

**MINUTES
CHELSEY PUBLIC INFRASTRUCTURE DISTRICT NOS. 1-2
COMBINED SPECIAL MEETING**

**NOTICE IS HEREBY GIVEN THAT THE BOARD OF TRUSTEES OF CHELSEY PUBLIC
INFRASTRUCTURE DISTRICT NOS. 1-2 HELD A COMBINED SPECIAL MEETING ON
TUESDAY, DECEMBER 2, 2025, AT YORK HOWELL, 10610 SOUTH JORDAN GATEWAY,
SUITE 200, SOUTH JORDAN, UTAH 84095**

AT 10:00am

A. Call to Order

M. Thomas Jolley called to order the combined special meeting of Chelsey Public Infrastructure District Nos. 1-2 on December 2, 2025, at York Howell, 10610 South Jordan Gateway, Suite 200, South Jordan, Utah 84095.

The combined special meeting convened at 10:08am.

B. Roll Call

M. Thomas Jolley conducted a roll call. The following individuals were present:

Members Present:

- Joe Darger – Trustee (via Zoom)
- Ryan Kent – Trustee (via Zoom)
- Vicki Kelsch – Trustee (via Zoom)

Also Present:

- M. Thomas Jolley – District Counsel (in-person)
- Shana Bedard - District Counsel Paralegal (in-person)
- Shelby Clymer – District Accountant (via Zoom)

C. Preliminary Action Items

1. Consider combined board meeting for Chelsey Public Infrastructure District Nos. 1-2.
 - a. Ryan Kent moves for a combined board meeting for Chelsey Public Infrastructure District Nos. 1-2.
 - b. Joe Darger seconds the motion for a combined board meeting for Chelsey Public Infrastructure District Nos. 1-2.
 - c. Joe Darger: Aye / Ryan Kent: Aye
 - d. The motion passes by quorum of the board.

D. Consent Items

1. Approve the draft minutes of the board meeting held on October 28, 2025.
 - a. Joe Darger moves to approve the draft minutes of the board meeting held on October 28, 2025.
 - b. Ryan Kent seconds the motion to approve the draft minutes of the Chelsey Public Infrastructure District Nos. 1-2 board meeting held on October 28, 2025.
 - c. Joe Darger: Aye / Ryan Kent: Aye / Vicki Kelsch: Aye
 - d. The motion passes unanimously.
2. Approve and ratify payment applications and requisition requests made since last board meeting.
 - a. There were no payment applications and requisitions requests to be discussed.

E. Public Hearing

1. Take public comment on the amended tentative operating and capital budget for calendar year 2025 for Chelsey Public Infrastructure District No. 1 adopted on October 28, 2025, which is proposed to be adopted as the amended final operating and capital budget for calendar year 2025 for Chelsey Public Infrastructure District No. 1.
 - a. Vicki Kelsch moves to open the public hearing.
 - b. Joe Darger seconds the motion to open the public hearing.
 - c. Joe Darger: Aye / Ryan Kent: Aye / Vicki Kelsch: Aye
 - d. The hearing is opened for public comments and questions.
 - e. No members of the public are present thus no comments or questions are presented.
2. Take public comment on the tentative operating and capital budgets adopted on October 28, 2025, which are proposed to be adopted as the final budgets for calendar year 2026 for Chelsey Public Infrastructure District Nos. 1-2.
 - a. The hearing is opened for public comments and questions.
 - b. No members of the public are present thus no comments or questions are presented.
 - c. Ryan Kent moves to close the public hearing.
 - d. Vicki Kelsch seconds the motion to close the public hearing.
 - e. Joe Darger: Aye / Ryan Kent: Aye / Vicki Kelsch: Aye
 - f. The public hearing is closed.

F. Action Items

1. Consider accepting the Q3 financial statements for calendar year 2025.
 - a. Joe Darger moves to adopt the Q3 financial statements for calendar year 2025.
 - b. Ryan Kent seconds the motion to adopt the Q3 financial statements for calendar year 2025.
 - c. Joe Darger: Aye / Ryan Kent: Aye / Vicki Kelsch: Aye
 - d. The motion passes unanimously.
2. Consider approval of Resolution 2025-02: A resolution authorizing the execution of a First Amendment to Assessment Ordinance for the Chelsey Assessment Area No. 1; authorizing the taking of all other actions necessary to the consummation of the transactions contemplated by the resolution; and related matters.
 - a. This action item is postponed and possibly tabled.
3. Consider adoption of Resolution 2025-03: A resolution adopting the amended final operating and capital budgets for calendar year 2025 for Chelsey Public Infrastructure District No. 1.
 - a. Ryan Kent moves to adopt Resolution 2025-03.
 - b. Joe Darger seconds the motion to adopt Resolution 2025-03.
 - c. Joe Darger: Aye / Ryan Kent: Aye / Vicki Kelsch: Aye
 - d. The motion passes unanimously.
4. Consider adoption of Resolution 2025-04: A resolution adopting the final operating and capital budgets for calendar year 2026 for Chelsey Public Infrastructure District Nos. 1-2, the previously adopted ad valorem tax rate remaining unchanged from the prior year.
 - a. Joe Darger moves to adopt Resolution 2025-04.
 - b. Vicki Kelsch seconds the motion to adopt Resolution 2025-04.
 - c. Joe Darger: Aye / Ryan Kent: Aye / Vicki Kelsch: Aye
 - d. The motion passes unanimously.
5. Consider authorizing the District Chair to request a proposal from Hinton Burdick for a 2025 audit and approve the District Chair to sign their engagement agreement consistent with industry standards.
 - a. Joe Darger moves to authorize the District Chair to request a proposal from Hinton Burdick for a 2025 audit and approve the District Chair to sign their engagement agreement consistent with industry standards.

- b. Vicki Kelsch seconds the motion to authorize the District Chair to request a proposal from Hinton Burdick for a 2025 audit and approve the District Chair to sign their engagement agreement consistent consistent with industry standards.
 - c. Joe Darger: Aye / Ryan Kent: Aye / Vicki Kelsch: Aye
 - d. The motion passes unanimously.
- 6. Consider renewing the Districts' engagement of York Howell for District Counsel services, and authorizing the District Chair to sign the engagement agreement.
 - a. Joe Darger moves to renew the Districts' engagement of York Howell for District Counsel services, and authorizing the District Chair to sign the engagement agreement.
 - b. Vicki Kelsch seconds the motion to renew the Districts' engagement of York Howell for District Counsel services, and authorizing the District Chair to sign the engagement agreement.
 - c. Joe Darger: Aye / Ryan Kent: Aye / Vicki Kelsch: Aye
 - d. The motion passes unanimously.
- 7. Consider renewing the Districts' engagement of CLA for District Accountant services and authorizing the District Chair to sign the engagement agreement.
 - a. Ryan Kent moves to renew the Districts' engagement of CLA for District Accountant services and authorizing the District Chair to sign the engagement agreement.
 - b. Joe Darger seconds the motion to renew the Districts' engagement of CLA for District Accountant services and authorizing the District Chair to sign the engagement agreement.
 - c. Joe Darger: Aye / Ryan Kent: Aye / Vicki Kelsch: Aye
 - d. The motion passes unanimously.
- 8. Consider engaging CLA for District Management services and authorizing the District Chair to sign the engagement agreement.
 - a. Ryan Kent moves to engage CLA for District Management services and authorizing the District Chair to sign the engagement agreement.
 - b. Vicki Kelsch seconds the motion to engage CLA for District Management services and authorizing the District Chair to sign the engagement agreement.
 - c. Joe Darger: Aye / Ryan Kent: Aye / Vicki Kelsch: Aye
 - d. The motion passes unanimously.

9. Consider adoption of annual board meeting calendar for 2026.
 - a. Joe Darger moves to adopt the annual board meeting calendar for 2026.
 - b. Ryan Kent seconds the motion to adopt the annual board meeting calendar for 2026.
 - c. Joe Darger: Aye / Ryan Kent: Aye / Vicki Kelsch: Aye
 - d. The motion passes unanimously.

G. Administrative Non-Action Items

1. Open meeting discussion with Board members of any public infrastructure district business.
 - a. The District wants to follow up with Gilmore & Bell regarding assessments.

H. Adjourn

1. Joe Darger moves to adjourn the meeting.
2. Vicki Kelsch seconds the motion to adjourn the meeting.
3. Joe Darger: Aye / Ryan Kent: Aye / Vicki Kelsch: Aye
4. Meeting adjourned at 10:35am

Signed: _____
Vicki Kelsch, District Clerk/Secretary

Date: December 10, 2025