

## MINUTES OF A JOINT SPECIAL MEETING

### UTAH CITY WEST PUBLIC INFRASTRUCTURE DISTRICT NOS. 1-5 BOARDS OF TRUSTEES

Thursday, December 4, 2025 at 11:00 a.m.

ANCHOR LOCATION: 2733 East Parleys Way, Suite 300, Salt Lake City, Utah 84109

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

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#### **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:

McKinnon Woodbury

Curtis Woodbury

Nate Hutchinson

Peter Evans

Trustee Scott Bishop was absent and excused.

Also present: Blair M. Dickhoner, Esq. and Betsy Fowler-Russon, Esq., WBA, PC, Attorneys at Law, District General Counsel; Shelby Clymer, CliftonLarsonAllen, LLP District Accountant; Connor Norton, Zijian Tu and Julian Wahn, J.P. Morgan.

#### **Call to Order/Declaration of Quorum**

*It was noted that a quorum of each Board was present. Upon a motion duly made by Mr. Evans and seconded by Mr. McKinnon Woodbury, 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 herein, 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. McKinnon Woodbury, 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 November 8, 2024 Joint Special Meeting

*The Boards reviewed the minutes from the November 8, 2024 joint special meeting. Following discussion, upon a motion duly made by Mr. Evans, seconded by Mr. McKinnon Woodbury, and upon a vote unanimously carried, the Boards approved the minutes from the November 8, 2024 joint special meeting.*

### Ratify 2025 Quarter 1 Annual Report

*Mr. Dickhoner reviewed the 2025 Quarter 1 Annual Report with the Boards. Following discussion, upon a motion duly made by Mr. Evans and seconded by Mr. McKinnon Woodbury, and upon a vote unanimously carried, the Boards ratified the 2025 Quarter 1 Annual Report.*

### Ratify 2025 Quarter 2 Annual Report

*Mr. Dickhoner reviewed the 2025 Quarter 2 Annual Report with the Boards. Following discussion, upon a motion duly made by Mr. Evans and seconded by Mr. McKinnon Woodbury, and upon a vote unanimously carried, the Boards ratified the 2025 Quarter 2 Annual Report.*

### Ratify 2025 Quarter 3 Annual Report

*Mr. Dickhoner reviewed the 2025 Quarter 3 Annual Report with the Boards. Following discussion, upon a motion duly made by Mr. Evans and seconded by Mr. McKinnon Woodbury, and upon a vote unanimously carried, the Boards ratified the 2025 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 reviewed the 2026 Joint Annual Administrative Resolution with the Boards. Following discussion, upon a motion duly made by Mr. Evans and seconded by Mr. McKinnon Woodbury, and upon a vote unanimously carried, the Boards adopted the 2026 Joint Annual Administrative Resolution.*

### **Adoption of Joint Resolution Adopting District Bylaws**

*Mr. Dickhoner reviewed the Joint Resolution Adopting District Bylaws with the Boards. Following discussion, upon a motion duly made by Mr. Evans and seconded by Mr. McKinnon Woodbury, and upon a vote unanimously carried, the Boards adopted the Joint Resolution Adopting District Bylaws.*

### **Approve Resolution Amending the Governing Document**

*Mr. Dickhoner reviewed the Resolution Amending the Governing Document with the Boards. Following discussion, upon a motion duly made by Mr. Evans and seconded by Mr. McKinnon Woodbury, and upon a vote unanimously carried, the Boards approved the Resolution Amending the Governing Document.*

## **Tentative 2026 Budgets**

### **Consider Adoption of Tentative 2026 Budget and Confirm Public Hearing for December 16<sup>th</sup> at 10:30 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 Mr. McKinnon Woodbury, 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 10:30 a.m. to take public comment on same.*

### **Consider Adoption of Tentative 2026 Budget and Confirm Public Hearing for December 16<sup>th</sup> at 10:30 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 Mr. McKinnon Woodbury, 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 10:30 a.m. to take public comment on same.*

### **Consider Adoption of Tentative 2026 Budget and Confirm Public Hearing for December 16<sup>th</sup> at 10:30 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 Mr. McKinnon Woodbury, 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 10:30 a.m. to take public comment on same.*

Consider Adoption of Tentative 2026 Budget and Confirm Public Hearing for December 16<sup>th</sup> at 10:30 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 Mr. McKinnon Woodbury, 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 10:30 a.m. to take public comment on same.*

Consider Adoption of Tentative 2026 Budget and Confirm Public Hearing for December 16<sup>th</sup> at 10:30 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 Mr. McKinnon Woodbury, 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 10:30 a.m. to take public comment on same.*

### **Administrative Non-Action Items**

#### **Board Training – Open and Public Meetings Act**

*Mr. Dickhoner reminded the Boards of the required Trustee training and to provide proof of completion.*

#### **Training Required by State Auditor for New Board Members**

*Mr. Dickhoner reminded the Boards of the required Trustee training and to provide proof of completion.*

### **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.

/s/ Scott Bishop

**Scott Bishop**  
District Clerk/Secretary

The foregoing minutes were approved on the 16<sup>th</sup> day of December, 2025.