

MINUTES OF A JOINT SPECIAL MEETING
UTAH CITY EAST PUBLIC INFRASTRUCTURE DISTRICT NOS. 1-5
BOARDS OF TRUSTEES

Thursday, December 4, 2025 at 10:30 a.m.
300 S. 1350 E. Second Floor, Lehi, UT 84043

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:

Nate Hutchinson – via teleconference

Peter Evans – via teleconference

Heather Hutchinson – in person

Directors Tatton and Director Wade were absent. All absences are deemed excused unless otherwise noted in these minutes.

Also present: Blair M. Dickhoner, Esq. and Betsy Fowler-Russon, Esq., WBA, PC, Attorneys at Law, District General Counsel; and Shelby Clymer, CliftonLarsonAllen, District Accountant.

Call to Order/Declaration of Quorum

It was noted that a quorum of each of the Boards was present. Upon a motion duly made and seconded, the meeting was called to order.

Joint Meetings

The Boards of Trustees of the Districts have determined to hold joint meetings of the Districts and to prepare joint minutes of action taken by the Districts in such meetings. Unless otherwise noted, all official action reflected in these minutes is the action of each of the Districts. Where necessary, action taken by an individual District will be so reflected in these minutes.

Preliminary Action Items

Approval of Agenda

The Boards reviewed the proposed agenda for the meeting. Following discussion, upon a motion duly made by Mr. Evans and seconded by Mr. Hutchinson, the Boards unanimously approved the agenda as presented.

Confirm Conflict of Interest Disclosure

Mr. Dickhoner advised the Boards that, pursuant to Utah law, certain disclosures might be required prior to taking official action at the meeting. Mr. Dickhoner reported that disclosures for those directors that provided WBA, PC, with notice of potential or existing conflicts of interest were filed with the approving jurisdiction, in accordance with Utah law, and those disclosures were reacknowledged by the board members. Mr. Dickhoner inquired into whether members of the Boards had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. The Boards confirmed no additional disclosures.

Public Comment

No members of the public were in attendance.

Action Items

Approve Minutes from October 28, 2024 Joint Special Meeting

Mr. Dickhoner presented the minutes from the October 28, 2024 joint special meeting to the Boards for consideration. Following review and discussion, upon a motion duly made by Mr. Evans, seconded by Ms. Hutchinson, and upon a vote unanimously carried, the Boards approved the minutes from the October 28, 2024 joint special meeting.

Ratify Quarter 1 Annual Report

Mr. Dickhoner presented the Quarter 1 Annual Report to the Boards for ratification. Following review and discussion, upon a motion duly made by Mr. Evans, seconded by Ms. Hutchinson, and upon a vote unanimously carried, the Boards ratified the Quarter 1 Annual Report.

Ratify Quarter 2 Annual Report

Mr. Dickhoner presented the Quarter 2 Annual Report to the Boards for ratification. Following review and discussion, upon a motion duly made by Mr. Evans, seconded by Ms. Hutchinson, and upon a vote unanimously carried, the Boards ratified the Quarter 2 Annual Report.

Ratify Quarter 3 Annual Report

Mr. Dickhoner presented the Quarter 3 Annual Report to the Boards for ratification. Following review and discussion, upon a motion duly made by Mr. Evans, seconded by Ms. Hutchinson, and upon a vote unanimously carried, the Boards ratified the Quarter 3 Annual Report.

Approve September 30, 2025 Unaudited Financial Statements

None.

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

Deferred.

Resolutions

Adopt Joint Annual Administrative Resolution (2026)

Mr. Dickhoner presented the 2026 Joint Annual Administrative Resolution to the Boards for consideration. Following discussion, upon a motion duly made by Mr. Evans and seconded by Ms. Hutchinson, the Boards unanimously adopted the 2026 Joint Annual Administrative Resolution.

Adoption of Joint Resolution Adopting District Bylaws

Mr. Dickhoner presented the Joint Resolution Adopting District Bylaws to the Boards for consideration. Following discussion, upon a motion duly made by Mr. Evans and seconded by Ms. Hutchinson, the Boards unanimously adopted the Joint Resolution Adopting District Bylaws.

Approve Resolution Amending the Governing Document

Mr. Dickhoner presented the Resolution Amending the Governing Document to the Boards for consideration. Following discussion, upon a motion duly made by Mr. Evans and seconded by Ms. Hutchinson, the Boards unanimously adopted the Resolution Amending the Governing Document.

Tentative 2026 Budgets

Consider Adoption of Tentative 2026 Budget and Confirm Public Hearing for December 16th at 9:00 a.m. to hear public comment on the same (District No. 1)

Ms. Clymer reviewed the tentative 2026 Budget with the Board of District No. 1. Following discussion, upon a motion duly made by Mr. Evans, seconded by Ms. Hutchinson, and upon a vote unanimously carried, the Board of District No. 1 tentatively adopted the 2026 Budget and set a public hearing date of December 16, 2025 at 9:00 a.m. to take public comment on same.

Consider Adoption of Tentative 2026 Budget and Confirm Public Hearing for December 16th at 9:00 a.m. to hear public comment on the same (District No. 2)

Ms. Clymer reviewed the tentative 2026 Budget with the Board of District No. 2. Following discussion, upon a motion duly made by Mr. Evans, seconded by Ms. Hutchinson, and upon a vote unanimously carried, the Board of District No. 2 tentatively adopted the 2026 Budget and set a public hearing date of December 16, 2025 at 9:00 a.m. to take public comment on same.

Consider Adoption of Tentative 2026 Budget and Confirm Public Hearing for December 16th at 9:00 a.m. to hear public comment on the same (District No. 3)

Ms. Clymer reviewed the tentative 2026 Budget with the Board of District No. 3. Following discussion, upon a motion duly made by Mr. Evans, seconded by Ms. Hutchinson, and upon a vote unanimously carried, the Board of District No. 3 tentatively adopted the 2026 Budget and set a public hearing date of December 16, 2025 at 9:00 a.m. to take public comment on same.

Consider Adoption of Tentative 2026 Budget and Confirm Public Hearing for December 16th at 9:00 a.m. to hear public comment on the same (District No. 4)

Ms. Clymer reviewed the tentative 2026 Budget with the Board of District No. 4. Following discussion, upon a motion duly made by Mr. Evans, seconded by Ms. Hutchinson, and upon a vote unanimously carried, the Board of District No. 4 tentatively adopted the 2026 Budget and set a public hearing date of December 16, 2025 at 9:00 a.m. to take public comment on same.

Consider Adoption of Tentative 2026 Budget and Confirm Public Hearing for December 16th at 9:00 a.m. to hear public comment on the same (District No. 5)

Ms. Clymer reviewed the tentative 2026 Budget with the Board of District No. 5. Following discussion, upon a motion duly made by Mr. Evans, seconded by Ms. Hutchinson, and upon a vote unanimously carried, the Board of District No. 5 tentatively adopted the 2026 Budget and set a public hearing date of December 16, 2025 at 9:00 a.m. to take public comment on same.

Administrative Non-Action Items

Confirmation of Completed Trustee Training – Open and Public Meetings Act

Mr. Dickhoner reminded the Board members to complete the Trustee Training regarding the Open and Public Meetings Act required by the state auditor for new Board members. No action was taken.

Confirmation of Completed Trustee Training Required by state auditor for New Board Members:
<https://training.auditor.utah.gov>

Mr. Dickhoner reminded the Board members to complete the Trustee Training regarding the Open and Public Meetings Act required by the state auditor for new Board members. 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.

Bronson Tatton
District Clerk/Secretary

The foregoing minutes were approved on the 16th day of December, 2025.

DRAFT