**I. Welcome & Introductions**

**Meeting July 14, 2025, at 7100 W 900 S Ogden UT 84404 at 7 p.m. Jeff Davis, Joe Giordano, Riley Skinner, Jeremy Jacob, and Amy Coleman were in attendance. Chirs Clem was excused. Pat Burns, Seth and Alex from Lync Development were also in attendance. Joe called the meeting to order at 7:14 p.m.**

**II. Park Updates & Announcements (10 minutes)**.

* **Upcoming Events:** Mosquito Days Update
  + Sammi Stokes found another location. The Rodeo committee moved Mosquito Days Rodeo to the Sunday and Monday. It is still scheduled for the entire weekend.

**III. Departmental Reports (15-20 minutes)**

* **Maintenance Report:**
  + Tasks Completed
    - Kaleb has stepped up and taking on more responsibility since Holden quit. He replaced all the outlets and hauled all the dirt off between the cement and the fence. He has been leveling out the dirt area near the parking lot for a future walking trail. He cleaned out all the gutters and plans to begin painting.
    - Riley will see if Kaleb wants to level out another load of wood chips.
  + Electrical update
    - Chris is working with LWE and if they don't work, he will contact someone else.
    - Ross has been working the arena every Monday and told Chris he would charge the park $150.00 per time. Total cost would be about $600.00 per month, approximately $4000.00 annually.
    - Add the vote to approve the rate that Ross is working the arena on the August meeting.
* **Administrative Report:**
  + Certified Tax Rate
    - Discussed the budget will review quarterly report when received from Steve.

**IV. Discussion Topics (20-30 minutes)**

* **Pat Burns**
  + Longhorn estates development the agreement is currently written as a $7,500 per door park donation or any kind of donation agreement between the board and development company. There will be 84 doors in the development and Lync plan to donate up to the value agreed upon. They will not be able to provide all the improvements to a land donation up front. There will be another 180 lots in the second phase of the development.
  + The Park project would be split in half (Phase one and phase two.) The board will be able to pick and choose what developments to the land they want.
  + The park has the option to own the irrigation pond as an additional amenity. The total acreage is 9.96 (Phase 1). With out the pond it is 4.46. Longhorn east would have an additional 7.46 acres. 17.43 total acres. The pond would begiven to the park a discounted rate. Pat would prefer to turn over the pond to the park district. Lync would develop the walking trail around it.
  + Jeff would like to see a few amenities from the beginning including utilities and an open pavilion. The Park Committee needs the total acreage with and without the pond to discuss the value and priorities for a new park. The board would like to discuss it as an entire park vs split into phases.
  + Pat recommended doing a master development agreement, for an overarching agreement plan outlining all the land to be donated in the two phases and developments Lync will provide. Joe recommended focusing on a pavilion and some green space. There is the potential to obtain grant funds for further development.
  + The proposed new park budget is over 2 million dollars. The land monetary donation could fit into the first development phase. Option two is that they can give us the land and monetary donation all at once, so it is the Park Committee’s sole responsibility to develop.
  + The board feels like there is some room to work together for parking lots, roads, and at least stubbed utilities.
  + The board needs the concept acre map with and without the pond, including the proposed value of the ground. The board will also have the right to have the land appraised to ensure fair market value. The board will decide what projects the committee would like to partner with Lync on.
  + The agreement will also need to include the value of water shares.
  + The park committee is interested in owning the pond land, the concern is who will be the steward of the pond. As far as ensuring the jobs get done. There will not be an HOA in Longhorn Estates. A secondary company would be responsible for the maintenance. The secondary company would collect their own fees from the homeowners for the maintenance of the pond.
  + Pat wants to have the two ponds turned into pressurized ponds by the same company so eventually he can loop them together feeding both Knight Irrigation and Warren Irrigation. No irrigation access to Hooper Irrigation.
  + The idea would be to build the park up while they are building up homes. There are options for ramp and PTIF and other donations to funnel into this development project.
  + The committee wants the ground for the park. 900 South is a main road that acts as a natural barrier, for safety reasons it makes sense to have a park on each side.
  + Pat is ready for development but is waiting on the sewer. Black pine is supposed to get bids for the line to be built connecting to 5900 in the next two weeks. It will be the opening port to everything west. Realistic potential is to begin building next summer. Black Pine must have the sewer done by the middle of June otherwise they will lose their grant funds.
  + The park committee asked Lync for the plans and the estimated value/cost. The committee will get the bids validated. Jeff can get them verified at work. The board feels like they would prefer to have the land first and then the infrastructure. Once those items are in place the committee would be willing to take on some money to do their own projects and obtain their own contractors should the need arise.
* **Board Comments:**
  + Once the proposal is sent over the board will review it and make changes based on the Black Pine agreement.

**V. Follow up Items:**

* None

**VI. Adjournment:**

**Joe adjourned the staff meeting at 8:12 p.m.**