

# STATE OF UTAH



OFFICE OF THE LIEUTENANT GOVERNOR

## CERTIFICATE OF CREATION

I, Deidre M. Henderson, Lieutenant Governor of the State of Utah, hereby certify that there has been filed in my office a notice of creation for the WOHALI PUBLIC INFRASTRUCTURE DISTRICT NO. 1 located in SUMMIT COUNTY, dated APRIL 19, 2023, complying with Section §17B-1-215, Utah Code Annotated, 1953, as amended.

Now, therefore, notice is hereby given to all whom it may concern that the attached is a true and correct copy of the notice of creation, referred to above, on file with the Office of the Lieutenant Governor pertaining to the WOHALI PUBLIC INFRASTRUCTURE DISTRICT NO. 1, located in SUMMIT COUNTY, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 19<sup>th</sup> day of April, 2023 at Salt Lake City, Utah.



A handwritten signature in black ink that reads "Deidre M. Henderson".

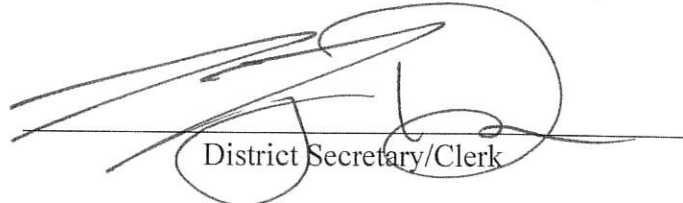
DEIDRE M. HENDERSON  
Lieutenant Governor



NOTICE OF SPECIAL MEETING

TO THE MEMBERS OF THE BOARD OF TRUSTEES OF THE WOHALI PUBLIC INFRASTRUCTURE DISTRICT NO. 1:

NOTICE IS HEREBY GIVEN that a special meeting of the Board of Trustees of the Wohali Public Infrastructure District No. 1 will be held at 2:00 p.m. on March 21, 2023, for the purpose of consideration for adoption of a resolution authorizing the annexation into the District of certain real property in Summit County (the "Subject Property") within the Annexation Area Boundaries, and for the transaction of such other business incidental to the foregoing as may come before said meeting.



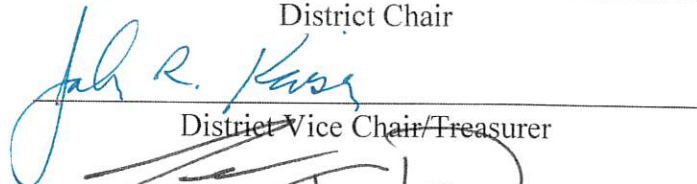
District Secretary/Clerk

ACKNOWLEDGMENT OF NOTICE  
AND CONSENT TO SPECIAL MEETING

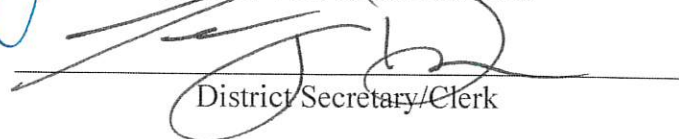
We, the members of the Board of Trustees of the Wohali Public Infrastructure District No. 1, do hereby acknowledge receipt of the foregoing Notice of Special Meeting, and we hereby waive any and all irregularities, if any, in such notice and in the manner of service thereof upon us and consent and agree to the holding of such special meeting at the time and place specified in said notice, and to the transaction of any and all business which may come before said meeting.



District Chair



District Vice Chair/Treasurer



District Secretary/Clerk

March 21, 2023

The Board of Trustees (the "Board") of the Wohali Public Infrastructure District No. 1 (the "District"), held a special meeting on March 21, 2023, at the hour of 2:00 p.m., with the following members of the Board being present, including by electronic means:

Dave Boyden  
John Kaiser  
Philip Dunn

District Chair  
District Vice Chair/Treasurer  
District Secretary/Clerk

Also present:

Thomas Jolley  
Aaron Wade

General Counsel  
Bond Counsel

Absent:

After the meeting had been duly called to order and after other matters not pertinent to this resolution had been discussed, the District Secretary/Clerk presented to the Board a Certificate of Compliance with Open Meeting Law with respect to this March 21, 2023, meeting, a copy of which is attached hereto as Exhibit A.

The following resolution was then introduced in written form, was fully discussed, and pursuant to motion duly made by Dave Boyden and seconded by Philip Dunn, was adopted by the following vote:

AYE: Dave Boyden, John Kaiser, Philip Dunn

Unanimous ✓

NAY:

The resolution is as follows:

RESOLUTION NO. [ ]

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE WOHALI PUBLIC INFRASTRUCTURE DISTRICT NO. 1 (THE “DISTRICT”), AUTHORIZING THE ANNEXATION OF CERTAIN PROPERTY WITHIN THE ANNEXATION AREA BOUNDARIES INTO THE DISTRICT; AND RELATED MATTERS.

WHEREAS, the District is a public infrastructure district and a political subdivision and body corporate and politic duly organized and existing under the Constitution and laws of the State of Utah (the “State”), including particularly Title 17B, Chapter 1 and Title 17D, Chapter 4 (collectively, the “PID Act”), Utah Code Annotated 1953, as amended Utah Code; and

WHEREAS, on January 10, 2023, the City Council of Coalville, Utah (the “City”) did adopt a Creation Resolution (the “Creation Resolution”) authorizing the creation of the District, approving a Governing Document for the District (the “Governing Document”) and appointing the Board; and

WHEREAS, the Creation Resolution and Governing Document authorizes the District’s annexation of any area within the Annexation Area Boundaries into the District without any further action of the Council or the City, upon the consent of 100% of all surface property owners within the District and compliance with the terms of the PID Act and the Governing Document; and

WHEREAS, certain property owners, representing 100% of the owners of surface property within the Subject Property have petitioned to join the District.

NOW, THEREFORE, it is hereby resolved by the Board of Trustees of the Wohali Public Infrastructure District No. 1, as follows:

Section 1. The Board hereby authorizes the annexation of certain real property in Summit County (the “Subject Property”), as identified in Exhibit B attached hereto, into the District.

Section 2. The Board hereby approves the Notice of Boundary Action attached hereto as Exhibit D (the “Boundary Notice”) and Final Entity Plat for the District attached hereto as Exhibit C (the “Plat”) and authorizes any member of the Board to execute such documents and take such actions as may be necessary to complete the annexation, including amendments or changes to satisfy the District Surveyor, the Summit County Surveyor, or the office of the Lieutenant Governor.

Section 3. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

Section 4. All acts, orders and resolutions, and parts thereof in conflict with this Resolution be, and the same are hereby, rescinded.

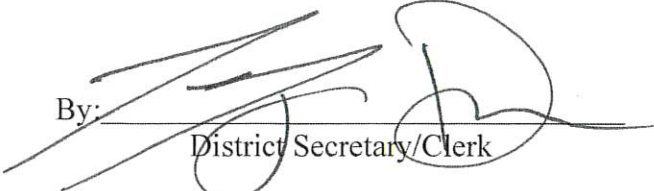
Section 5. This resolution shall take effect immediately.

APPROVED AND ADOPTED this March 21, 2023, 2023.

(SEAL)

By:   
District Chair

ATTEST:

By:   
District Secretary/Clerk

STATE OF UTAH )  
 : ss.  
COUNTY OF SUMMIT )

I, PHIL DAW, the duly appointed and qualified District Secretary/Clerk of the Wohali Public Infrastructure District No. 1 (the "District"), do hereby certify according to the records of the Board of Trustees of the District (the "Board") in my official possession that the foregoing constitutes a true and correct excerpt of the minutes of the meeting of the Board held on March 21, 2023, including a resolution (the "Resolution") adopted at said meeting as said minutes and Resolution are officially of record in my possession.

IN WITNESS WHEREOF, I have hereunto subscribed my signature and impressed hereon the official seal of said District, this March 21, 2023.

(SEAL)

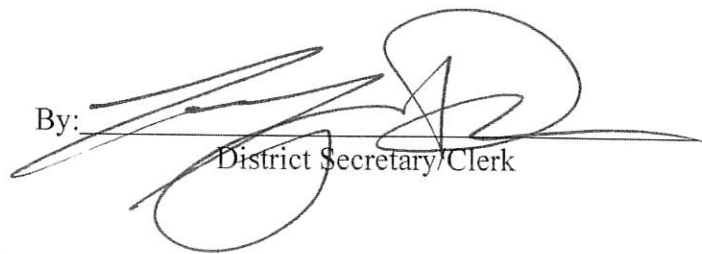
By:   
District Secretary/Clerk

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH  
OPEN MEETING LAW

I, Phil Dwin the undersigned District Secretary/Clerk of the Wohali Public Infrastructure District No. 1 (the "District"), do hereby certify, according to the records of the District in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-202, Utah Code Annotated, 1953, as amended, I gave not less than twenty-four (24) hours public notice of the agenda, date, time and place of the Date, public meeting held by the Board of Trustees of the District (the "Board") as follows:

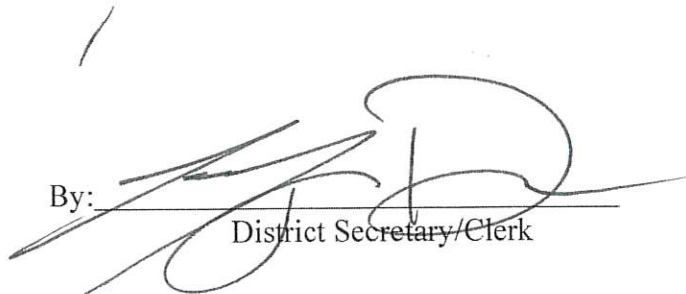
(a) By causing a copy of a Notice, in the form attached hereto as Schedule 1, to be posted on the Utah Public Notice Website (<http://pmn.utah.gov>) and at the meeting location at least twenty-four (24) hours prior to the convening of the meeting; and

(b) By causing a copy of such Notice, in the form attached hereto as Schedule 1, to be delivered to the The Park Record, either directly or through the newspaper's subscription to the Utah Public Notice Website (<http://pmn.utah.gov>) at least twenty-four (24) hours prior to the convening of the meeting.

The Board of the District does not schedule regular meetings and meets on an "as needed" basis.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this 21<sup>st</sup> day of March, 2023.

(SEAL)

By:   
District Secretary/Clerk



SCHEDULE 1

NOTICE OF MEETING

**PUBLIC NOTICE AND AGENDA  
WOHALI PUBLIC INFRASTRUCTURE DISTRICT NO. 1  
SPECIAL MEETING**

**NOTICE IS HEREBY GIVEN THAT THE BOARD OF TRUSTEES OF WOHALI PUBLIC INFRASTRUCTURE DISTRICT NO. 1 WILL HOLD A SPECIAL MEETING ON MARCH 21, 2023, AT YORK HOWELL, 10610 SOUTH JORDAN GATEWAY, SUITE 200, SOUTH JORDAN, UTAH 84095**

**AT 2:00 pm**

**A. Call to Order**

**B. Preliminary Action Items**

1. Oaths of Office
2. Election of District Chair
3. Election of District Treasurer/Vice Chair
4. Election of District Clerk/Secretary
5. Discussion of trustees' conflict disclosures and ethics pledge

**C. Action Items**

1. Consider approval of Resolution 2023-01: A resolution adopting rules of order.
2. Consider approval of Resolution 2023-02: A resolution implementing an electronic meetings policy.
3. Consider approval of Resolution 2023-03: A resolution adopting District bylaws, including ethics and fraud prevention policies.
4. Consider approval of Resolution 2023-04: A resolution implementing a District records policy.
5. Consider approval of the Interlocal Agreement between Coalville City and the District, and authorizing the District Chair to sign.
6. 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 \$3,000; and (c) to adjust the policy period as needed to coordinate with pending bond issuance.
7. Consider authorizing the District Chair to obtain public officials' bonds for the District officers from Utah Local Governments Trust or such other insurance provider in the amounts of \$250,000 for the District Treasurer and \$100,000 for each of the other District officers, and authorizing the payment of premiums for the same.
8. Consider approval of an engagement agreement for legal services between the District and York Howell, and authorizing the District Chair to sign.
9. Consider approval of a tentative District board meeting calendar for the remaining calendar year of 2023.

10. Consider authorizing the Notice of PID to be filed with the Summit County Recorder's Office in compliance with the Governing Document and authorizing the District Chair to sign.
11. Consider adopting Resolution 2023-05: A resolution authorizing the annexation of certain property within the Annexation Area into the District; and related matters.
12. Consider adopting Resolution 2023-06: A resolution establishing the terms and conditions of the Assessment Ordinance for the Wohali Assessment Area #1 (the "Assessment Area"); authorizing the execution by the District of a Designation Resolution and an Assessment Ordinance for the Assessment Area; authorizing the taking of all other actions necessary for the consummation of the transactions contemplated by this resolution; and related matters.

**D. 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>

**E. Adjourn**

*The District complies with the Americans with Disabilities Act by providing reasonable accommodations for those in need of assistance. Persons requesting accommodations for public meetings should call Ashley Tedesco at 801-527-1023 at least one (1) full business day before the meeting.*

EXHIBIT B

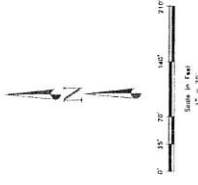
SUBJECT PROPERTY

LOT 1, WOHALI PHASE 1 SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT THEREOF AND ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 103,996 SQ FT OR 2.387 AC. 2746-987.

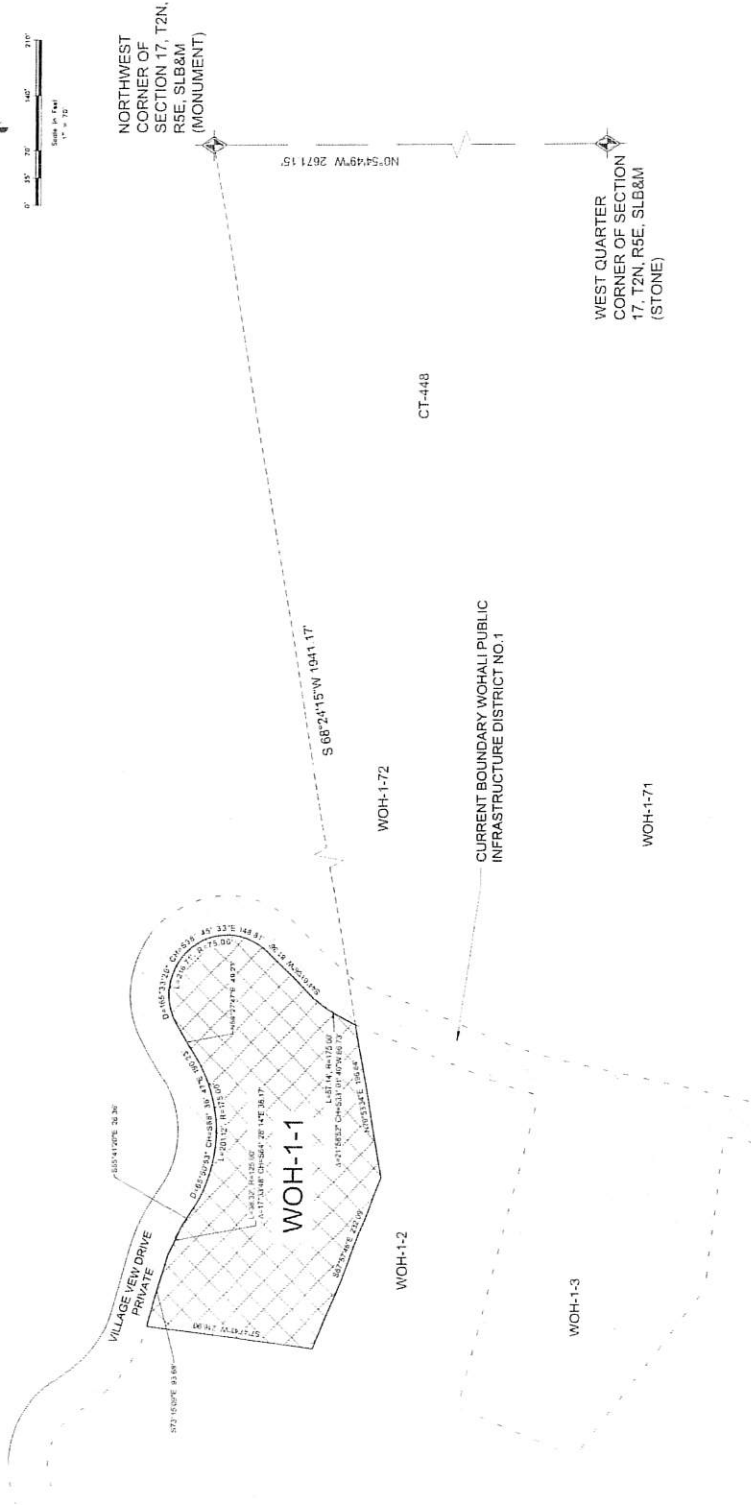
EXHIBIT C

FINAL LOCAL ENTITY PLAT

FINAL LOCAL ENTITY PLAT ANNEXING LOT 1 WOHALI PHASE 1 SUBDIVISION  
 INTO WOHALI PUBLIC INFRASTRUCTURE DISTRICT NO. 1  
 PREPARED 4/13/2023



WOH-1-73



**SURVEYOR**  
 I HEREBY CERTIFY THAT THE PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE SURVEY AND THAT THE MONUMENTS ARE CORRECTLY LOCATED AND THE DISTANCES AND BEARINGS ARE CORRECTLY SET FORTH THEREON.  
 SIGNED this 13th day of April, 2023.  
 [Signature]

**PUBLIC INFRASTRUCTURE BOARD APPROVAL**  
 APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2023.  
 [Signatures]

**LEGAL DESCRIPTION**

ALL OF LOT 1 OF THE WOHALI PHASE 1 SUBDIVISION, SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASIN AND MERIDIAN, COAL VALLEY CITY, SUMMIT COUNTY, UTAH.

**SURVEYOR'S CERTIFICATE**

I, WILBUR LOUIS DOBENEY, SURVEYOR, AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 12345 IN ACCORDANCE WITH TITLE 28, CHAPTER 27, OF THE UTAH CODES. I HAVE PERSONALLY CONDUCTED THE SURVEY AND THE MONUMENTS ARE CORRECTLY LOCATED AND THE DISTANCES AND BEARINGS ARE CORRECTLY SET FORTH THEREON. THE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO ACCURATELY ESTABLISH THE NATURAL BOUNDARIES OF THE INTEREST DESCRIBED TRACT OF REAL PROPERTY SHOWN THEREON.  
 SIGNED THIS 13TH DAY OF APRIL, 2023.



SIGNED THIS 13TH DAY OF APRIL, 2023.

**NARRATIVE**  
 THE PURPOSE OF THIS FINAL LOCAL ENTITY PLAT IS TO ANNEX LOT 1 OF WOHALI SUBDIVISION PHASE 1 INTO THE BOUNDARIES OF WOHALI PUBLIC INFRASTRUCTURE DISTRICT NO. 1.

NO.	DATE	DESCRIPTION

FINAL LOCAL ENTITY PLAT ANNEXING LOT 1  
 WOHALI PHASE 1 SUBDIVISION INTO WOHALI  
 PUBLIC INFRASTRUCTURE DISTRICT NO. 1  
 COAL VALLEY CITY, SUMMIT COUNTY

**LAYTON SURVEYS LLC**  
 PROFESSIONAL LAND SURVEYING  
 187 W. 100 S. # 111  
 COAL VALLEY CITY, UTAH 84002

**S1**  
**S1**

FILED FOR AND RECORDED	ENTRY NO.	RECORD PAGE	FOR	COUNTY RECORDER

EXHIBIT D

NOTICE OF BOUNDARY ACTION

**NOTICE OF IMPENDING BOUNDARY ACTION**  
**(District No. 1)**

**TO: The Lieutenant Governor, State of Utah**

**NOTICE IS HEREBY GIVEN** that the Board of Trustees (the “Board”) of the Wohali Public Infrastructure District No. 1 (the “District”), at a special meeting of the Board, duly convened pursuant to notice, on March 21, 2023 adopted a *Resolution Providing for the Annexation of Certain Property*, a true and correct copy of which is attached as APPENDIX “A” hereto and incorporated by this reference herein (the “Annexation Resolution”).

A copy of the Final Local Entity Plat satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a final local entity plat by the Surveyor of the District, is attached as APPENDIX “B” hereto and incorporated by this reference. The Board hereby certifies that all requirements applicable to the creation of the District, as more particularly described in the Annexation Resolution, have been met. The District is not anticipated to result in the employment of personnel.

**WHEREFORE**, the Board hereby respectfully requests the issuance of a Certificate of Incorporation pursuant to and in conformance with the provisions of Utah Code Ann. §17B-1-215.

**DATED** this 21<sup>ST</sup> day of March, 2023.

**WOHALI PUBLIC INFRASTRUCTURE DISTRICT  
NO. 1**

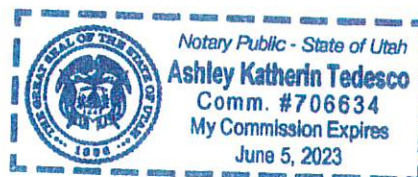
By:   
AUTHORIZED REPRESENTATIVE

**VERIFICATION**

STATE OF UTAH            )  
                                      :SS.  
COUNTY OF Salt Lake )

SUBSCRIBED AND SWORN to before me this 21 day of  
March, 2023.

  
NOTARY PUBLIC





**APPENDIX "A" TO NOTICE OF BOUNDARY ACTION  
(District No. 1)**

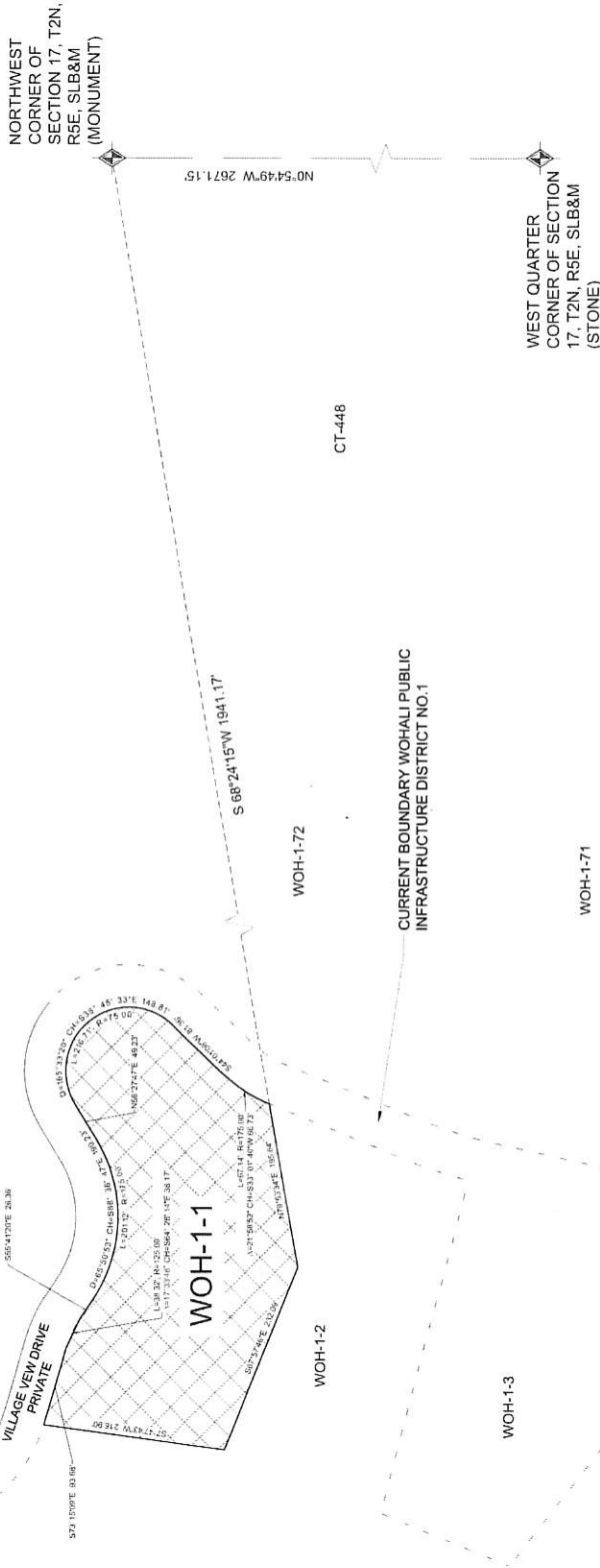
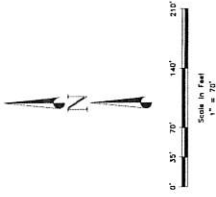
**Copy of the Annexation Resolution**

**APPENDIX "B" TO NOTICE OF BOUNDARY ACTION  
(District No. 1)**

**Final Local Entity Plat**

FINAL LOCAL ENTRY PLAT ANNEXING LOT 1 WOHALI PHASE 1 SUBDIVISION INTO WOHALI PUBLIC INFRASTRUCTURE DISTRICT NO. 1  
PREPARED 4/13/2023

WOH-1-73



**SUMMIT COUNTY SURVEYOR**  
 I HEREBY CERTIFY THAT THE SUMMIT COUNTY SURVEYOR HAS REVIEWED THIS PLAT FOR COMPLIANCE WITH THE UTAH PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, AND THAT I HAVE REVIEWED ALL MEASUREMENTS, THAT THE REFERENCE TO BE TRACED OR REESTABLISHED IN THIS SURVEY, AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREBY DESCRIBED TRACT OF REAL PROPERTY.  
 SIGNED: *Cherry L. P. ...* APR 13 2023  
 COUNTY RECORDER

**PUBLIC INFRASTRUCTURE BOARD APPROVAL**  
 APPROVED THIS ... DAY OF ... 2023  
 WARDEN ...  
 COUNTY RECORDER

**LEGAL DESCRIPTION**  
 ALL OF LOT 1 OF THE WOHALI PUBLIC INFRASTRUCTURE DISTRICT NO. 1, T2N, R5E, SLB&M, SUMMIT COUNTY, UTAH.  
 THE PURPOSE OF THIS FINAL LOCAL ENTRY PLAT IS TO ANNEX LOT 1 OF WOHALI SUBDIVISION PHASE 1 INTO THE BOUNDARIES OF WOHALI PUBLIC INFRASTRUCTURE DISTRICT NO. 1.

**SURVEYOR'S CERTIFICATE**  
 I, THE UNDERSIGNED, BEING A LICENSED SURVEYOR IN THE STATE OF UTAH, AND THAT I HOLD CERTIFICATE NO. 1070888 IN ACCORDANCE WITH TITLE 66, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, I HEREBY CERTIFY THAT BY AUTHORITY OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, I HAVE REVIEWED ALL MEASUREMENTS, THAT THE REFERENCE TO BE TRACED OR REESTABLISHED IN THIS SURVEY, AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREBY DESCRIBED TRACT OF REAL PROPERTY.  
 SIGNED THIS 14TH DAY OF APRIL, 2023.



COUNTY RECORDER

ENTRY NO.	FEE PAID
FILED FOR AND RECORDED AT	IN BOOK
RECORDS PAGE FOR	RECORDED
COUNTY RECORDER BY:	

REVISIONS

DATE	DESCRIPTION
DATE: 04/13/2023	DATE: 04/13/2023
BY: M.A.	BY: M.A.
CHECKED: M.A.	CHECKED: M.A.
DRAWN: M.A.	DRAWN: M.A.
REKAM: M.A.	REKAM: M.A.

FINAL LOCAL ENTRY PLAT ANNEXING LOT 1 PUBLIC INFRASTRUCTURE DISTRICT NO. 1 COALVILLE CITY, SUMMIT COUNTY

**LAYTON SURVEYS LLC**  
 PROFESSIONAL ENGINEER & LAND SURVEYOR  
 LICENSE NO. 1070888

\$1 \$1

