited the following:

“As the Chair of the Board of Trustees of the Mount Ogden Public Infrastructure District No. 2, I hereby call this regular meeting of the Board to order at 6:26 p.m. on December 16, 2024, at 3925 E. Snowbasin Road, Huntsville, Utah 84317. In compliance with the requirements of Utah’s Open and Public Meetings Law: (i) notice of this meeting has been duly posted and published, and (ii) this meeting is being recorded and minutes of the meeting, in its entirety, are being kept.”

November 18, 2024 Minutes:

Following review, Trustee Suess made a motion to approve the November 18, 2024 Minutes. Trustee Hill seconded the motion. The motion passed unanimously.

Annual Meeting Schedule for 2025:

Following review, Trustee Hill made a motion to adopt the annual meeting schedule for 2025. Trustee Suess seconded the motion. The motion passed unanimously.

FINANCIAL MATTERS

Public Hearing on the Operating and Capital Budget for Calendar Year 2025 and Adoption of the Same:

Trustee Suess made a motion to open the public hearing on the operating and capital budget for calendar year 2025. Trustee Hendon seconded the motion. The motion passed unanimously.

Mr. Hutchison presented the budget for calendar year 2025 to the Board. No public comments were received and the public hearing was closed.

Following discussion, Trustee Suess made a motion to adopt the Operating and Capital Budget for Calendar Year 2025. Trustee Hendon seconded the motion. The motion passed unanimously.

MANAGER MATTERS

CliftonLarsonAllen LLP Statements of Work for 2025:

Following review, Trustee Suess made a motion to adopt the CliftonLarsonAllen LLP statements of work for 2025. Trustee Hendon seconded the motion. The motion passed unanimously.

OTHER BUSINESS

Attorney Rose recommended exploring a refund and reimbursement agreement and an interlocal agreement. No action was taken.

ADJOURNMENT

Trustee Suess made a motion to adjourn the meeting at 6:35 p.m. Trustee Hill seconded the motion. The motion passed unanimously.

Respectfully submitted,

By _____

Secretary for the Meeting

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF TRUSTEES OF THE
MOUNT OGDEN PUBLIC IMPROVEMENT DISTRICT NO. 3 (THE “DISTRICT”)
HELD
DECEMBER 16, 2024

A special meeting of the Board of Trustees of the Mount Ogden Public Improvement District No. 3 (referred to hereafter as the “Board”) was convened on Monday, December 16, 2024, at 6:00 p.m., at 3925 E. Snowbasin Road, Huntsville, Utah 84317 and via Microsoft Teams. The meeting was open to the public.

ATTENDANCE

Directors in attendance were:

Jim Hill, Chair
Adam Suess, Vice-Chair
Tim Hendon, Treasurer

Also, In Attendance Were:

Josh Miller and David Hutchison, CliftonLarsonAllen LLP (“CLA”)
Ragen Mansfield; District Clerk
Brent Rose, Esq.; Clyde Snow & Sessions, P.C.

ADMINISTRATIVE MATTERS

Call to Order:

Trustee Hill called the meeting to order at 6:26 p.m., who recited the following:

“As the Chair of the Board of Trustees of the Mount Ogden Public Infrastructure District No. 3, I hereby call this regular meeting of the Board to order at 6:26 p.m. on December 16, 2024, at 3925 E. Snowbasin Road, Huntsville, Utah 84317. In compliance with the requirements of Utah’s Open and Public Meetings Law: (i) notice of this meeting has been duly posted and published, and (ii) this meeting is being recorded and minutes of the meeting, in its entirety, are being kept.”

November 18, 2024 Minutes:

Following review, Trustee Suess made a motion to approve the November 18, 2024 Minutes. Trustee Hill seconded the motion. The motion passed unanimously.

Annual Meeting Schedule for 2025:

Following review, Trustee Hill made a motion to adopt the annual meeting schedule for 2025. Trustee Suess seconded the motion. The motion passed unanimously.

FINANCIAL MATTERS

Public Hearing on the Operating and Capital Budget for Calendar Year 2025 and Adoption of the Same:

Trustee Suess made a motion to open the public hearing on the operating and capital budget for calendar year 2025. Trustee Hendon seconded the motion. The motion passed unanimously.

Mr. Hutchison presented the budget for calendar year 2025 to the Board. No public comments were received and the public hearing was closed.

Following discussion, Trustee Suess made a motion to adopt the Operating and Capital Budget for Calendar Year 2025. Trustee Hendon seconded the motion. The motion passed unanimously.

MANAGER MATTERS

CliftonLarsonAllen LLP Statements of Work for 2025:

Following review, Trustee Suess made a motion to adopt the CliftonLarsonAllen LLP statements of work for 2025. Trustee Hendon seconded the motion. The motion passed unanimously.

OTHER BUSINESS

Attorney Rose recommended exploring a refund and reimbursement agreement and an interlocal agreement. No action was taken.

ADJOURNMENT

Trustee Suess made a motion to adjourn the meeting at 6:35 p.m. Trustee Hill seconded the motion. The motion passed unanimously.

Respectfully submitted,

By _____

Secretary for the Meeting

MT. OGDEN PUBLIC INFRASTRUCTURE DISTRICTS NOS. 1, 2 & 3
NOTICE OF ANNUAL MEETING SCHEDULE FOR CALENDAR YEAR 2026

PUBLIC NOTICE is hereby given that the annual schedule for the combined regular meetings of the Boards of Trustees (the “Boards”), of the Mount Ogden Public Infrastructure Districts Nos. 1, 2 and 3 (the “Districts”), for calendar year 2026, is as follows:

June 16, 2026

November 17, 2026

December 15, 2026

The foregoing regular meetings of the Boards will be held on the above dates at the Districts’ office, located at 3925 East Snowbasin Road Huntsville, UT 84317 and via video teleconference, beginning at 1:00 p.m., unless otherwise noticed. If any meeting falls on a legal holiday, the meeting will be cancelled and rescheduled, and public notice of the rescheduled meeting will be duly given.

District Clerk

MOUNT OGDEN PUBLIC INFRASTRUCTURE DISTRICT NO. 1

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2026

MOUNT OGDEN PUBLIC INFRASTRUCTURE DISTRICT NO. 1
GENERAL FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

10/20/25

	ACTUAL 2024	BUDGET 2025	ACTUAL 6/30/2025	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -	\$ -	\$ -
REVENUES					
Developer advance	7,121	36,000	(6,584)	32,500	39,000
Total revenues	7,121	36,000	(6,584)	32,500	39,000
Total funds available	7,121	36,000	(6,584)	32,500	39,000
EXPENDITURES					
General and administrative					
Accounting	226	10,000	429	10,000	11,000
Insurance	-	9,000	-	10,500	9,500
District management	6,015	4,000	951	4,000	4,500
Legal	880	8,000	-	8,000	9,000
Contingency	-	5,000	-	-	5,000
Total expenditures	7,121	36,000	1,380	32,500	39,000
Total expenditures and transfers out requiring appropriation	7,121	36,000	1,380	32,500	39,000
ENDING FUND BALANCES	\$ -	\$ -	\$ (7,964)	\$ -	\$ -
AVAILABLE FOR OPERATIONS	-	-	(7,964)	-	-
TOTAL RESERVE	\$ -	\$ -	\$ (7,964)	\$ -	\$ -

See summary of significant assumptions.

MOUNT OGDEN PUBLIC INFRASTRUCTURE DISTRICT NO. 1
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

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Services Provided

In 2022, the Board of County Commissioners of Weber County, Utah (the County), adopted a creation resolution authorizing the creation of Mount Ogden Public Infrastructure District No. 1 (the District) and District Nos. 2-3 (collectively, the Districts). The Office of the Lieutenant Governor of the State of Utah issued a Certificate of Creation for the District on December 7, 2022 and recorded in the real property records of the Salt Lake County County Recorder on December 1, 2022.

The District was established to provide financing for public infrastructure improvements to facilitate development within the boundaries of the District. The District has the power to issue bonds for the purpose of paying all or part of the costs of acquiring an interest in, improving, or extending certain public improvements, facilities, or property.

The District has no employees, and all administrative functions are contracted.

The District prepares its budget on the modified accrual basis of accounting using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results because events and circumstances frequently do not occur as expected, and those differences may be material.

Revenues

Developer Advance

The District is in the development stage. As such, the operating and administrative expenditures will be mainly funded by the Developer. A major portion of the capital expenditures are also expected to be funded by the Developer. Developer advances are recorded as revenue for budget purposes with an obligation for future repayment when the District is financially able to reimburse the Developer from bond proceeds and other legally available revenue.

Expenditures

Administrative Expenditures

Administrative and operations expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, accounting, district management, insurance, and other administrative expenses.

Debt Service

The district has no debt or leases.

This information is an integral part of the accompanying budget.

MOUNT OGDEN PUBLIC INFRASTRUCTURE DISTRICT NO. 2

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2026

MOUNT OGDEN PUBLIC INFRASTRUCTURE DISTRICT NO. 2
GENERAL FUND
2026 BUDGETS
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

10/10/25

	ACTUAL 2024	BUDGET 2025	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -	\$ -
REVENUES				
Total revenues	-	-	-	-
Total funds available	-	-	-	-
EXPENDITURES				
Total expenditures	-	-	-	-
Total expenditures and transfers out requiring appropriation	-	-	-	-
ENDING FUND BALANCES	\$ -	\$ -	\$ -	\$ -

See summary of significant assumptions.

MOUNT OGDEN PUBLIC INFRASTRUCTURE DISTRICT NO. 2
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

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Services Provided

In 2022, the Board of County Commissioners of Weber County, Utah (the County), adopted a creation resolution authorizing the creation of Mount Ogden Public Infrastructure District No. 2 (the District) and District Nos. 1 and 3 (collectively, the Districts). The Office of the Lieutenant Governor of the State of Utah issued a Certificate of Creation for the District on December 7, 2022 and recorded in the real property records of the Salt Lake County County Recorder on December 1, 2022.

The District was established to provide financing for public infrastructure improvements to facilitate development within the boundaries of the District. The District has the power to issue bonds for the purpose of paying all or part of the costs of acquiring an interest in, improving, or extending certain public improvements, facilities, or property.

The District has no employees, and all administrative functions are contracted.

The District prepares its budget on the modified accrual basis of accounting using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results because events and circumstances frequently do not occur as expected, and those differences may be material.

Revenues

The District does not anticipate having any activity in 2026.

Expenditures

The District does not anticipate having any activity in 2026.

This information is an integral part of the accompanying budget.

MOUNT OGDEN PUBLIC INFRASTRUCTURE DISTRICT NO. 3

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2026

MOUNT OGDEN PUBLIC INFRASTRUCTURE DISTRICT NO. 3
GENERAL FUND
2026 BUDGETS
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

10/10/25

	ACTUAL 2024	BUDGET 2025	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -	\$ -
REVENUES				
Total revenues	-	-	-	-
Total funds available	-	-	-	-
EXPENDITURES				
Total expenditures	-	-	-	-
Total expenditures and transfers out requiring appropriation	-	-	-	-
ENDING FUND BALANCES	\$ -	\$ -	\$ -	\$ -

See summary of significant assumptions.

MOUNT OGDEN PUBLIC INFRASTRUCTURE DISTRICT NO. 3
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

18

Services Provided

In 2022, the Board of County Commissioners of Weber County, Utah (the County), adopted a creation resolution authorizing the creation of Mount Ogden Public Infrastructure District No. 3 (the District) and District Nos. 1 and 2 (collectively, the Districts). The Office of the Lieutenant Governor of the State of Utah issued a Certificate of Creation for the District on December 7, 2022 and recorded in the real property records of the Salt Lake County County Recorder on December 1, 2022.

The District was established to provide financing for public infrastructure improvements to facilitate development within the boundaries of the District. The District has the power to issue bonds for the purpose of paying all or part of the costs of acquiring an interest in, improving, or extending certain public improvements, facilities, or property.

The District has no employees, and all administrative functions are contracted.

The District prepares its budget on the modified accrual basis of accounting using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results because events and circumstances frequently do not occur as expected, and those differences may be material.

Revenues

The District does not anticipate having any activity in 2026.

Expenditures

The District does not anticipate having any activity in 2026.

This information is an integral part of the accompanying budget.