

SAGE CREEK INFRASTRUCTURE FINANCING DISTRICT
BOARD OF TRUSTEES

Wednesday, February 11, 2026 at 10:00 A.M.

ANCHOR LOCATION: 1946 W 5600 S, Roy UT, 84067

This meeting is open to the public and may be joined using the following information:

<https://us06web.zoom.us/j/84533189920?pwd=ivQaYGXrfcI3Y6btmM2YaNCs86FKU7.1&jst=1>

Meeting ID: 845 3318 9920

Passcode: 890798

Dial-In: 720-707-2699

<u>Trustees</u>	<u>Terms</u>
Tom Willis, Chair	Term to September 27, 2030
Nathan Combs, Treasurer/Vice Chair	Term to September 27, 2028
Pat Burns, Clerk/Secretary	Term to September 27, 2030

NOTICE OF SPECIAL MEETING AND AGENDA

1. Call to Order/Declaration of Quorum
2. Preliminary Action Items
 - a. Conflict of Interest Disclosure
 - b. Consider Approval of Agenda
3. Public Comment – Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes.
4. Public Hearing
 - a. Conduct Public Hearing to receive input from the public on the adoption of the Tentative Amended 2025 Budget as the Final Budget
5. Members of the public wishing to comment may connect electronically at: <https://us06web.zoom.us/j/84533189920?pwd=ivQaYGXrfcI3Y6btmM2YaNCs86FKU7.1&jst=1>; Meeting ID: 845 3318 9920; Passcode: 890798
6. Action Items
 - a. Approval of Minutes from the January 27, 2026 Meeting (**enclosure**)
 - b. Consider Adoption of Resolution Adopting Amended 2025 Budget (**enclosure**)
7. Administrative Non-Action Items
 - a. Reminder to complete Annual Trustee Training for 2026 – [Open and Public Meetings Act Training 2026](#)
8. Adjourn

MINUTES OF A REGULAR MEETING

SAGE CREEK INFRASTRUCTURE FINANCING DISTRICT BOARD OF TRUSTEES

Tuesday, January 27, 2026 at 10:00 a.m.

ANCHOR LOCATION: 1946 W 5600 S, Roy, UT 84067

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

Attendance

The special meeting referenced above was called and held in accordance with the applicable statutes of the State of Utah. The following board members were in attendance:

Tom Willis
Nathan Combs

Mr. Burns was absent. All absences are deemed excused unless otherwise noted in these minutes.

Also present: George M. Rowley, Esq. and Betsy Fowler-Russon, Esq., WBA, PC, District General Counsel; and Lauren Warburton, CliftonLarsonAllen, 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

Conflict Disclosure

Mr. Rowley 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, and reminded the Board that an annual disclosure will need to be submitted. No additional disclosures were noted.

Consider Approval of Agenda

The Board reviewed the proposed Agenda for the meeting. Following review, upon a motion duly made by Mr. Combs and seconded by Mr. Willis, the Board unanimously approved the Agenda as presented.

Public Comment

No members of the public were in attendance.

Action Items

Approval of Minutes of the December 29, 2025 Special Meeting

Mr. Rowley presented Minutes of the December 29, 2025 Special Meeting to the Board for consideration. Following review, upon a motion duly made by Mr. Combs, seconded by Mr. Willis, and upon a vote unanimously carried, the Board unanimously approved the Minutes.

Approval of December 31, 2025 Unaudited Financials

Ms. Warburton presented the December 31, 2025 Unaudited Financials to the Board for consideration. Following discussion, upon a motion made by Mr. Combs, and seconded by Mr. Willis, and upon a vote unanimously carried, the Board unanimously approved the December 31, 2025 Unaudited Financials.

Ratify Payment of Claims

Ms. Warburton presented the Claims to be ratified to the Board for consideration. Following discussion, upon a motion made by Mr. Combs, and seconded by Mr. Willis, and upon a vote unanimously carried, the Board unanimously ratified Claims as presented.

Tentative Amended 2025 Budget

Consider Adoption of Tentative Amended 2025 Budget and Confirm Public Hearing for February 11, 2026 at 10:00 a.m. to hear public comment on the same

Ms. Warburton presented the Tentative 2025 Amended Budget to the Board for consideration and initiated a general discussion with the Board regarding a public hearing date for a hearing on the Tentative Amended 2025 Budget. Following discussion, upon a motion duly made by Mr. Combs, and seconded by Mr. Willis, the Board approved the Tentative Amended 2025 Budget, and decided to hold the public hearing for public comment regarding the adoption of the Tentative Amended 2025 Budget as the Final Budget on February 11, 2026 10:00 a.m.

Administrative Non-Action Items

Reminder to Complete Annual Trustee Training for 2026 – Open and Public Meetings Act

Mr. Rowley reminded the Board members of the required annual training and to send their completion certificates to WBA, PC.

Adjourn

There being no further business to come before the Board and upon a motion duly made by Mr. Combs, seconded by Mr. Willis, and unanimously carried, the meeting was adjourned at 2:22 p.m.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

/s/

Tom Willis
District Chair

The foregoing minutes were approved on the 11th day of February, 2026.

RESOLUTION
OF THE BOARD OF TRUSTEES OF THE
SAGE CREEK INFRASTRUCTURE FINANCING DISTRICT
AMENDING THE 2025 FINAL BUDGET

WHEREAS, the Sage Creek Infrastructure Financing District, (the “**District**”) is a quasi-municipal corporation and political subdivision of the State of Utah, duly organized and existing pursuant to the Special District Act, Title 17B, Chapter 1, Utah Code Annotated 1953 (“Utah Code”), and Title 17B, Chapter 2a, Part 13, Infrastructure Financing Districts, Utah Code, as amended from time to time and any successor statutes thereto; and

WHEREAS, pursuant to [Utah Code Section 17B-1-614](#), the Board adopted a final budget (the “**Final Budget**”) and filed with the state auditor within 30 days after adoption; and

WHEREAS, pursuant to [Utah Code Section 17B-1-621](#) the Board of Trustees (the “**Board**”) may, at any time during the budget year, review the individual budgets of the governmental funds for the purpose of determining if the total of any of them should be increased;

WHEREAS, the Board has determined that the Final Budget needs to be amended to increase the total;

WHEREAS, pursuant to [Utah Code Section 17B-1-610](#) at a meeting held on January 27, 2026, the Board adopted the tentative 2025 amended budget provided by the District’s accountant (the “**Tentative Amended Budget**”) and established the time and place of a public hearing to take public comment on the same, and ordered notice of said hearing to be provided in accordance with the requirements of [Utah Code Section 17B-1-609](#); and

WHEREAS, no less than seven days prior to the public hearing on the adoption of a Tentative Amended Budget, the Board made available a copy of the Tentative Amended Budget pursuant to [Utah Code Section 17B-1-608\(2\)\(b\)](#); and

WHEREAS, pursuant to [Utah Code Section 63G-30-102](#) the Board published the Tentative Amended Budget as a Class A notice; and

WHEREAS, the Board desires to adopt this resolution setting forth the District’s Tentative Amended Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. **Incorporation of Recitals.** The Recitals set forth in this Resolution are hereby incorporated.
2. **Adoption of Final Amended Budget.** The Board hereby adopts the 2025 Tentative Amended Budget attached hereto as **Exhibit A** as the District’s final amended budget (the “**Final Amended Budget**”).

3. **Direction Regarding Filing.** The Board directs the District’s accountant to file the Final Amended Budget with the State Auditor within 30 days of adoption and post a copy of the Final Budget as required by [Utah Code Section 17B-1-614\(2\)](#).

ADOPTED FEBRUARY 11, 2026.

DISTRICT:

**SAGE CREEK INFRASTRUCTURE
FINANCING DISTRICT**, a quasi-municipal
corporation and political subdivision of the State of
Utah

By: _____
Officer of the District

ATTEST:

By: _____

EXHIBIT A

Final Amended Budget

**SAGE CREEK INFRASTRUCTURE FINANCING DISTRICT
CAPITAL PROJECTS FUND
2025 AMENDED BUDGET**

	BUDGET 2025	AMENDED 2025
BEGINNING FUND BALANCE	\$ 3,838,383	\$ 6,165,505
REVENUES		
Interest income	5,000	164,739
Acceptance of reimbursable costs	3,831,383	4,049,381
Total revenues	3,836,383	4,214,120
Total funds available	7,674,766	10,379,625
EXPENDITURES		
Legal	-	7,262
Recognition of costs	3,831,383	4,049,381
Repayment of reimbursable costs	3,831,383	4,049,381
Engineering	12,000	13,238
Contingencies	-	15,000
Total expenditures	7,674,766	8,134,261
TRANSFERS OUT		
Transfers to other funds	-	47,457
Total expenditures and transfers out requiring appropriation	7,674,766	8,181,717
ENDING FUND BALANCE	\$ -	\$ 2,197,907