

MINUTES OF A SPECIAL MEETING
NS PUBLIC INFRASTRUCTURE DISTRICT NO. 2
BOARD OF TRUSTEES

Friday, November 14, 2025, at 11:00 a.m.
ANCHOR LOCATION: 460 W. 50 N. Suite 300, Salt Lake City UT 84101

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

Attendance

The special meeting of the Board of Directors of NS Public Infrastructure District No. 2 was called and held in accordance with the applicable laws of the State of Utah. The following Directors, having confirmed their qualifications to serve, were in attendance:

Burke Staker, Chair – in person at anchor location
Ryan Beck, Treasurer/Vice Chair – via teleconference

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

Also present were Megan J. Murphy, Esq. and Betsy Fowler Russon, Esq., WBA, PC, Attorneys at Law, District General Counsel; and Margaret Henderson and Lauren Warburton, CliftonLarsonAllen, LLP, District Accountant.

Call to Order/Declaration of Quorum

It was noted that a quorum of the Board was present. Upon a motion duly made and seconded, 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.

Conflict of Interest Disclosures

Ms. Russon inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted.

Public Comments

No members of the public were in attendance.

Public Hearing

Conduct a Public Hearing to receive input from the public on the adoption of the tentative amended budget as the final budget for the calendar year of 2025

Mr. Staker opened the public hearing on the 2025 Budget Amendment. Ms. Russon 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.

Conduct a Public Hearing to receive input from the public on the adoption of the tentative budget as the final budget for the calendar year of 2026

Mr. Staker opened the public hearing on the proposed 2026 Budget. Ms. Russon 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.

Action Items

Approve Minutes from October 23, 2025 Special Meeting

Ms. Russon presented the minutes from the from the October 23, 2025 special meeting to the Board for consideration. Following review and discussion, upon a motion duly made by Mr. Staker, seconded by Mr. Beck, and upon a vote unanimously carried, the Board approved the minutes from the October 23, 2025 special meeting.

Approval of Special Service District Preparation 2026 Statement of Work with CliftonLarsonAllen, LLP

Ms. Henderson presented the Special Service District Preparation 2026 Statement of Work with CliftonLarsonAllen, LLP to the Board for consideration. Following review and discussion, upon a motion made by Mr. Staker, seconded by Mr. Beck, and upon a vote unanimously carried, the Board approved the Special Service District Preparation 2026 Statement of Work with CliftonLarsonAllen, LLP.

Approval of Proposal for 2025 Audit Services

Ms. Henderson presented the Proposal for 2025 Audit Services by Haynie and Company to the Board for consideration. Following review and discussion, upon a motion made by Mr. Staker, seconded by Mr. Beck, and upon a vote unanimously carried, the Board approved the Proposal for 2025 Audit Services from Haynie and Company.

Approval of Claims Listing

Ms. Henderson presented the Claims Listing to the Board for consideration. Following review and discussion, upon a motion duly made by Mr. Staker, seconded by Mr. Beck, and upon a vote unanimously carried, the Board approved the Claims Listing.

Approval of September 30, 2025 Unaudited Financials

Ms. Henderson presented the September 30, 2025 Unaudited Financials to the Board for consideration. Following review and discussion, upon a motion duly made by Mr. Staker, seconded by Mr. Beck, and upon a vote unanimously carried, the Board accepted the September 30, 2025 Unaudited Financials.

Resolutions

Adoption of Resolution Adopting District Bylaws

Ms. Russon presented the Resolution Adopting Bylaws to the Board for consideration. Following discussion, upon a motion duly made by Mr. Staker, seconded by Mr. Beck, the Board unanimously adopted the Resolution as presented.

Ratification of Resolution of Cost Acceptance No. 3

Ms. Russon presented the Resolution of Cost Acceptance No. 3 to the Board for consideration. Following discussion, upon a motion duly made by Mr. Staker, seconded by Mr. Beck, the Board unanimously ratified the Resolution as presented.

Consider Adoption of Final Amended Operating and Capital Budget for Calendar Year 2025 and Adopt Resolution Adopting the 2025 Amended Budget

Ms. Henderson reviewed the 2025 Amended Operating and Capital Budgets 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 2025 Amended Budget as Final.

Consider Adoption of Final Operating and Capital Budget for Calendar Year 2026 and Adopt Resolution Adopting the 2026 Budget

Ms. Henderson reviewed the 2026 Operating and Capital Budgets 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 2026 Budget as Final.

Administrative Non-Action Items

Confirmation of Completed Trustee Training – Open and Public Meetings Act Training 2025

Ms. Russon confirmed that all Board members have completed the annual Trustee Training for Open and Public Meetings required by the state auditor. No action was taken.

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.

District Clerk/Secretary

The foregoing minutes were approved on the [] day of _____, 2026.