

**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, OCTOBER 28, 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 at 10:00am on Tuesday, October 28, 2025 at York Howell, 10610 South Jordan Gateway, Suite 200, South Jordan, Utah 84095.

The combined special meeting convened at 10:01am.

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)

Also Present:

- M. Thomas Jolley – District Counsel (in-person)
- Ashley Tedesco – District Counsel Paralegal (in-person)
- Shana Bedard - District Counsel Paralegal (in-person)
- David Hutchison – District Accountant (via Zoom)
- Nicholas Carlson – CLA (via Zoom)

Absent:

- Vicki Kelsch – Trustee

C. Preliminary Action Items

1. Consider combined board meeting for Chelsey Public Infrastructure District Nos. 1-2.
 - a. Joe Darger moves for a combined board meeting for Chelsey Public Infrastructure District Nos. 1-2.

- b. Ryan Kent 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 August 6, 2025.
 - a. Ryan Kent moves to approve the draft minutes of the board meeting held on August 6, 2025.
 - b. Joe Darger seconds the motion to approve the draft minutes of the board meeting held on August 6, 2025.
 - c. Joe Darger: Aye / Ryan Kent: Aye
 - d. The motion passes by quorum of the board
- 2. Approve and ratify payment applications and requisition requests made since last board meeting.
 - a. Joe Darger moves to approve and ratify payment applications and requisition requests made since last board meeting.
 - b. Ryan Kent seconds the motion to approve and ratify payment applications and requisition requests made since last board meeting.
 - c. Joe Darger: Aye / Ryan Kent:
 - d. The motion passes by quorum of the board

E. Public Hearing

- 1. Take public comment on the amended tentative operating and capital budget for calendar year 2024 for Chelsey Public Infrastructure District No. 1 adopted on August 6, 2025, which is proposed to be adopted as the amended final operating and capital budget for calendar year 2024 for Chelsey Public Infrastructure District No. 1.
 - a. Ryan Kent moves to open the public hearing.
 - b. Joe Darger seconds the motion to open the public hearing.
 - c. Joe Darger: Aye / Ryan Kent: 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.
 - f. Joe Darger moves to close the public hearing.
 - g. Ryan Kent seconds the motion to close the public hearing.
 - h. Joe Darger: Aye / Ryan Kent: Aye
 - i. The public hearing is closed.

F. Action Items

1. Consider adoption of the amended tentative operating and capital budget for calendar year 2025 for Chelsey Public Infrastructure District No. 1 and set a public hearing to take public comment on the same.
 - a. Joe Darger moves to adopt the amended tentative operating and capital budgets for calendar year 2025 for Chelsey Public Infrastructure District No. 1 and set a public hearing on December 2, 2025, to take public comment on the same.
 - b. Ryan Kent seconds the motion to adopt the amended tentative operating and capital budgets for calendar year 2025 for Chelsey Public Infrastructure District No. 1 and set a public hearing on December 2, 2025, to take public comment on the same.
 - c. Joe Darger: Aye / Ryan Kent: Aye
 - d. The motion passes by quorum of the board.
2. Consider adoption of the tentative operating and capital budgets for calendar year 2026 and set a public hearing to take public comment on the same.
 - a. Ryan Kent moves to adopt the tentative operating and capital budgets for calendar year 2026 and set a public hearing on December 2, 2025, to take public comment on the same.
 - b. Joe Darger seconds the motion to adopt the tentative operating and capital budgets for calendar year 2026 and set a public hearing on December 2, 2025, to take public comment on the same.
 - c. Joe Darger: Aye / Ryan Kent: Aye
 - d. The motion passes by quorum of the board.
3. Consider approval of Resolution 2025-01: A resolution adopting the amended final operating and capital budget for calendar year 2024 for Chelsey Public Infrastructure District No. 1.
 - a. Joe Darger moves to adopt Resolution 2025-01.
 - b. Ryan Kent seconds the motion to adopt Resolution 2025-01.
 - c. Joe Darger: Aye / Ryan Kent: Aye
 - d. The motion passes by quorum of the board.
4. 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 until the next scheduled board meeting.

G. Administrative Non-Action Items

1. Open meeting discussion with Board members regarding the transition of District management services from York Howell to CLA.
 - a. CLA presented a proposal for district management services. No decision was made by the board.
2. Open meeting discussion with Board members of any public infrastructure business.
 - a. No matters for discussion are presented.

H. Adjourn

1. Joe Darger moves to adjourn the meeting.
2. Ryan Kent seconds the motion to adjourn the meeting.
3. Joe Darger: Aye / Ryan Kent: Aye
4. Meeting adjourned at 10:49am

Signed: 
00C8B37E8AA9AE5
Vicki Kelsch, District Clerk / Secretary

Date: October 28, 2025