

**MINUTES
LOMOND HEIGHTS PUBLIC INFRASTRUCTURE DISTRICT NO. 1
SPECIAL MEETING**

**NOTICE IS HEREBY GIVEN THAT THE BOARD OF TRUSTEES OF LOMOND HEIGHTS
PUBLIC INFRASTRUCTURE DISTRICT NO. 1 HELD A SPECIAL MEETING ON
THURSDAY, MAY 14 , 2026 AT HARRISVILLE BI-CENTENNIAL CABIN, 725 W
HARRISVILLE ROAD, HARRISVILLE, UTAH 84404**

AT 12:00PM

A. Call to Order

M. Thomas Jolley called to order the special meeting of Lomond Heights Public Infrastructure District No. 1 at 12:00pm on Thursday, May 14, 2026 at Harrisville Bi-Centennial Cabin, 725 W Harrisville Road, Harrisville, Utah 84404.

The combined special meeting convened at 12:06pm.

B. Roll Call

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

Members Present:

- Kameron Spencer – Trustee (via Zoom)
- Braiden Hampton – Trustee (via Zoom)
- Brandon Green – Trustee (in-person)
- Ben Ferry – Trustee (via Zoom)
- Pete Evans - Trustee (via Zoom)
- Matt Rasband – Trustee (via Zoom)

Also Present:

- M. Thomas Jolley – District Counsel (via Zoom)
- Shana Bedard – District Counsel Paralegal (via Zoom)
- Brendan Campbell – District Accountant (via Zoom)
- Derek Campbell – District Accountant (via Zoom)
- Aaron Wade – Bond Counsel (via Zoom)
- Marcus Keller – Municipal Advisor (via Zoom)
- Craig Cannon – Municipal Advisor (via Zoom)
- Tari Deo – Gilmore Bell (via Zoom)

C. Preliminary Action Items

1. Consider adoption of Resolution 2026-01: A resolution authorizing the District to: (1) accept the resignation and withdrawal of Kameron Spencer, Braiden Hampton and Brandon Green as Trustees from the District and to appoint Matt Rasband, Pete Evans, and Ben Ferry as Trustees of the District; (2) authorizing the taking of all other actions necessary to the consummation of the transactions contemplated by Resolution 2026-01.
 - a. Brandon Green moves to approve Resolution 2026-01.
 - b. Braiden Hampton seconds the motion to approve Resolution 2026-01.
 - c. Kameron Spencer: Aye / Braiden Hampton: Aye / Brandon Green: Aye
 - d. The motion passes unanimously.
2. Oaths of Office
 - a. Pete Evans recites and signs his Oath of Office.
 - b. Matt Rasband recites and signs his Oath of Office.
 - c. Ben Ferry recites and signs his Oath of Office.
3. Election of District Chair
 - a. Pete Evans moves to elect Ben Ferry as District Chair.
 - b. Matt Rasband seconds the motion to elect Ben Ferry as District Chair.
 - c. Ben Ferry: Aye / Pete Evans: Aye / Matt Rasband: Aye
 - d. The motion passes unanimously.
4. Election of District Treasurer/Vice Chair
 - a. Ben Ferry moves to elect Pete Evans as District Treasurer/Vice Chair.
 - b. Matt Rasband seconds the motion to elect Pete Evans as District Treasurer/Vice Chair.
 - c. Ben Ferry: Aye / Pete Evans: Aye / Matt Rasband: Aye
 - d. The motion passes unanimously.
5. Election of District Clerk/Secretary
 - a. Ben Ferry moves to elect Matt Rasband as District Clerk/Secretary.
 - b. Pete Evans seconds the motion to elect Matt Rasband as District Clerk/Secretary.
 - c. Ben Ferry: Aye / Pete Evans: Aye / Matt Rasband: Aye
 - d. The motion passes unanimously.
6. Discussion of Trustees' Conflict of Interest Disclosure Forms and Ethical Behavior Pledge Forms
 - a. Ben Ferry will review, complete, and sign his Conflict of Interest Disclosure Form and Ethical Behavior Pledge Form.
 - b. Pete Evans will review, complete, and sign his Conflict of Interest Disclosure Form and Ethical Behavior Pledge Form.

- c. Matt Rasband will review, complete, and sign his Conflict of Interest Disclosure Form and Ethical Behavior Pledge Form.

D. Action Items

1. Consider approval of Resolution 2026-02: A resolution adopting rules of order.
 - a. Pete Evans moves to approve Resolution 2026-02.
 - b. Ben Ferry seconds the motion to approve Resolution 2026-02.
 - c. Ben Ferry: Aye / Pete Evans: Aye / Matt Rasband: Aye
 - d. The motion passes unanimously.
2. Consider approval of Resolution 2026-03: A resolution implementing an electronic meetings policy.
 - a. Ben Ferry moves to approve Resolution 2026-03.
 - b. Pete Evans seconds the motion to approve Resolution 2026-03.
 - c. Ben Ferry: Aye / Pete Evans: Aye / Matt Rasband: Aye
 - d. The motion passes unanimously.
3. Consider approval of Resolution 2026-04: A resolution adopting District bylaws, including ethics and fraud prevention policies.
 - a. Ben Ferry moves to approve Resolution 2026-04.
 - b. Pete Evans seconds the motion to approve Resolution 2026-04.
 - c. Ben Ferry: Aye / Pete Evans: Aye / Matt Rasband: Aye
 - d. The motion passes unanimously.
4. Consider approval of Resolution 2026-05: A resolution implementing a District records policy.
 - a. Ben Ferry moves to approve Resolution 2026-05.
 - b. Pete Evans seconds the motion to approve Resolution 2026-05.
 - c. Ben Ferry: Aye / Pete Evans: Aye / Matt Rasband: Aye
 - d. The motion passes unanimously.
5. Consider authorizing the District Chair to (a) obtain a general liability policy proposal from Utah Local Governments Trust or such other insurance provider, (b) accept any policy proposal for aggregate coverage of a minimum of \$2 million with an annual premium not to exceed \$5,000; and (c) to adjust the policy period as needed to coordinate with pending bond issuance.
 - a. Ben Ferry moves to authorize the District Chair to obtain a general liability policy proposal from Utah Local Governments Trust or such other insurance provider, accept any policy proposal for aggregate coverage of a minimum of

\$2 million with an annual premium not to exceed \$3,500, and to adjust the policy period as needed to coordinate with pending bond insurance.

- b. Pete Evans seconds the motion to authorize the District Chair to obtain a general liability policy proposal from Utah Local Governments Trust or such other insurance provider, accept any policy proposal for aggregate coverage of a minimum of \$2 million with an annual premium not to exceed \$3,500, and to adjust the policy period as needed to coordinate with pending bond insurance.
 - c. Ben Ferry: Aye / Pete Evans: Aye / Matt Rasband: Aye
 - d. The motion passes unanimously.
6. Consider authorizing the District Chair to obtain crime insurance for the District from Utah Local Governments Trust or such other insurance provider in the amounts of \$6,000 per occurrence, and authorizing the payment of premiums for the same..
- a. Ben Ferry moves to authorize the District Chair to obtain crime insurance for the District from Utah Local Governments Trust or such other insurance provider in the amounts of \$6,000 per occurrence, and authorizing the payment of premiums for the same
 - b. Pete Evans seconds the motion to authorize the District Chair to obtain crime insurance for the District from Utah Local Governments Trust or such other insurance provider in the amounts of \$6,000 per occurrence, and authorizing the payment of premiums for the same.
 - c. Ben Ferry: Aye / Pete Evans: Aye / Matt Rasband: Aye
 - d. The motion passes unanimously.
7. Consider approval of a tentative District board meeting calendar for the calendar year of 2026.
- a. Ben Ferry moves to approve the tentative District board meeting calendar for the calendar year of 2026.
 - b. Pete Evans seconds the motion to approve the tentative District board meeting calendar for the calendar year of 2026.
 - c. Ben Ferry: Aye / Pete Evans: Aye / Matt Rasband: Aye
 - d. The motion passes unanimously.
8. Consider approval of an engagement agreement for legal services between the District and York Howell, and authorizing the District Chair to sign.
- a. Ben Ferry moves to approve the engagement agreement for legal services between the District and York Howell, and authorizes the District Chair to sign.

- b. Pete Evans seconds the motion to approve the engagement agreement for legal services between the District and York Howell, and authorizes the District Chair to sign.
 - c. Ben Ferry: Aye / Pete Evans: Aye / Matt Rasband: Aye
 - d. The motion passes unanimously.
- 9. Consider Approval of Resolution 2026-06: A Resolution of the Board making a finding that the District has obtained consent of 100% of the surface property owners within the boundaries of the District to the issuance of not to exceed \$20,000,000 of limited tax general obligation bonds and that there are bi registered voters within the boundaries of the District; authorizing the posting of a notice of this resolution; authorizing the taking of all other actions necessary to the consummation of the transactions contemplated by this resolution; and related matters.
 - a. Ben Ferry moves to approve Resolution 2026-06.
 - b. Pete Evans seconds the motion to approve Resolution 2026-06.
 - c. Ben Ferry: Aye / Pete Evans: Aye / Matt Rasband: Aye
 - d. The motion passes unanimously.
- 10. Consider approval of an engagement agreement for Distirct Accountant services between the District and Pinnacle Consulting, and authorizing the District Chair to sign.
 - a. Ben Ferry moves to approve the engagement agreement for Distirct Accountant services between the District and Pinnacle Consulting, and authorizes the District Chair to sign.
 - b. Pete Evans seconds the motion to approve the engagement agreement for l Distirct Accountant services between the District and Pinnacle Consulting, and authorizes the District Chair to sign.
 - c. Ben Ferry: Aye / Pete Evans: Aye / Matt Rasband: Aye
 - d. The motion passes unanimously.
- 11. Consider approval of an engagement agreement for Investment Banking Services with DA Davidson, and authorizing the District Chair to sign.
 - a. Ben Ferry moves to approve the engagement agreement for Investment Banking Services with DA Davidson, and authorizing the District Chair to sign..
 - b. Pete Evans seconds the motion to approve the engagement agreement for Investment Banking Services with DA Davidson, and authorizing the District Chair to sign.
 - c. Ben Ferry: Aye / Pete Evans: Aye / Matt Rasband: Aye
 - d. The motion passes unanimously.

12. Consider approval of an engagement agreement for District Engineer Services with the Connexion Group, and authorizing the District Chair to sign.
 - a. Ben Ferry moves to approve the engagement agreement for District Engineer Services with the Connexion Group, and authorizing the District Chair to sign.
 - b. Pete Evans seconds the motion to approve the engagement agreement for for District Engineer Services with the Connexion Group, and authorizing the District Chair to sign.
 - c. Ben Ferry: Aye / Pete Evans: Aye / Matt Rasband: Aye
 - d. The motion passes unanimously.
13. Consider authorizing the Notice of Public Infrastructure District to be filed with the Weber County Recorder's Office in compliance with the Governing Document, and authorizing the District Chair to sign.
 - a. Ben Ferry moves to authorize the Notice of Public Infrastructure District to be filed with the Weber County Recorder's Office in compliance with the Governing Document, and authorizes the District Chair to sign.
 - b. Pete Evans seconds the motion to authorize the Notice of Public Infrastructure District to be filed with the Weber County Recorder's Office in compliance with the Governing Document, and authorizes the District Chair to sign.
 - c. Ben Ferry: Aye / Pete Evans: Aye / Matt Rasband: Aye
 - d. The motion passes unanimously.
14. Consider approval of the proposed Funding and Reimbursement Agreement (Administrative) between the District and BCP Ben Lomond LLC, and authorizing the District Chair to sign.
 - a. Passed to next meeting
15. Consider approval of the proposed Infrastructure Acquisition and Reimbursement Agreement between the District and BCP Ben Lomond LLC, and authorizing the District Chair to sign.
 - a. Passed to next meeting

E. Administrative Non-Action Items

1. Board Training – Open and Public Meetings Act
2. Training required by state auditor for new board members:
<https://training.auditor.utah.gov>
 - a. Ben Ferry has already completed his 2026 training.
 - b. Pete Evans intends on completing his training before the next special meeting.

- c. Matt Rasband intends on completing his training before the next special meeting.

F. Adjourn

1. Pete Evans moves to adjourn the meeting.
2. Ben Ferry seconds the motion to adjourn the meeting.
 - a. Ben Ferry: Aye / Pete Evans: Aye / Matt Rasband: Aye
3. Meeting adjourned at 12:41pm

Signed:

Matt Rasband, District Clerk/Secretary

The foregoing minutes were approved on the ____ day of _____ 2026.