

BOARD OF COMMISSIONERS OF UTAH COUNTY, UTAH
Public Work Session Minutes
November 12, 2020
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PUBLIC NOTICE IS HEREBY GIVEN THAT THE
BOARD OF COMMISSIONERS OF UTAH COUNTY, UTAH

WILL HOLD A PUBLIC WORK SESSION
IN THE COMMISSIONER CHAMBERS – ROOM 1400
OF THE UTAH COUNTY ADMINISTRATION BUILDING
100 East Center Street, Provo, Utah
November 12, 2020 – 3:00 P.M.

Board members may participate electronically at will, with the anchor location as stated above.

In accordance with the High Transmission Area restrictions instituted by the Department of Health in Utah County, members of the public are strongly encouraged to participate electronically. To accommodate physical distancing requirements, physical attendance will be limited to 20 people (including staff) at the anchor location. Once the room has reached capacity the doors will be locked, and additional attendees will be invited to participate online. All individuals in attendance must comply with State Public Health Order 2020-22 requiring face coverings in indoor spaces where social distancing is not possible, with certain exemptions

The public may participate electronically by joining via zoom at the following link <https://zoom.us/j/9938818466> or calling (346) 248-7799 or (669)900-6833, Meeting ID: 993 881 8466. Comments will be limited to three (3) minutes per individual unless otherwise approved by the Board. Please state your name at the beginning of the comment. Please no foul or abusive language.

If a member of the public is unable to provide comment electronically then they may contact the commission clerk to submit written comments for the record by emailing commissionclerk@utahcounty.gov or by calling 801-851-8111

~WORK SESSION MINUTES~

Commissioner Lee in Attendance
Commissioner Ainge (chair) and Commissioner Ivie via Zoon
Others in Attendance: See Attached Attendance Sheet

(Called to order: 3:08 P.M)

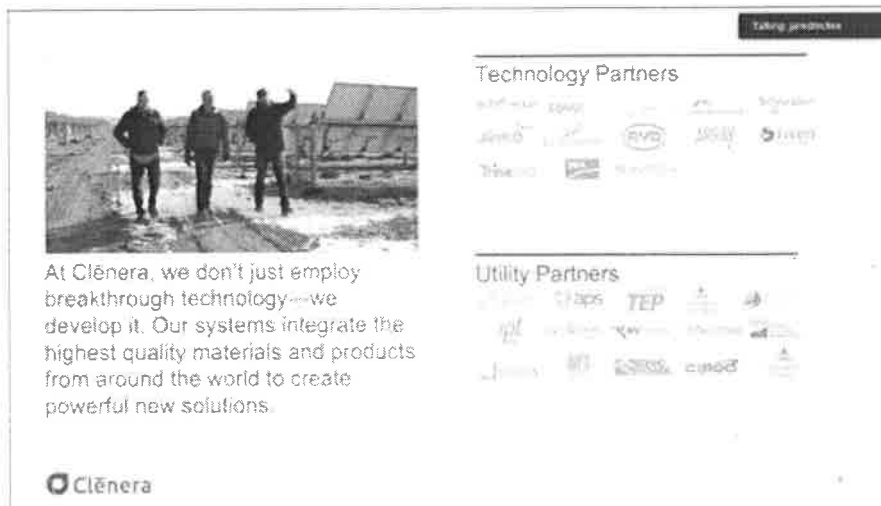
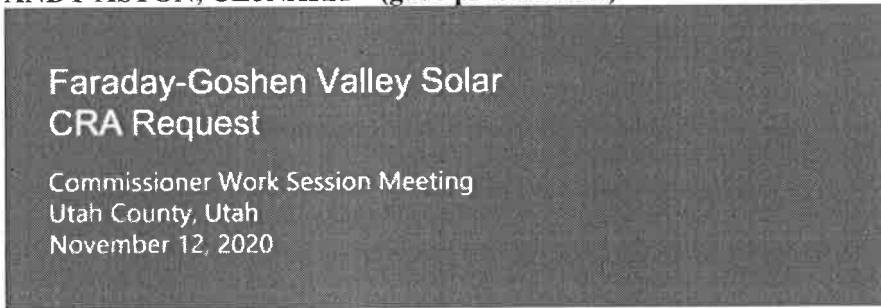
PRAYER/READING/THOUGHT: N/A
PLEDGE OF ALLEGIANCE: N/A

WORK SESSION

1. LISTEN TO A PRESENTATION FROM CLēNARA REGARDING UTILITY-SCALE SOLAR DEVELOPMENT PROJECTS PROGRESSING IN UTAH COUNTY.

-Bill Lee, Utah County Commissioner

ANDY ASTON, CLēNARA – (gave presentation)



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WE ARE BASED IN BOISE, IDAHO. WE ARE A LONG-TERM OWNER AND SOLAR DEVELOPER. WE HAVE PROJECTS ALL OVER THE COUNTRY. WE HAVE OPERATING PROJECTS THROUGHOUT THE COUNTRY AS WELL AS DEVELOPMENT PROJECTS.

Clēnera has an accomplished track record in technology development, manufacturing, and project management. Individual team members' involvement in solar technology development for more than a decade has contributed to industry advancements in the manufacturing of thin film, crystalline silicon, and concentrated photovoltaics. Clēnera's unique approach to solar incorporates a deep understanding of the technologies powering each and every project. With strategic investment in industry professionals, Clēnera operates efficiently with a small and highly skilled team.

Current Operational Projects

Project	Size	Location
Alabama Solar	110.97 MW	Lafayette, AL
Avaton II	21.49 MW	Safford, AZ
DS Coachella	3.95 MW	Thermal, CA
Kettleman Solar	26.97 MW	Kettleman City, CA
Five Points Solar	34.01 MW	Five Points, CA
Frontier Solar	28.92 MW	Lawman, CA
Giffen Solar	21.98 MW	Carroll Creek, CA
Grand View Solar	108.11 MW	Grand View, ID
Idaho Youth Ranch	1 MW	Carroll, ID
Indianapolis Motor Speedway	11.21 MW	Indianapolis, IN
Lancaster Solar	4.5 MW	Lancaster, CA
Sunray Energy 2 & 3	44.13 MW	Chagrin, CA
Sweetwater Solar	92.34 MW	Green River, WY
Techren Solar I & II	353.38 MW	Boulder City, NV
Three Peaks Power	177.15 MW	Center City, UT
Westlands Solar	23.72 MW	Hunter, CA
Wright Solar	238.83 MW	Los Santos, CA

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OPERATIONAL SOLAR PROJECTS

- 1 Desert River, CA
- 2 Horon, CA
- 3 Horizon, CA
- 4 Horon, CA
- 5 Los Banos, CA
- 6 Grand View, ID

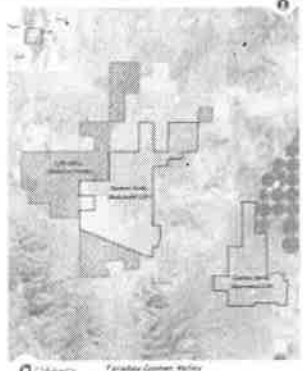
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WE WANT TO TALK THROUGH THE PROJECTS THAT WE HAVE RIGHT NOW IN UTAH COUNTY.

PROJECT OVERVIEW

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FARADAY-GOSHEN VALLEY PROJECT OVERVIEW Taking permits



Clēnera Faraday-Goshen Valley Project Overview

Project Overview	
Location	Utah County, UT
Land Ownership	Private landownership
Total Area	6,400 acres
AC Capacity	1,050 MW/AC
Interconnection	Cover - Opurth 345 / 500 KV Moria - Opurth 345 KV
Purchaser	PacifiCorp
Milestones	<ul style="list-style-type: none"> 525 MW interconnection Agreement in negotiation with PacifiCorp 525 MW in Transitional Interconnection Study Cluster PPA Pricing for 525 MW expected in 12/31/2020 Conditional Use Permits secured (2 of 3) Environmental Surrogate Studies Done Topo & ALTA surveys in progress

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WE ALREADY HAVE AN APPROVED CONDITIONAL USE PERMIT FOR PORTIONS OF THE GOSHEN VALLEY PROJECT. WE STILL HAVE SOME PORTIONS OF THE PROJECT THAT ARE NOT PERMITTED YET AND WE ARE STILL WORKING THROUGH THAT. WE HAVE MORE LAND UNDER SITE CONTROL THAN WHAT WE INTEND TO USE. IT'S REALLY A MATTER OF ALIGNING AND HAVING THE FLEXIBILITY TO MAKE THIS PROJECT BE THE BEST PROJECT THAT WE CAN BE SO WE CAN WORK WITH THE STATE AND THE COUNTY IN DESIGNING THIS PROJECT TO REALLY WORK WITHIN THE NEEDS OF ALL OUR DIFFERENT STAKEHOLDERS.

SOME OF THE MOST DIFFICULT THINGS TO GET IN THE PACIFICORP TERRITORY IS REALLY INTERCONNECTION AND SO WE ARE NOW NEGOTIATING AN INTERCONNECTION AGREEMENT WITH PACIFICORP ON 525 MEGAWATTS WHICH IS OUR FARADAY PROJECT. THAT IS RIGHT NOW IN NEGOTIATIONS WHICH MEANS WE HAVE GONE THROUGH THE STUDIES THAT ARE REQUIRED TO GET TO THAT POINT AND WE'LL HAVE A SOLIDIFIED PATH TO INTERCONNECTING AND CONNECTING THIS PROJECT TO THE PACIFICORP ROCKY MOUNTAIN POWER SYSTEM.

FOR THE OTHER 525 MEGAWATTS - THAT IS IN THE TRANSITIONAL INTERCONNECTION STUDY CLUSTER WHICH MEANS THAT IT'S BEING STUDIED WITH ALL THE OTHER PROJECTS THAT ARE, AS ROCKY MOUNTAIN POWER MOVES FROM A SERIAL PROCESS OVER TO A CLUSTER PROCESS. WE ARE WORKING ON PPA PRICING FOR 525 MEGAWATTS OF THIS PROJECT. WE EXPECT TO HAVE THAT IN DECEMBER AND IT WOULD BE ABLE TO BEGIN NEGOTIATIONS ON THAT. GOING THROUGH THE OTHER PIECES, WE HAVE CONDITIONAL USE PERMITS SECURED FOR 2/3 OF THE AREA THAT WE'D BE LOOKING AT AND ALSO WE HAVE ALL THE REPRESENT STUDIES AND ENVIRONMENTAL WORK AND TOPPO AND HYDRO - ALL THOSE THINGS ARE IN PROCESS AND WE'RE REALLY JUST GETTING THROUGH TO REALLY GET A PROJECT THAT'S ALMOST FROM A DEVELOPMENT STANDPOINT, WHAT WE WOULD CALL 'SHOVEL READY' TO WHERE WE'RE GETTING VERY CLOSE TO WHERE WE CAN ACTUALLY GIVE A NOTICE TO PROCEED DO THE THINGS THAT WE NEED TO DO TO START CONSTRUCTION ON THE PROJECT. ONE OF THE VERY

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IMPORTANT THINGS THAT WE LOOK AT WHEN WE'RE ABLE TO SIGN A POWER PURCHASE AGREEMENT, IS IDENTIFYING WHAT ALL OF OUR COSTS ARE GOING TO BE FROM BOTH A CAPITAL EXPENDITURE AND AS WELL AS AN OPERATING EXPENDITURE.

The image is a screenshot of a presentation slide titled "FARADAY-GOSHEN VALLEY PROJECT BENEFITS". The slide features a table under the heading "Benefits Overview". The table lists several metrics and their corresponding values. At the bottom left of the slide, the Clēnera logo is visible.

Benefits Overview	
Potential Tax Revenue (35 Years)	\$150,000,000
Construction Workers (at peak)	1,000 (500 Years)
Reduction of CO ₂ Emissions Per Year	4,200 Million Pounds
Equivalent to Avoiding the Consumption of Gasoline Per Year	240 Million Gallons
Utah Homes Powered	285,000
Full-Time Employees Post-Construction	5-10

NUMBERS HAVE NOT BEEN UPDATED SO THEY ARE A LITTLE DIFFERENT. THE TOP WHERE IS SAYS \$150 MILLION DOLLARS OF TAX REVENUE FOR A 35-YEAR LIFE CYCLE, THAT NUMBER IS ACTUALLY CLOSER TO \$240 MILLION BECAUSE WE'RE LOOKING AT A RATHER LARGE PROJECT. WHEN YOU LOOK AT THE CAPITAL EXPENDITURES THAT WE'LL BE PUTTING INTO THIS PROJECT, IT'S A SIGNIFICANT INVESTMENT INTO THE COUNTY AND THAT'S FROM A FINANCIAL PERSPECTIVE. IT'S ALSO A SIGNIFICANT INVESTMENT OF THE POTENTIAL FOR SUSTAINABLE AND RENEWABLE ENERGY NOT JUST FOR THE COUNTY BUT FOR THE WHOLE STATE OF UTAH. WHEN YOU LOOK AT THE REDUCTION OF CARBON THAT'S EMITTED INTO THE ATMOSPHERE, WHEN YOU LOOK AT THE EQUIVALENT TO THE AVOIDANCE OF CONSUMPTION OF GASOLINE THE AMOUNT OF UTAH HOMES THAT CAN BE POWERED AND EVEN FROM A FULL-TIME EMPLOYMENT AS WELL AS A CONSTRUCTION EMPLOYMENT.

ONE OF THE THINGS THAT WE SPECIFIED IS THAT WE PUT IN JOB YEARS. THE REASON WE DID THAT IS BECAUSE IT'S VERY LIKELY THAT THIS PROJECT WILL HAVE BETWEEN 500-700 EMPLOYEES, DEPENDING ON THE LENGTH OF HOW LONG WE WILL BE CONSTRUCTING THE PROJECT. IT COULD TAKE 1-1 ½ YEARS, BUT WE EXPECT TO HAVE A THOUSAND JOBS EITHER FOR THAT FULL YEAR OR 750 JOBS FOR THE 1 ½ YEARS. THIS CAN BE AN EXTREMELY IMPACTFUL PROJECT FOR THE COUNTY AND THAT'S WHY WE WANTED TO TALK ABOUT WHAT THE OPERATING COSTS WILL BE FOR A PROJECT OF THIS SORT.

THE NUMBER ONE OPERATING EXPENSE THAT WE WILL HAVE WILL BE OUR PROPERTY TAXES. IT'S ABSOLUTELY CRUCIAL FOR US TO BE ABLE TO CONTROL OUR OPERATING EXPENSES AS MUCH AS POSSIBLE, SO THAT IS WHY WE ARE COMING TO TALK THROUGH WHAT A TAX INCREMENT FINANCING MIGHT BE FOR THE COUNTY WITH THIS PROJECT.

The image shows two side-by-side spreadsheets. Each spreadsheet has a header row with columns for 'Section', 'MW', 'Property Tax', 'Investment', and 'Other'. The data rows contain numerical values for each of these categories across multiple sections. The spreadsheets appear to be screenshots of a presentation or a document, with some text and numbers slightly blurred.

(SHOWED THE DIFFERENT PROJECT SECTIONS AND THE EXPECTED PROPERTY TAXES ALONG WITH THE AMOUNT OF MEGAWATTS AND THEN THE ESTIMATED INVESTMENT FROM A CAPITAL STANDPOINT)

WE'RE LOOKING AT 1050 MEGAWATTS OF SOLAR PLUS AN ADDITIONAL 500 MEGAWATTS OF BATTERY STORAGE TO BE PLACED ON THIS PROJECT. THAT'S A SIGNIFICANT PROJECT ACROSS THE COUNTRY. WHEN LOOKING AT IT FROM AN INVESTMENT STANDPOINT, WE ARE LOOKING AT THE INVESTMENT OF ROUGHLY \$2 BILLION OF CAPITAL GOING INTO THIS PROJECT.

SO, IN DIGGING INTO THE ACTUAL EXPECTED TAXES FOR THE COUNTY, WHAT WE ARE REQUESTING IS A 69% TAX ABATEMENT ON THE COUNTY PORTION OF OUR TAXES FOR THE FIRST 15 YEARS OF THE PROJECT. LOOKING AT THE PROPOSED TAXES OVER THE COURSE OF THE FULL LIFE CYCLE, WE ARE LOOKING AT COUNTY TAXES OF \$28 MILLION GOING TO THE COUNTY AND \$23 MILLION GOING TO THE COUNTY, TOTALLY ROUGHLY \$50-60 MILLION OF TAXES OVER THE 35-YEAR LIFE CYCLE OF THIS PROJECT. THIS IS AFTER THE PROPOSED ABATEMENT.

IT IS VERY IMPORTANT THAT WE MANAGE OUR TAX EXPOSURE DURING THE OPERATING TERM BECAUSE WHAT HAPPENS IS IF WE ARE NOT ABLE TO MANAGE THAT EXPOSURE DURING THE OPERATING TERM, WE HAVE TO SIGN UP A POWER PURCHASE AGREEMENT. IN THAT POWER PURCHASE AGREEMENT, WE HAVE TO HAVE ALL OF OUR COSTS DIALED IN BOTH FROM THE CAPITAL COST AS WELL AS AN OPERATING COST. IN THE FORMAT THAT WE'RE LOOKING AT WITH PACIFICORP WE HAVE MODELED THIS OPERATING COST AS FAR AS TAXES IN OUR FINANCIAL MODELS, WE HAVE MODELED OUR PROPOSALS AND THE WAY WE ARE LOOKING AT THE PPA WITH THIS TAX ABATEMENT. WE'VE ALSO DONE WORK WITH THE NEBO SCHOOL DISTRICT. WE ACTUALLY HAVE A LETTER OF INTENT FROM THE NEBO SCHOOL DISTRICT WITH THEIR INTEREST IN PURSUING TAX INCREMENT FINANCING FOR THIS SAME LEVEL WHICH

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WOULD BE A 69% TAX ABATEMENT THROUGH TAX INCREMENT FINANCING FOR THE FIRST 15 YEARS.

COMMISSIONER LEE – HAS ALPINE GIVEN YOU ANY INDICATIONS ON IF THEY'RE GOING TO GO ANY DIRECTION AT ALL OR ARE YOU STILL WORKING ON THAT.

ANDY ASTON - THEY HAVE GIVEN US THAT THEY ARE NOT ELECTING TO MOVE FORWARD WITH IT IN THIS YEAR'S CYCLE. THEY MAY IN A FUTURE CYCLE BUT THIS YEAR THEY HAVE NOT GIVEN US AN INDICATION THAT THEY WOULD BE MOVING FORWARD WITH A TAX ABATEMENT.

COMMISSIONER AINGE – WHY WOULD BE CONSIDER ANY TAX ABATEMENT? I TEND NOT TO SUPPORT THESE THINGS. I'VE HEARD A LOT OF THESE TYPES OF PRESENTATIONS. I WISH YOU THE BEST. I'VE SPOKEN TO THE UTILITY COMPANIES AND THEY'VE NEVER SEEMED TO SUGGEST THAT TAX INCREMENT FINANCING IS NEEDED IN ORDER TO FIND THE SOLAR PROJECTS THAT THEY NEED TO PLUG IN AND SO WHY WOULD WE ENTERTAIN ANY TAX INCREMENT FINANCING LET ALONE THIS VERY HIGH AMOUNT OF 69%?

ANDY ASTON - WHEN YOU LOOK AT A SOLAR FACILITY COMPARING IT TO MORE OF, I WOULD SAY, A LEGACY, FOSSIL FUEL TYPE OF GENERATION, THE OPERATING COSTS OF A SOLAR FACILITY ARE RELATIVELY LOW BUT THE CAPITAL EXPENDITURES ARE EXTREMELY HIGH SO YOU DO NOT SEE A PROPERTY TAX ON OPEX. SO, WHEN A COAL PLANT OR A NATURAL GAS PLANT IS BUYING THEIR FUEL THAT IS NOT TAXED AS PROPERTY. BUT WHAT HAPPENS WITH THE SOLAR PROJECT IS BECAUSE WE ARE GOING AND PAYING FOR ALL OUR FUEL UP FRONT WITH CAPITAL COSTS, WE HAVE EXTRAORDINARY CAPITAL COSTS AS YOU CAN SEE HERE WITH A 1000 MEGAWATT PROJECT – IT'S \$2 BILLION INVESTMENT AND SO IT BECOMES VERY LIKELY WITHOUT THIS TAX ABATEMENT, WITHOUT THE ABILITY TO LIMIT AND MANAGE OUR TAX EXPOSURE OVER THE COURSE OF THE 35 YEARS, WE'RE NOT ABLE TO ACTUALLY END UP SIGNING A POWER PURCHASE AGREEMENT AGAINST WHAT CAN ACTUALLY BE DONE. WHEN YOU LOOK AT THE DEALS THAT ARE BEING SIGNED BY UTILITIES, THEY PREDOMINATELY WILL HAVE AN ASSOCIATED TAX ABATEMENT WITH THE COUNTY FOR PROPERTY TAXES.

COMMISSIONER AINGE – THE OTHER SIDE IS THAT SOMEONE ELSE COULD COME IN AND DEVELOP. UTAH COUNTY HAS A LOT OF ATTRACTIVE ATTRIBUTES AND THIS IS THE RIGHT PLACE TO BUILD AND WE HAVE THE LOWEST TAX RATE ALONG THE WASATCH FRONT AND SO I THINK ALL OF THAT HAS TO BE FACTORED IN AS WELL.

ANDY ASTON – A PROJECT OF THIS SIZE AND ALSO A PROJECT THAT'S LOOKING AT GETTING THE PPA RATES THAT WE ARE TALKING THROUGH, THE ABATEMENTS OF THESE TAXES IS A CRUCIAL COMPONENT IN OUR ABILITY TO MOVE FORWARD WITH A COMPELLING AND ATTRACTIVE RATE FOR THE UTILITY AND THAT'S WHY WE REALLY GO THROUGH THIS WHOLE PROCESS IS BECAUSE IT IS CRUCIAL FOR US TO HAVE THESE TAX ABATEMENTS FOR US TO OFFER THE END PPA RATE THAT THE UTILITY IS REALLY LOOKING FOR.

JARED McKee- ALL OF THIS LAND RIGHT NOW IS IN GREENBELT AND THE TAX REVENUE THAT'S COMING IN THROUGH THIS LAND IS RATHER SMALL. WHAT THIS ALLOWS THE COUNTY TO DO WHILE HAVING A SOLAR PROJECT BEING LOCATED IN THIS LOCATION, IS IT ALLOWS THE COUNTY TO INCREASE THE TAX REVENUE IN THE COUNTY BOTH FROM A SCHOOL AND A TAX PERSPECTIVE AND A WHOLE LOT OF CONSTRUCTION JOBS, A LIMITED AMOUNT OF ONGOING OPERATIONAL JOBS AND THEN ALSO KEEP THE LAND AVAILABLE FOR FUTURE DEVELOPMENT. WHAT'S REALLY UNIQUE ABOUT OUR SOLAR FACILITIES IS IT HOLDS THE LAND IN ITS CURRENT STATE AND AFTER THE 35 YEAR LIFE CYCLE OF THAT PLANT IS DONE BECAUSE THERE'S NO REAL CONCRETE IN THE GROUND – ALL OF THIS IS ACTUALLY TAKEN UP AND THIS LAND GOES BACK TO THE WAY IT WAS BEFORE THE PROJECT EVER BEGAN AND SO IT REALLY PRESERVES IT FOR FUTURE DEVELOPMENT.

YOU CAN INCREASE THE LAND VALUE AS FAR AS TAX PURPOSES NOW AND STILL PRESERVE IT FOR FURTHER COMMERCIAL DEVELOPMENT IN 35 YEARS. SO, WHEN WE LOOK AT WHAT THIS CAN ACTUALLY PROVIDE FOR A COUNTY IT'S INCREASED JOBS DURING CONSTRUCTION, A MILD INCREASE OF JOBS, WHICH THERE'S NOT SHORTAGE OF JOBS IN UTAH COUNTY, BUT THERE WILL BE A MILD INCREASE OF JOBS DURING OPERATION AS WELL AS A HUGE INCREASE IN THE OVERALL TAX STRUCTURE FOR THE COUNTY DURING ITS OPERATION.

2. DISCUSS ENGAGING WITH NUQUO TO MANAGE COUNTY COPIER AND PRINTER PURCHASES AND MAINTENANCE.

-Robert Baxter, Purchasing Manager

ROBERT BAXTER, PURCHASING MANAGER – I WANTED TO BRING YOU UP TO SPEED ON SOMETHING WE'VE BEEN WORKING ON. I'D ORIGINALLY INTENDED TO BRING THIS UP IN THE DEPARTMENT HEAD MEETING BUT THAT WAS CANCELLED SO I'M GOING TO BRING IT UP HERE AND IT HAS TO DO WITH OUR PHOTOCOPIER AND PRINTER MAINTENANCE AND PURCHASE PROGRAMS. I'VE BEEN IN CONTACT WITH A COMPANY CALLED NUQUO AND WHAT THEY'RE GOING TO BE DOING OR WHAT THEY'RE IN THE PROCESS OF DOING NOW IS DOING AN ANALYSIS OF OUR MAINTENANCE AND PURCHASE OF COPIERS TO HELP US TO SAVE MONEY AND HAVE A MORE CONSISTENT PROGRAM.

LET ME BACK UP FIRST AND GO OVER WHERE WE ARE NOW WITH OUR COPIERS. RIGHT NOW, WE HAVE KIND OF A HODGEPODGE OF COPIERS AND MAINTENANCE AGREEMENTS. WE HAVE 70-80 PHOTO COPIERS THROUGHOUT THE COUNTY, AND THEY'RE PURCHASED AND MAINTAINED BY FIVE DIFFERENT COMPANIES. A FEW YEARS AGO, IT WAS QUITE A NIGHTMARE JUST KEEPING TRACK OF THEM ALL BECAUSE THEY EACH HAD AN INDIVIDUAL MAINTENANCE AGREEMENT. A COUPLE YEARS AGO I WORKED TO CONSOLIDATE THOSE, AT LEAST FOR A COUPLE OF THE LARGER COMPANIES. THAT WAS A BIT OF A NIGHTMARE TRYING TO DO. THAT HELPED QUITE A BIT THOSE CONTRACTS ARE EXPIRING THE END OF THIS YEAR. SO, I FIGURED RATHER THAN GO INTO THE NIGHTMARE OF TRYING TO NEGOTIATE WITH THEM AGAIN TO RENEW THIS CONTRACT, WE'RE GOING TO TAKE A GOOD LOOK AT THE WHOLE

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PROGRAM AND SEE IF WE CAN COME UP WITH SOMETHING BETTER. THAT'S WHERE NUQUO CAME IN. NUQUO IS A COMPANY OF FORMER INDUSTRY EXPERTS IN THE PHOTOCOPIER AND PRINTER INDUSTRY. THEY DON'T SELL EQUIPMENT AND THEY DON'T SELL MAINTENANCE AGREEMENTS. WHAT THEY DO IS THEY COME IN AND PERFORM AN ANALYSIS OF YOUR USAGE, MAINTENANCE AGREEMENTS AND YOUR PURCHASING PROGRAM AND HELP YOU FIND A BETTER WAY FORWARD WITH IT. WHAT THEY'RE DOING RIGHT NOW IS THEY'RE PERFORMING AN ANALYSIS ON OUR PROGRAM AND THEY'RE GOING TO DETERMINE A BASELINE; WHAT WE'VE BEEN SPENDING TO PURCHASE COPIERS AND TO MAINTAIN THEM AND THEN WHAT THEY DO IS THEY SEND OUT AN RFP TO THE INDUSTRY AND THEY USE THEIR INDUSTRY KNOWLEDGE TO COME UP WITH A BETTER PLAN AND THEN THEY COMPARE THE WINNING PLAN TO OUR BASELINE OF WHAT WE'RE HAVING NOW AND THAT BASELINE IS SOMETHING WE AGREE WITH THEM BEFOREHAND, THE WAY THE GET PAID IS THEY GET 20% OF THE DIFFERENCE BETWEEN THAT BASELINE AND OUR NEW LOWER COST. WHAT WE'D BE GETTING WITH NUQUO IS INDUSTRY EXPERT ADVICE ON WHAT IS BEST FOR OUR NEEDS.

IN 2019 WE SPENT \$53,000 IN MAINTENANCE AND ANOTHER \$28,000 ON NEW PHOTO COPIERS SO THERE IS SOME ROOM FOR SAVINGS. IN LOOKING AT OUR PROGRAMS THEY CAN SAVE US MONEY ON TONER AND FROM WHAT THEY CAN SEE, OUR MAINTENANCE PROGRAMS WEREN'T TOO BAD. WE ARE PROBABLY IN THE 70 PERCENTILE AS FAR AS HOW GOOD OUR CONTRACTS ARE BUT THERE'S STILL CONSIDERABLE ROOM FOR IMPROVEMENT.

RUDY LIVINGSTON, BUDGET MANAGER - FROM A BUDGETARY STANDPOINT IT REALLY MAKES SENSE TO STANDARDIZE THESE THINGS. I HAVE THE BENEFIT OF HAVING GONE THROUGH A COUPLE OF PROCUREMENT PROCESSES FOR COPIERS RECENTLY AND WITH MY PRIOR EMPLOYER WE JUST DID IT RIGHT BEFORE I CAME HERE. WHAT I'M LOOKING AT FROM THE BUDGET STANDPOINT IS JUST THE STABILITY AND THE PREDICTABILITY OF WHERE WE ARE AND IN ADDITION TO THAT I THINK BY USING A SERVICE SUCH AS THIS, WE COULD REALLY HAVE A BENEFIT ON THE COST THAT WE HAVE FOR OUR COPIERS AND FOR THE MAINTENANCE AGREEMENTS.

3. REVIEW AND SICUSS UTAH COUNTY HEALTH DEPARTMENT POLICIES AND PROCEDURES FOR FUTURE COMMISSION APPROVAL.

-Ralph Clegg, Health Department Executive Director

RALPH CLEGG – UTAH COUNTY HEALTH DEPARTMENT EXECUTIVE DIRECTOR - THE POLICIES AND PROCEDURES HAVE BEEN REVIEW BY HUMAN RESOURCES AND THE COUNTY ATTORNEY'S OFFICE. THE FINANCIAL POLICIES AND PROCEDURES WERE REVIEWED BY THE COUNTY CLERK/AUDITOR'S OFFICE AND THE BOARD OF HEALTH.

IT'S BEEN AWHILE SINCE WE'VE UPDATED THIS SO IT'S KIND OF CHANGED THE FORMAT, MAKING IT A LITTLE MORE ACCESSIBLE FOR OUR EMPLOYEES TO READ OR ACCESS.

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IT'S HELPFUL WHEN WE DO THINGS LIKE THIS TO GIVE AN UPDATE ON THINGS THAT ARE CHANGING.

IN GENERAL, THEY'RE JUST THINGS OF INTERNAL POLICIES AND PROCEDURES JUST SO THAT OUR EMPLOYEES KNOW O SOME OF THEIR EXPECTATIONS. IT'S BASED ON SOME ISSUES WE'VE HAD IN THE PAST. WE CHANGED ADDED THINGS TO SUCH AREAS AS:

- * **CASH AND CHECK HANDLING**
- * **DONATIONS**
- * **WORK TIME**
- * **UPDATED SEXUAL HARASSMENT POLICY**
- * **SEATBELT WEARING IN COUNTY VEHICLES**
- * **MEDIA GUIDELINES**
- * **HANDLING PROFESSIONAL LICENSING AND CERTIFICATION FEES**
- * **CELL PHONE PROCEDURES**

4. REVIEW AND DISCUSS PROPOSED REVISED INTERLOCAL COOPERATION AGREEMENT BETWEEN UTAH COUNTY AND EAGLE MOUNTAIN CITY FOR LAW ENFORCEMENT SERVICES
-Sheriff Smith/Eric McDowell

CORT GRIFFIN – COUNTY DEPUTY ATTORNEY – THIS WAS REQUESTED TO BE ON HERE BY THE SHERIFF'S DEPARTMENT WITH SHERIFF SMITH, BUT I CAN ADDRESS ANY ISSUES WITH IT.

THE PRIOR VERSION REQUIRED DETERMINATION THE ACTUAL COST OF SERVICES IN ADVANCE AND AT THE END OF EVERY CONTRACT HERE DOING A TRIAL WHICH FOR VARIOUS REASONS, REALLY NEVER WORKED OUT BECAUSE IT WAS DEPENDENT ON STATE COURT INFORMATION AND ALSO REQUIRED ESTIMATION OF PROSECUTION COSTS WHICH THE COUNTY ATTORNEY'S OFFICE DIDN'T HAVE ANY WAY OF DOING THAT SO THE CITIES WOULD GET A CREDIT AND THE COUNTY WOULD NOT GET THE PROSECUTION COSTS.

WHAT THIS DOES IS IT ESTABLISHES AN INITIAL 4-YEAR TERM WITH AN ACTUAL COST DETERMINED BY THE COUNTY WITH A 4% INCREASE PER YEAR. AT THE END OF THE 4 YEARS, THERE'S KIND OF A RESET TO MAKE SURE THAT THE COSTS ARE IN LINE WITH WHAT'S BEING CHARGED. THE 4% INCREASE IS A SIGNIFICANT DEPARTURE OF THE LAST AGREEMENT IS THAT NOW THE COUNTY HAS IN THE PROGRAM ON THIS AGREEMENT COUNTY ATTORNEY'S OFFICE PROSECUTES THESE CITATIONS AND THERE HAVE BEEN THAT PROSECUTION COST CITATION CREDIT CALCULATION. AT THIS POINT, THE COUNTY THROUGH THIS CONTRACT IS GOING TO RECEIVE 100% OF THE FUNDS AND FEES AND IN EXCHANGE, THE COUNTY HAS AGREED TO PROSECUTE SOME EGREGIOUS CITY ORDINANCE VIOLATORS AND I THINK THAT'S VERY ADVANTAGEOUS FOR THE COUNTY.

COMMISSIONER LEE – HOW WAS THE 4% DETERMINED?

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CORT GRIFFIN – BASED UPON THE COST CALCULATION DONE AT THE BEGINNING OF THE CONTRACT AND THEN 4 YEARS LATER, IF ADDITIONAL DEPUTIES ARE ADDED, THAT WILL BE INCLUDED IN THE COSTS AND THE 4% ARE CALCULATED ON THAT FIGURE WITH THE ADDITIONAL DEPUTY SERVICES INCLUDED. SO, IT'S A CALCULATION DONE BY THE SHERIFF'S OFFICE WHICH IS GOING TO REMAIN THE SAME AND HAS BEEN DONE IN PREVIOUS YEARS.

COMMISSIONER LEE – IF THE STATE COMES DOWN WITH A MANDATE, WHATEVER THE MANDATE IS, AND IT SIGNIFICANTLY INCREASES LAW ENFORCEMENT COSTS, ARE WE BOUND JUST BY THE 4%?

CORT GRIFFIN – I THINK WE WOULD BE. THE PHILOSOPHY OF THIS AGREEMENT IS IT ALLOWS THE CITY TO PLAN FOR FUTURE EXPENSES IN THE COMMUNITY. THE 4% INCREASE PER YEAR WOULD AVERAGE OUT IN THE LONG RUN.

THE ONLY THING I CAN REALLY THINK OF IS IF BODY CAMERAS WERE MANDATED, THE CAMERAS THEMSELVES ARE NOT EXPENSIVE BUT STORAGE COULD BE A SIGNIFICANT COST. THAT IS NOT CONTEMPLATED IN THIS AGREEMENT.

COMMISSIONER LEE - IT SEEMS LIKE WE RENEGOTIATE THIS ON A YEARLY BASIS WITH THE CITY AND SO SHOULDN'T WE JUST CONSIDER THIS AS THE RENEGOTIATION AT THE END OF THIS CONTRACT THAT WE'RE CURRENTLY IN?

CORT GRIFFIN - I THINK THE WAY IT'S WRITTEN, THIS WOULD BE RETROACTIVE TO JULY 1. WE CAN GET WITH YOU AND ADDRESS THE ISSUES OF THE TIMING BETWEEN THIS AND THE PRIOR AGREEMENTS.

COMMISSIONER AINGE – WHAT IS THE MECHANISM IS THERE IS A REQUEST FOR MORE LAW ENFORCEMENT?

ERIC MCDOWELL, CHIEF SHERIFF DEPUTY - WE JUST HAD A STAFFING INCREASE COME BEFORE YOU A COUPLE MEETINGS BACK AND BASICALLY WHAT THEY WOULD DO IS JUST REQUEST A STAFFING INCREASE AND THEY AGREE TO PAY FOR THE ADDITIONAL COSTS AND WE WOULD PRESENT IT TO YOU FOR THAT FORMAL STAFFING. AS FAR AS THE CONTRACT LANGUAGE, CORT CAN ANSWER THAT.

CORT GRIFFIN - IT'S PROVIDED TOWARD THE END OF SECTION 3, WHERE IT SAYS THAT THE RETURNS AT THE REQUEST OF CITIES FUNDS ARE AVAILABLE TO CITY. WE NEED A PROVISION THAT SAYS ONCE IT'S REQUESTED AND PROVIDED, THE MANPOWER WILL NOT BE REDUCED UNLESS BOTH PARTIES AGREE.

THEN DOWN IN SECTION 5, IT STIPULATES THAT THE COST OF SERVICES ADDED DURING THE INITIAL RENEWAL OF TERMS SHALL BE FIXED AT THE TIME THE ADDITIONAL BUDGET IS SERVED SO THEY'RE PROVIDED AND THE COST OF DEPUTY SERVICES INCREASED ACCORDINGLY SO AT THAT POINT THE ADDITIONAL DEPUTY RESOURCES ALLOWED INTO THE COST AND THEN THE 4% INCREASE IS CALCULATED ON JUST THE ADDITIONAL DEPUTIES.

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COMMISSIONER AINGE - I THINK THIS COULD BE CLEANER. I DON'T THINK WE'VE EVER HAD AN ISSUE WITH THIS, SO I THINK OPERATIONALLY HAS BEEN GREAT BUT THE WAY THAT IT'S WRITTEN NEEDS TO BE CLEANED UP.

CORT GRIFFIN - WE WANT TO GET WITH YOU AS QUICK AS POSSIBLE COMMISSIONER LEE BECAUSE THE CITY HAS ACCEPTED THIS VERBIAGE AS IS AND IS READY TO ADOPT IT ON TUESDAY.

ERIC MCDOWELL - THIS CONTRACT ACTUALLY EXPIRED BACK IN JULY, SO WE HAVE BEEN WORKING ON THIS FOR AWHILE.

5. PRESENTATIONS REGARDING PROPOSALS FOR THE NORTH UTAH COUNTY
EQUESTRIAN PARK
-Public Works

RICHARD NIELSON, DIRECTOR OF PUBLIC WORKS – WE HAVE 4 PRESENTATIONS.

RIMROCK CONSTRUCTION

MARK HAMPTON, RIMROCK CONSTRUCTION – WE WOULD LIKE THE OPPORTUNITY TO LEAVE THE EQUESTRIAN PARK AS AN EQUESTRIAN PARK AND TURN IT INTO AN HOA GOVERNED COMMUNITY. YOU ARE FAMILIAR WITH THE ANNEXATION AGREEMENTS AND THE BOUNDARY LINES BETWEEN THE CITIES THAT THIS PROPERTY KIND OF COINCIDES WITH AND SO WE THINK THAT AS WE INTERPRET IT THAT AND TALKING TO LEHI CITY, HIGHLAND CITY AND AMERICAN FORK THAT THIS IS GOING TO BE A HIGHLAND CITY ANNEXATION. SPEAKING WITH NATHAN AT HIGHLAND CITY WE DESIGNED OUR CONCEPT PLAN THAT YOU'VE SEEN TO MEET AN R130 DENSITY. IT WOULD BE A CLUSTER TYPE OF DENSITY, SO YOU TAKE THE ENTIRE SQUARE FOOTAGE OR ACREAGE AND DIVIDE IT BY THE AMOUNT OF DENSITY THAT WE'RE LOOKING FOR. THIS WOULD EQUAL 30,0000 SQUARE FEET PER RESIDENTIAL LOT. WE HAVE HAD SUCCESS IN THE PAST WITH HOA COMMUNITIES.

WE ANTICIPATE THIS BEING A FULLY HOA COMMUNITY WHICH IS GOVERNED AND MANAGED AND MAINTAINED BY THE HOA. THIS WILL GIVE AN OPPORTUNITY TO KEEP THE FACILITIES THERE, UPDATE THEM, REFRESH THEM, HAVE FACILITIES FOR PEOPLE THAT NEED AND WANT HORSES AND EQUESTRIAN RIDING AREAS NEAR THEIR RESIDENCE AND WITH THE RESIDENCE HOA'S.

OUR PROPOSAL WOULD BE A CASH PURCHASE. THE ONLY CONDITIONS THAT WE HAVE FOR OUR PURCHASE WOULD BE HIGHLAND CITY'S ANNEXATION AND APPROVAL FOR OUR CONCEPT.

COMMISSIONER AINGE – I HAVEN'T NECESSARILY BEEN ON BOARD WITH AN RFP TO SELL THIS PROPERTY AND SO GIVEN THAT IT'S A PARK NOW AND THERE'S PUBLIC ACCESS WHERE, WHAT IS YOUR IDEA THAT THERE WOULD NOT BE ANY PUBLIC ACCESS?

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MARK HAMPTON – THAT IS CORRECT.

AMERICAN FORK AND LEHI CITY

DAVID BUNKER, AMERICAN FORK CITY ADMINISTRATOR – OUR PROPOSAL FROM LEHI CITY AND AMERICAN FORK CITY IS THAT WE PURCHASE THE PROPERTY FOR A NOMINAL FEE AND THAT WE MAINTAIN THE FACILITY AS A PUBLIC FACILITY AND IT WOULD BE OPEN TO THE PUBLIC. THE CITIES WOULD PAY FOR THE MAINTENANCE AND OPERATION OF THE FACILITY AND THEN AS WE CAN IN THE FUTURE, WE WOULD LIKE TO ADD AMENITIES TO THE FACILITY SUCH AS PICKLEBALL COURTS OR A BASKETBALL COURT, A DOG PARK OR DIFFERENT THINGS THAT THE PUBLIC WOULD BE INTERESTED IN. HOPEFULLY WE WOULD BE ABLE TO DO A PARTNERSHIP WITH SURROUNDING COMMUNITIES OR POSSIBLY THE COUNTY IN BUILDING THOSE FACILITIES.

MAYOR MARK JOHNSON, LEHI CITY MAYOR – WE KNOW THERE’S A LOT OF HISTORY IN REGARD TO THIS EQUESTRIAN CENTER. WE KNOW THAT THIS HAS EXISTED AS AN EQUESTRIAN AREA SINCE THE EARLY PART OF THE CENTURY PROBABLY UNDER DIFFERENT OWNERSHIPS. WE DO KNOW THAT THE COUNTY HAD SOME DEEDS TO THEMSELVES IN 2007 TAKING CONTROL OF THIS. LEHI CITY WAS INVOLVED IN SOME OF THE DEVELOPMENT.

THIS PARK WAS DEVELOPED TO BE A REGIONAL EQUESTRIAN PARK FOR NORTH COUNTY. AS THE COUNTY WAS GROWING THERE WAS OBVIOUSLY SOME CONCERN ABOUT OPPORTUNITIES FOR PEOPLE TO RIDE THEIR HORSES. STREETS WERE GETTING BUSIER, CERTAIN CONFLICTS BETWEEN VEHICULAR TRAFFIC AND HORSE TRAFFIC WERE HAPPENING.

WE FEEL THERE IS A SIGNIFICANT NEED FOR AN EQUESTRIAN PARK IN THIS AREA. OUR CONCERN IS THIS IS A PUBLIC SPACE AND IT’S BEEN PUBLIC SPACE FOR A NUMBER OF YEARS, AND WE DON’T FEEL IT’S APPROPRIATE TO DENY THE PUBLIC THE OPPORTUNITY TO PARTICIPATE IN THIS USE OF LAND. IF WE SELL THIS OFF OR IF THIS LAND GOES AWAY, THEY’LL PROBABLY NEVER HAVE THIS OPPORTUNITY TO COME BACK TO US. IT’S GETTING MORE AND MORE DIFFICULT TO FIND LAND FOR PUBLIC USE IN OUR COUNTY AND IT SEEMS VERY OUT OF NATURE IF YOU WILL, TO TERMINATE THIS OPPORTUNITY OR TURN THIS LAND OVER FOR DEVELOPMENT WHEN WE ACTUALLY HAVE SOME LAND THAT WE COULD PROBABLY USE IF NOT FOR EQUESTRIAN BUT FOR SOME OTHER RECREATIONAL OPPORTUNITIES AND PERHAPS BOTH.

I’VE SERVED ON THE ECONOMIC RECOVERY COMMITTEE AND MAYOR FROST IS HERE WITH ME. WE BOTH SERVE ON THE COMMITTEE AND WE WERE SHOCKED WHEN WE SAW SOME OF THE APPLICATIONS COME THROUGH. THERE WERE A NUMBER OF EQUESTRIAN THERAPY OUTFITS OUT THERE - FAR MORE THAN I WOULD HAVE EVER IMAGINED WHO WERE SEEKING HELP DURING THIS COVID CRISIS. I’VE BEEN APPROACHED BY A COUPLE OF THEM SPECIFICALLY JUST LOOKING FOR A LOCATION TO CONTINUE THEIR OPERATION OF PROVIDING HORSE THERAPY FOR CHILDREN WITH DISABILITIES. ONE OF THOSE OPERATIONS PROVIDED ME A PACKET WITH A PROPOSAL OF WANTING

AN OPPORTUNITY TO PARTICIPATE HERE AND HELP MANAGE THE FACILITY IF THEY COULD USE A PORTION OF IT IN THEIR THERAPY.

I'M NOT SUGGESTING RIGHT NOW THAT WE DO THAT, BUT WHAT I'M SUGGESTING IS THAT WE HAVE THE OPPORTUNITY TO DO THAT – THAT WE SHOULD EVALUATE ANY PRIVATE/PUBLIC RELATIONSHIPS OR THE POTENTIAL OF THOSE PRIVATE/PUBLIC RELATIONSHIPS AND SEE IF THERE'S AN OPPORTUNITY TO GENERATE SOME FUNDS TO MAKE THIS AREA FINANCIALLY STABLE TO THAT WE CAN CONTINUE TO OPERATE THIS AS A PUBLIC FACILITY.

COMMISSIONER AINGE AND I HAD A CONVERSATION THE OTHER DAY AND I APPRECIATED THAT VERY MUCH BECAUSE WE TALKED ABOUT THE FACT THAT WE DON'T REALLY KNOW WHAT OTHER OPPORTUNITIES ARE IN DEMAND BUT WE KNOW THIS - ALL OPPORTUNITIES ARE IN DEMAND BECAUSE ANYBODY WHO WORKS IN GOVERNMENT RIGHT NOW KNOW THAT EVERYBODY HAS A HOBBY, EVERYBODY HAS A DESIRE TO PARTICIPATE IN SOMETHING AND THEY ALL FEEL THAT THOSE OPPORTUNITIES JUST DON'T EXIST AT AN APPROPRIATE SCALE IN OUR COUNTY. WHAT I'D LIKE TO SEE IF WE COULD IS JUST HOLD OFF ON RELINQUISHING THIS PROPERTY FOR DEVELOPMENT RIGHT NOW FIND OUT WHAT THE DEMANDS MIGHT BE THROUGH SOME KIND OF POLLING IN NORTH COUNTY AND LOOK AT SOME OF THE OTHER OPPORTUNITIES THAT WE COULD PUT IN HERE AND INVESTIGATE POTENTIAL FUNDING OPPORTUNITIES TO MAKE THOSE OCCUR. I'LL SPEAK FOR LEHI - I'VE TALKED TO OUR PARKS PEOPLE AND WE DO NOT SEE A LOT OF MAINTENANCE IN THIS AREA. IF WE IN AMERICAN FORK TOOK THIS OVER, WE'VE HAD SIMILAR CONVERSATION WITH THEM AND WE DON'T THINK THAT THIS WOULD BE A PROBLEM FOR OUR CITIES TO MAINTAIN THIS AS AN EQUESTRIAN AREA BUT THAT DOESN'T MEAN THERE COULD BE SOME OTHER FACILITIES CONSTRUCTED HERE. SO, THAT'S MY TAKE ON THIS AND AM ASKING THE COMMISSION IF YOU WILL JUST CONSIDER KEEPING THIS AS PUBLIC SPACE PARTICIPATING WITH AMERICAN FORK AND LEHI CITY AND FINDING WHAT OTHER DEMANDS THERE MAY BE THAT WE ARE NOT SERVING IN UTAH COUNTY AND SEE IF THERE'S SOME OTHER ACTIVITIES AND FACILITIES THAT WE COULD LOCATE HERE THAT WOULD SERVE OUR COMMUNITY IN A BETTER WAY.

BRAD FROST, AMERICAN FORK MAYOR – MUCH OF HOW I FEEL HAS ALREADY BEEN EXPRESSED. I 100% AGREE WITH MAYOR JOHNSON. I HAVE DRIVEN BY THIS FACILITY QUITE OFTEN OVER THE LAST SEVERAL YEARS AND I COULD SEE THAT ONE MIGHT DRIVE BY AND THINK THAT IT DOESN'T HAVE A LOT OF VALUE, ITS NOT BEING USED AND SO AS WE SIT IN THE CHAIRS AS MAYORS IN PUBLIC SERVICE, MY FIRST THOUGHT GOES TO IF IT'S NOT BEING USED LET'S FIND A WAY TO USE IT BETTER AND WE KNOW THAT THE FASTEST GROWING THING RIGHT NOW IS PICK THEM ALL BUT PUT PICKLEBALL, DISC GOLF AND EVERYTHING THAT'S BEEN DESCRIBED. I THINK THAT WE CAN MAKE IT A FACILITY THAT WILL BE USED BY MANY, NOT JUST THE EQUESTRIANS, AND THERE'S PLENTY OF ROOM TO SHARE IT. THERE'S PARKING THAT CAN BE SHARED BUT WE DON'T WANT TO TAKE IT AWAY FROM THE EQUESTRIAN AND PRIVATIZE IT. WE FEEL THERE'S A NEED THERE. THERE ARE HOMES THAT HAVE BEEN CONSTRUCTED AND PATHWAYS THAT HAVE BEEN BUILT THAT LEAD TO THIS AND THEY WERE BUILT UNDER THAT PREMISE THAT THIS

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WOULD BE IN AN EQUESTRIAN CENTER THAT WOULD STAY. CURRENTLY IN AMERICAN FORK WITH ONE OF THE MAIN ROADS THAT LEADS TO THIS THAT IS ON OUR NORTH BORDER, WE PUT A TUNNEL UNDER THE ROAD THAT WAS TALL ENOUGH SO THAT SOMEBODY THAT WAS RIDING THEIR HORSE WOULDN'T HAVE TO GET OFF IT AND THEY COULD ACTUALLY RIDE IT UNDER THE ROAD OUT OF TRAFFIC AND LEAD INTO THE FACILITY ITSELF. WE WOULD HATE TO SEE THAT GO AWAY AND BE PRIVATIZED. LET'S BRING OTHER THINGS AND USE THE SPACE IN A MORE PRODUCTIVE WAY WITH MULTIPLE USES. THERE'S A LOT OF PEOPLE THAT ARE LIVING WITHIN THIS GENERAL AREA – PROBABLY 150,000 PEOPLE AND THAT'S JUST THOSE THAT LIVE IN THE 3 CITIES. THAT'S NOT SEDATING ANYBODY OUTSIDE OF THOSE CITIES THAT WOULD VISIT BUT PUBLIC LANDS LIKE THIS, ONCE WE PUT HOMES AND DEVELOPMENT THEM, WE'LL NEVER GET IT BACK, SO IT'S VERY PRECIOUS PROPERTY.

COMMISSIONER AINGE – I REALLY LIKE THE PERSPECTIVE YOU HAVE AND THE DIRECTION THAT YOU'RE GOING. I'M JUST ONE OF THE THREE, BUT I WOULD LOVE TO LOOK AT SOMETHING LIKE THAT. I THINK THAT WE DO NEED TO GET TO THE POINT WHERE WE HAVE SOME MORE DETAILS BECAUSE I DON'T THINK THAT JUST TRANSFERRING THE MAINTENANCE MAKES SENSE FOR THE COUNTY. IT'S NOT LIKE IT IS AN ENORMOUS BURDEN ON THE COUNTY PARKS AND REC DEPARTMENT RIGHT NOW. I DO THINK THE CITIES WOULD PROBABLY, BECAUSE YOU ARE SO CLOSE TO IT, DO A BETTER JOB BUT I DON'T THINK THAT'S REASON ENOUGH FOR THIS TRANSFER. I THINK THAT THE TRANSFER WOULD PROBABLY NEED TO TAKE PLACE IN CONJUNCTION WITH SOME OF THE DEVELOPMENT OF THOSE NEW AMENITIES THAT YOU WERE SAYING. THAT MAYBE THERE COULD BE SOME POLLING OF WHAT THE NORTH COUNTY RESIDENTS WOULD LIKE TO SEE AND SOMEHOW COLLECTIVELY FIND FUNDING SOURCES TO PUT THOSE IN PLACE THEN THERE CAN BE A TRANSFER – THAT' A WIN-WIN FOR EVERYONE. I APPRECIATE YOU SHARING YOUR THOUGHTS.

MARYLEE TANNER, EQUESTRIAN CENTER USER – I'VE VISITED WITH THE COUNTY COMMISSIONERS AND THEY HAVE TALKED ABOUT HOW THEY ARE NOT IN THE BUSINESS TO RUN AN EQUESTRIAN CENTER SO YOU HAVE PEOPLE WHO ARE RUNNING A CENTER WHO DON'T RIDE HORSES AND THE FOOTING IS PRETTY MUCH UNUSABLE A LOT OF THE TIME. THAT IS WHY THE FACILITY IS NOT UTILIZED BUT IF IT WENT THROUGH, LIKE SPANISH FORK DOES WHERE THE COUNTY IS IN CONNECTION WITH THE SPANISH FORK FAIRGROUNDS, THAT FAIRGROUND IS THRIVING BECAUSE IT'S RUN CORRECTLY. THE EQUESTRIAN CENTER IS THAT IT'S STILL USED QUITE A BIT. YOU CAN'T TELL BECAUSE THE FEE CENTER IS IN THE FAR CORNER SO SOMEONE WHO COMES AND USES THE EQUESTRIAN CENTER HAS NO IDEA WHERE TO PAY A FEE OR HOW TO PAY A FEE. THERE ARE TONS OF EQUESTRIANS IN THE COMMUNITY WHO WANT TO SEE THIS EQUESTRIAN CENTER THRIVE. I HAVE LEAST ONE \$10,000 DONATION TO HELP WITH THE FOOTING AND I KNOW I'VE HAD A LOT OF OTHER PEOPLE WHO HAVE SAID THAT THEY WOULD BE WILLING AND HAPPY TO HELP MAKE THIS EQUESTRIAN CENTER THRIVE.

COMMISSIONER LEE – I APPRECIATE THE DIALOGUE AND I THINK THIS IS NEEDED AND NECESSARY TO HAVE THIS CONVERSATION TO SEE WHAT THE IDEAS ARE THAT ARE OUT THERE. WITH THIS PROPOSAL, GOING ALONG WITH

WHAT TANNER HAS BASICALLY ALLUDED TO, IS IT WOULD BE THE COUNTY DONATING IT OVER TO AMERICAN FORK AND LEHI AND IT WOULD BE SWITCHING HANDS FROM ONE GOVERNMENT ENTITY TO ANOTHER AND I WOULD CERTAINLY WANT TO SEE MORE PLANS AND THOUGHT PROCESS INTO WHAT THAT WOULD LOOK LIKE THAN JUST A SWITCH OF HANDS. WHILE WE'RE DEBATING AND TALKING AND GOING THROUGH A PROCESS OF WHAT CAN BE DONE, THERE'S BEEN LOTS OF DIFFERENT IDEAS OF WHAT CAN GO ON AND THEY VARY. THERE IS A WHOLE RANGE OF IDEAS THAT ARE OUT THERE AND THAT'S WHAT I THINK THIS PROCESS IS – ABOUT TRYING TO FLUSH OUT SOME OF THOSE IDEAS AND WHAT WHAT'S POSSIBLE.

MARK HAMPTON, RIMROCK CONSTRUCTION – WE WERE NOT INFORMED THAT THIS WAS A DISCOVERY PROCESS. WE THOUGHT THAT THIS WAS A DISPOSITION OF PROPERTY. I APPRECIATE WHAT'S BEEN SAID AND I SUPPORT MAYOR JOHNSON AND MAYOR FROST. RIMROCK AND MYSELF ARE RESCINDING OUR OFFER. WE FEEL THAT YOU SHOULD TAKE AND WORK WITH LEHI AND AMERICAN FORK TO PROVIDE WHAT THEY'RE EXACTLY OFFERING.

MAYOR JOHNSON – IF WE TAKE IT OVER AS LEHI AND AMERICAN FORK CITY, I THINK WE NEED TO BE CLEAR THAT WE STILL WOULD LIKE PARTICIPATION FROM THE COUNTY. YOU HAVE ACCESS TO SOME TOURIST TAX THAT WE AS CITIES DON'T HAVE ACCESS TO. WE'D LIKE TO BE INVOLVED IN SOME MASTER PLANNING. I AGREEMENT COMMISSIONER LEE THAT WE NEED TO HAVE BETTER DETAIL BUT I'S HARD FOR US TO SPEND THE TIME AND SPEND THE MONEY ON THE DETAIL UNLESS WE KNOW WE HAVE THE GROUND TO WORK WITH BUT IF WE THAT AND CAN BE GIVEN THE APPROPRIATE AMOUNT OF TIME, I THINK WORKING WITH THE COUNTY AND WORKING TOGETHER TO PUT TOGETHER A POLL SO WE UNDERSTAND WHAT THE PUBLIC IS AFTER, I THINK WE'LL BE MUCH MORE SUCCESSFUL IN COMING UP WITH A PLAN THAT WILL SERVE THE PUBLIC VERY WELL.

COMMISSIONER LEE – I AGREE. I THINK IN LOOKING AFTER THE COUNTY'S INTEREST AS A COUNTY COMMISSIONER WHICH WE SHOULD BE DOING, THIS IS A \$10 MILLION ASSET THAT'S OUT THERE AND TO JUST DONATE THAT AND THEN YOU GIVE SOME THOUGHT INTO USING OTHER RESOURCES OF THE COUNTY HAS FOR MORE ADDITIONAL MONEY TO GO TOWARDS THAT PROJECT, IT IS A LOT LONGER AND DEEPER CONVERSATION FOR SURE.

WADSWORTH CONSTRUCTION AND COMMUNITY DEVELOPMENT PARTNERS

TONY JOHNS – I'M REPRESENTING A JOINT VENTURE BETWEEN WADSWORTH CONSTRUCTION AND MY COMPANY. MY PARTNER DAVE CARD THAT IS COMMUNITY DEVELOPMENT PARTNERS.



THIS (ABOVE) IS AN OVERVIEW OF OUR PROPOSAL. IT'S A PUBLIC/PRIVATE PARTNERSHIP THAT WE WOULD BE WORKING IN ANNEXATION WITH HIGHLAND CITY. WE HAVE MAYOR MANN HERE FROM HIGHLAND CITY. WE FEEL THIS WILL SERVICE ALL PARTIES THE BEST OF ALL WORLDS WHERE THERE IS A VERY HIGH USAGE, A VERY HIGH DESIRE FOR THAT OPEN SPACE PARK AND MAINTAINING THE EQUESTRIAN CENTER IN THE 15 ACRE OPEN SPACE AREA WHERE WE WOULD CREATE OPEN SPACE, GRASS FIELDS AND AS MENTIONED, THERE IS A HIGH USE AND HIGH NEED FOR ADDITIONAL AMENITIES IN THE ARE LIKE PICKLEBALL COURTS.

OUR PROPOSAL FOR THE OPEN SPACE THAT YOU SEE HIGHLIGHTED IN GREEN WOULD BE TO MAINTAIN THE EQUESTRIAN CENTER, BUT WE WOULD OPERATE IT AS A PUBLIC/PRIVATE ENTITY AND NOT HAVE THE COUNTY OPERATE IT NOR THE CITY, BUT WE WOULD OPERATE IT AS A JOINT VENTURE.

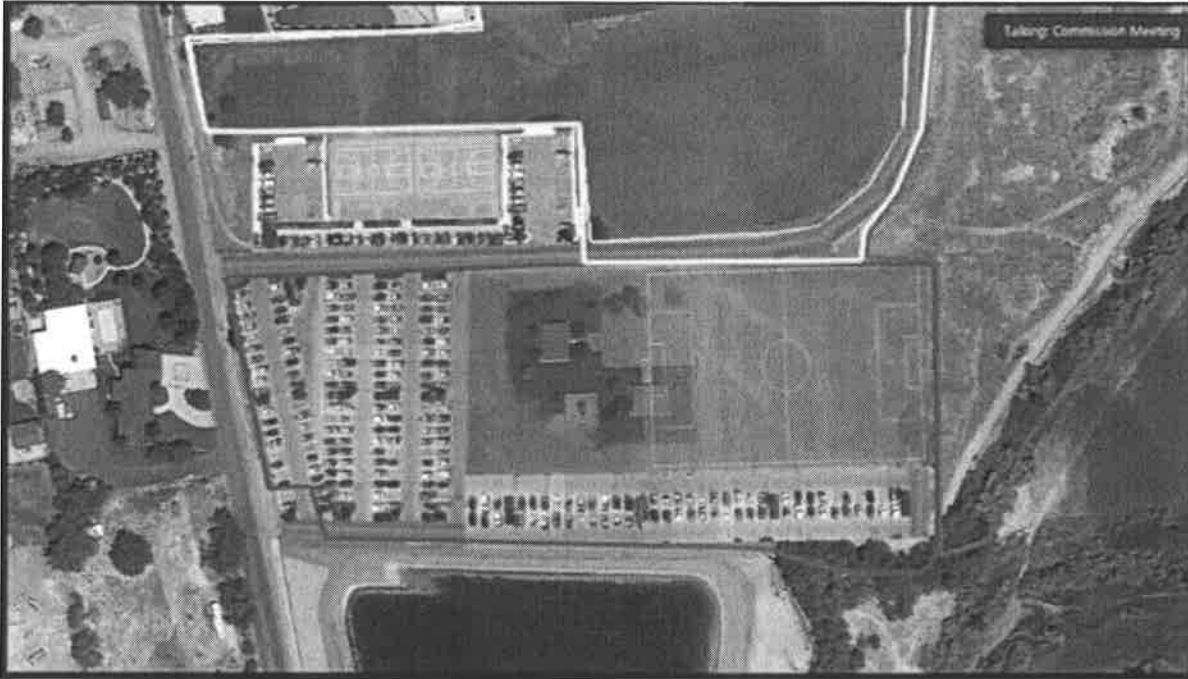
THE OTHER AREAS – WE'LL START WITH THE 13-ACRES OF ANIMAL RIGHTS - THESE ARE LARGE HALF ACRES IN THE R120 ZONING DESIGNATION THAT BUTTS UP AGAINST HIGHLAND CITY, BUT IT WOULD BE INDEPENDENT. IT WOULD NOT INCORPORATE THE 15 ACRES OF OPEN SPACE IN THAT RESIDENTIAL DEVELOPMENT SO THOSE WOULD BE ½ ACRES ANIMAL RIGHT PROPERTIES. THEY WOULD HAVE ACCESS TO THE EQUESTRIAN CENTER.

WHAT DIFFERS IN OUR PROPOSAL TO THE OTHERS IS THIS IS NOT AN HOA. THE PARK WOULD NOT BE MAINTAINED BY THE HOA. IT WOULD BE MAINTAINED BY OUR JOINT VENTURE AND IT WOULD BE OPEN TO THE PUBLIC. WE WOULD HAVE A BETTER USAGE PLAN WHERE THOSE WHO HAVE THE SUBSCRIPTIONS THAT THEY HAVE NOW, WOULD STILL BE ABLE TO ACCESS IT. WE WOULD UPKEEP AND MAINTAIN, WE FEEL, AT A HIGHER LEVEL SO IT IS MORE USABLE, AND WE FEEL THE REASON AND THE WAY THAT WE CAN DO THAT IS BECAUSE WE ARE A

PRIVATE ENTITY. IT WOULDN'T RELY ON A CITY OR BURDEN THE CITIES REC DEPARTMENT OR PARKS DEPARTMENT TO MAINTAIN THIS. WE DO HAVE A PROPOSAL IN PRINCIPLE TO HIGHLAND CITY AS PART OF OUR PARTNERSHIP. HAVING THAT BEING ANNEXED IN IT WOULD BE A PUBLIC OPEN SPACE IN PUBLIC PARK . YOU SEE IN THE LOWER PORTION, THERE IS A LITTLE OVER 7 ACRES OF A COMMERCIAL DEVELOPMENT. THIS COMMERCIAL DEVELOPMENT IS A LITTLE DIFFERENT THAN WHAT YOU WOULD SEE JUST DOWN THE ROAD IN THE MEADOWS OR OTHER DEVELOPMENTS. THIS IS A VERY COMMUNITY-CENTRIC DEVELOPMENT, AND THIS IS WHERE OUR COMMUNITY DEVELOPMENT PARTNERS PART OF OUR JOINT VENTURE COMES IN WHERE WE PARTNER WITH LOCAL MUNICIPALITIES WHO HAVE A NEED AND HAVE A DEMAND IN THE AREA FOR ADDITIONAL AMENITIES AROUND RECREATION.



THINK OF THE GROWING POPULATION IN LEHI, AMERICAN FORK AND HIGHLAND. I THINK AMERICAN FORK LAST YEAR, DID A LARGE FEASIBILITY STUDY THAT THERE'S A HIGH DEMAND RIGHT TO INCREASE THE FACILITIES TO BETTER THE FACILITIES. THERE'S A HIGH DEMAND IN LEHI, HIGHLAND AND ALPINE WHERE WE FEEL THERE'S A SHORTAGE BASED OFF OF OUR STUDIES FOR THIS AND SO THIS IS A PRIVATE ENTITY BUT IT'S OPEN TO THE PUBLIC AS WOULD BE A COMMUNITY CENTER. IT HAS AMENITIES YOU WOULD EXPECT – FREE WEIGHTS, A LOT OF CLASSES, LARGE OPEN TURF FIELD FOR SOCCER WHICH IS THE HIGHEST ENROLLMENT IN THE COUNTY IN RECREATION AND IT'S GROWING THE FASTEST AS WELL. THERE'S A HUGE DEMAND FOR SOCCER AND AMENITIES THERE. SO, WE CAN HELP SERVE THE PUBLIC IN MAKING THIS SPACE AVAILABLE AS WELL AS LEASING IT SO THE COMPETITION CLUBS, THE SEMI-COMPETITION CLUBS. THERE'S' A LOT OF DEMAND THAT WAY SO IT TAKES AND RELIEVES A LOT OF THE BURDEN FROM MUNICIPAL FIELDS AND MUNICIPAL FACILITIES.



HERE (ABOVE) IS AN AERIAL VIEW OF WHAT OUR INITIAL PROPOSAL OF THE LAYOUT WOULD BE. WE HAVE A SEPARATE BASKETBALL FACILITY AS WELL AS A RECREATION CENTER THAT YOU SEE IN BLUE. THEN THERE IS A LARGE INDOOR TURF AREA THAT'S MULTIPURPOSE THAT CAN BE USED BY SURROUNDING COMMUNITIES FOR MOVIE NIGHTS, SWAP MEETS, COMMUNITY EVENTS, ETC. IT'S ABOUT A 90,000 SQUARE FOOT INDOOR FACILITY THAT CAN BE ACCESSED YEAR-ROUND.

WE DO HAVE REPRESENTATION FROM WADSWORTH DEVELOPMENT. I THINK CURRENTLY THEY HAVE OVER \$385 MILLION UNDER THEIR PORTFOLIO DEVELOPMENT SO THEY ARE A REALLY STRONG DEVELOPMENT PARTNER.

IN CONVERSATIONS WITH MAYOR MANN, ONE OF THE BIG THINGS HERE IS SMALLER COMMUNITIES THAT UTAH COUNTY IS FULL OF - EAGLE MOUNTAIN, SARATOGA SPRINGS, SPANISH FORK, SALEM, PAYSON, SPRINGVILLE – IT'S A PRETTY HUGE BURDEN TO TAX OR BOND ANYWHERE BETWEEN A \$25-40 MILLION COMMUNITY CENTER TO THE RESIDENTS. WE RELIEVE THAT BOND AND THAT TAX TO THE RESIDENTS BY OUR JOINT VENTURE. A COMMUNITY LIKE HIGHLAND - IT WOULD TAKE 10-15 YEARS TO BE AGGRESSIVE FOR A COMMUNITY LIKE HIGHLAND TO BUILD ITS OWN REC CENTER. WE CAN ACCELERATE THAT TIMELINE AND NOT PUT THAT BURDEN ON THE RESIDENTS OF THAT ONE CITY BUT SERVE MULTIPLE CITIES AROUND AND SO THIS IS A REGIONAL DESTINATION AS AN EQUESTRIAN PUBLIC SPACE, REC CENTER, OPEN SPACE THAT WE FEEL IS A GREAT USE OF THE PROPERTY. THERE'S A LOT OF NEEDS AND DESIRES TO MAINTAIN THE EQUESTRIAN ELEMENT BUT ALSO THE REC CENTER AS WELL THAT WOULD BE USED BY ANYWHERE BETWEEN A 5 AND 50-MILE RADIUS.

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COMMISSIONER LEE – HOW WOULD IT BE RUN? HOW WOULD IT BE FUNDED? HOW WOULD IT BE ACCESSIBLE TO THE PUBLIC?

TONY JOHNS – IT WOULD BE DESIGNATED AS A CITY PARK. THE CITY WOULD NOT BE PURCHASING IT. WE AS A PRIVATE ENTITY WOULD PURCHASE AND MAINTAIN IT SO IT WOULD STILL MAINTAIN THE PUBLIC OPERATION. THERE WOULD BE PAVILIONS ON SITE. WE WOULD STAFF IT AND WE PLAN TO USE TECHNOLOGY TO DO IT AS WELL, POSSIBLY THROUGH A MOBILE APP WITH AN ACCESS CODE TO PAY RENT. ‘PAY TO PLAY’ TYPE OF A RENTAL AND THAT’S HOW OUR PLAN IS. IT WOULDN’T BE RUN BY THE CITY. IT WOULD BE RUN AND MAINTAINED BY OUR JOINT VENTURE.

A PORTION OF THE FUNDS WOULD COME FROM THE FEES. THE MAJORITY OF THE FUNDING WOULD BE THROUGH AN ARRANGEMENT WITH THE CITY WHERE WE WOULD CREDIT BACK A CERTAIN NUMBER AND PERCENTAGE OF THE PROCEEDS TO THE REC CENTER TO THE CITY TO BE MAINTAINED OR TO BE ALLOCATED SPECIFICALLY TO THE OPEN SPACE AREA. SO THE AGREEMENT IN PRINCIPLE, WE DON’T HAVE A SIGNED AGREEMENT BUT WHAT WE’RE MOVING TOWARDS IF WE DO SECURE THE PROPERTY, IS THAT A PORTION OF THE PROCEEDS FOR THE REC CENTER WOULD THEN BE DONATED FOR THE MAINTENANCE OF THE OPEN SPACE IN THE EQUESTRIAN CENTER. THEY’RE VERY COMPLEMENTARY FACILITIES AND AMENITIES WHERE YOU HAVE TO BE A RECREATION EXERCISE OUTDOOR AREA FOR INSTANCE, WITH THE IMPROVEMENTS TO THE PARK AND RECREATION CENTER, WE BELIEVE THROUGH OUR RESEARCH IS THAT OUR REC CENTER WOULD HAVE AN INCREASED MEMBERSHIP, SO DOING IT ALL TOGETHER, IS SERENDIPITOUS THAT IT ALL WORKS TOGETHER AND IT CAN BENEFIT ONE ANOTHER.

COMMISSIONER LEE – I APPRECIATE THE DETAIL. ON THE 13 ACRES WITH THE ANIMAL RIGHTS AND RESIDENTIAL DEVELOPMENT - IS THAT NECESSARY TO MAKE THIS PROJECT WORK? IS THAT PART OF THE THINKING AND PROCESS?

TONY JOHNS – WE FEEL IN ORDER FOR THE PURCHASE PRICE THAT WE OFFERED THEY IN ESSENCE WILL RUN INDEPENDENT, SO THE RESIDENTIAL IS NOT NEEDED TO MAKE THE COMMERCIAL DEVELOPMENT WORK. BUT WHAT IT DOES IS IT TAKES THE MAINTENANCE OF THE AREA OFF OF THE COUNTY. WE FEEL IT’S NOT A HIGHEST AND BEST USE BUT A VERY GOOD USE FOR THE PROPERTY FOR THE RESIDENTIAL AREA.

SUMMERSET CORPORATION

HARRISON HORN, SUMMERSET CORPORATION – WE HAVE AN IDEA THAT IS REFLECTIVE OF A LOT OF THE THOUGHTS THAT HAVE BEEN PRESENTED SO FAR AND I HAVE A FEW OTHER INDIVIDUALS WITH ME WHO MAY WANT TO MAKE REMARK OR ANSWER A QUESTION.

SINCE THE ORIGINAL PURPOSE OF THE EQUESTRIAN CENTER WAS TO SUPPLY AN AMENITY FOR A NEED OR A PERCEIVED NEED, I’VE TRIED TO GET A FEEL FOR THAT BY INTERVIEWING PEOPLE AROUND THE AREA, CLOSE AND NOT SO

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CLOSE, IN NORTH UTAH COUNTY WHO ACTUALLY OWN AND RIDE HORSES AND IT HAS BEEN QUITE REVEALING TO ME TO SEE THAT A FEW OF THEM COMPLAIN ABOUT THE CONDITION AND THAT'S WHY THEY DON'T GO THERE, BUT I'VE HAD MORE OF THEM SAY THAT IF THEY'RE GOING TO HAVE TO GET THEIR HORSE IN A TRAILER, THEY WOULD RATHER GO SOMEPLACE FATHER AWAY AND MAKE A DAY OF IT AND RIDE OUT IN THE OPEN COUNTY. WE HAVE MANY THAT WILL ACTUALLY GO UP TO THE SOUTH FORK OR OUT TO THE WEST PART OF THE COUNTY ONTO THE PIONEER TRAILS AREA OR THE PONY EXPRESS AREA AND OTHERS THAT WILL GO TO DIFFERENT VENUES BECAUSE THEY ARE SERIOUS ABOUT IT. NOT A LOT OF THEM WHO WANT TO COME TO THE NORTH UTAH COUNTY EQUESTRIAN CENTER SIMPLY BECAUSE OF PROXIMITY BUT MAINLY BECAUSE THEY CAN RIDE TO IT AND THAT THEN ADDS TO THE CONFLICT OF TRAFFIC AND HORSES AND SAFETY. THAT HAS BEEN ANOTHER DISCOURAGING THING AND I DON'T KNOW THAT WE EXPECT TO SEE MUCH OF A DIMISHMENT OF THAT AS THE COUNTY AND THE CITIES ALL GROW SO WE HAVE BUILT OUR PROPOSAL AROUND A COUPLE OF VERY KEY ELEMENTS:

*** ONE IS THE COST TO THE COUNTY. AS I SEE IT AND WE MAKE OUR ESTIMATES THAT BY THE TIME THE RESIDENTIAL DEVELOPMENT HAS BEEN COMPLETED, IT WOULD THEN BE TRANSFERRING BACK TO THE COUNTY TAX INCOME WHICHEVER RATIO YOU USE, BUT A GROSS TAX INCOME OF ABOUT \$211,000 A YEAR, SO THAT THEN OFFSETS TO SOME DEGREE THE LOSSES THAT THE COUNTY IS SHOULDERING PRESENTLY.**

*** NOT ONLY IS THE FOOTING NEEDING TO BE REPLACED BUT THE INSULATION IS CONTAINING A FAIR AMOUNT OF MOLD AND SO ALL THE INSULATION MAY HAVE TO BE DISINFECTED SOMEHOW OR REPLACED SO THERE ARE SOME MAJOR CONCERNS THERE.**

THOSE REASONS ARE WHY WE'RE MAKING OUR PROPOSAL SUBJECT TO AN ACTUAL TEST OF THE USE OF THE FACILITY. IF WE ARE MAKING IMPROVEMENTS TO IT, THAT SHOULD ATTRACT MORE USE. IF WE ARE MAKING IT SAFER FROM A HEALTH STANDPOINT FOR THE RIDERS AS WELL AS THE HORSES, THAT SHOULD STIMULATE A LITTLE BIT MORE USE BUT IF IT DOESN'T THEN WE NOR THE COUNTY OR ANYONE ELSE THAT WOULD WANT TO BE STUCK WITH IT IF IT COULD BE REPURPOSED FOR SOMETHING ELSE SUCH AS THE VARIETY OF AMENITIES THAT WERE MENTIONED.

THE KEY THIS WHOLE THING AS FAR AS USES GO, HAS TO DO WITH HELPING A MUCH BROADER SECTOR OF THE COMMUNITY AND I'M TALKING ABOUT THOSE WHO SUFFER NOT JUST WITH SOCIAL IMPAIRMENTS BUT THE ONES WHO SUFFER WITH PTSD, AUTISM, ASPERGER'S AND SEVERAL OTHER DISEASES BY USE OF THE FACILITY BECAUSE IT IS INDOOR AND BECAUSE THE ENVIRONMENT CAN BE CONTROLLED TO SUPPORT OUR SCIENTIFIC REMEDY FOR THOSE DISEASES. THE FACT THAT WE CAN CONTROL THE LIGHTING, WE CAN CONTROL THE NOISE AND WE CAN HAVE A CERTAIN NUMBER OF PATIENTS ON HORSES – THAT IS REALLY RARE, AND IT DEMANDS A FACILITY LIKE THIS.

AS I TALKED TO SOME OF THE RESIDENTS AND FOUND OUT THAT IT'S NOT THE INDOOR FACILITY THAT IS SO IMPORTANT BUT JUST A PLACE THAT'S NEARBY

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THAT THEY CAN RIDE - PERHAPS THE OUTDOOR FACILITY CAN BE MAINTAINED A LITTLE BIT LONGER BECAUSE THAT SEEMS TO BE SATISFYING A LOT OF THEM. THE INDOOR FACILITY OFFERS SOME CONVENIENCE BUT AT THE SAME TIME, SOME DISADVANTAGES I'VE BROUGHT A GUEST WITH US TONIGHT, MRS. TAMMY CLEGG WHO HAS BEEN USING THE UNIQUE CHARACTERISTICS OF THE ANDALUSIAN HORSES AND WE HAVE STARTED WITH BYU STUDIES THAT ARE PROVING TO BE VERY COMPLEMENTARY AND BENEFICIAL TO THOSE PEOPLE WHO SUFFER WITH THOSE DISEASES AND ESPECIALLY THOSE THAT SUFFER WITH PTSD WHO END UP BEING THE BIGGEST SOURCE OF FAMILY ABUSE, SPOUSE AND CHILD ABUSE. SO, IN OUR COMMUNITY AND THE NATION AT LARGE, THIS IS A UNIQUE OPPORTUNITY FOR THE COUNTY TO BE RECOGNIZED AS BEING SOPHISTICATED, AS BEING AWARE OF AND FEELING SOME RESPONSIBILITY FOR THOSE WHO ARE IN THE COUNTY AND STATE WHO SUFFER FROM THESE THINGS.

TAMARA CLEGG – I HAVE BEEN DOING THERAPEUTIC HORSEBACK RIDING FOR ALMOST 25 YEARS. I STARTED IN SARATOGA SPRINGS. WE'RE THERE CURRENTLY. WE ARE WORKING WITH BYU TO QUANTIFY WHAT WE ARE DOING AND IT IS HUNDREDS OF TIMES MORE EFFECTIVE THAN TRADITIONAL THERAPY AND WE'RE WORKING TRADITIONAL HORSE THERAPY AND WE'RE ALSO WORKING WITH THE SALT LAKE VA. WE LOSE 25 VETERANS A DAY NATIONWIDE TO SUICIDE AND WE ARE TRYING TO REMEDY THAT AND ONE REASON WHY WE'RE INTERESTED IN THIS FACILITY IS WE'RE ON UDOT PROPERTY IN SARATOGA. WE'RE ON A SHORT TERM THERE AND WE ARE OUTSIDE PIONEER ALREADY WENT THROUGH OUR BARN AND OUR NEXT STEP WITH OUR RESEARCH IS WE NEED TO BUILD A RESEARCH FACILITY THAT IS ADEQUATE FOR OUR IRB IS YOU GUYS KNOW WHAT THAT IS IT'S A GOVERNMENT THING BUT TO BE ABLE TO HAVE A SAFE FACILITY THAT IS ENCLOSED WE CAN CONTROL THE ENVIRONMENT SO IT DOESN'T SKEW OUR RESEARCH. WE SEE ABOUT 4,000 SESSIONS A YEAR. WE HAVE 800 VOLUNTEER HOURS A MONTH AND WE GIFT ABOUT \$300,000 OF THE SERVICES A YEAR. I ALWAYS TELL PEOPLE WE'RE THE BEST KEPT SECRET IN UTAH COUNTY BECAUSE IF YOU FIND US, WE DIDN'T ADVERTISE UNLESS SOMEBODY ADVERTISED FOR US. WE ARE KIND OF A LITTLE BIT OF A PREDICAMENT AS WELL BUT PAUL AND MATT WHO ARE WITH US AS WELL, THEY HAVE BEEN TRYING TO HELP US OUT FOR THE LAST WHILE TRYING TO GET US TO GO FORWARD SO WE CAN FURTHER OUR RESEARCH. WE DID HAVE SOME PATENT ATTORNEYS FLY IN FROM ARIZONA ON THEIR OWN DIME THAT WE ARE NOW BOUND WITH BECAUSE THEY FEEL LIKE WHAT WE'RE DOING IS SO REVOLUTIONARY. THAT IS WHY THEY FLEW INTO TOWN AND ARE WORKING WITH US NOW AND SO THAT'S WHAT WE ARE DOING.

HARRISON HORN – WE WANT TO EMPHASIZE THE FACT THAT WE ARE NOT NECESSARILY TALKING ABOUT CLOSING DOWN THE EQUESTRIAN FACILITY. WE WOULD LEAVE IT OPEN, AT LEAST FOR THE OUTDOOR FACILITY AND WE WOULD MAKE IT SUBJECT AS MENTIONED BEFORE, THE DEMANDS AND THE NEEDS FOR AMENITIES. IF THE OUTDOOR FACILITY DOES NOT REALLY INCREASE IT'S USE AND THE INDOOR FACILITY IS ONLY BEING USED FOR PATIENTS AND SCIENTIFIC USE IT COULD BE THAT THAT WOULD BE A BETTER RETURN TO THE COUNTY IF IT WAS REPURPOSED FOR A DIFFERENT TYPE OF

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AMENITY OR RECREATION OR EVEN FOR RESIDENTIAL DEVELOPMENT THAT WOULD INCREASE THE TAX INCOME FOR THE CITY.

MARILEE TANNER - I'M JUST ONE OF THE USERS OF THE EQUESTRIAN CENTER. AS MUCH AS PEOPLE LOVE TRAIL RIDING, THE NORTH COUNTY EQUESTRIAN CENTER INDOOR FACILITY IS THE ONE THAT IN THE WINTER IS THE MOST UTILIZED AND SO THAT WOULD BE SOMETHING THAT MAY BE THINKING ABOUT IT MAKE IT SO THEN PEOPLE WHEN YOU CAN'T TRAIL RIDE AND GO LOAD UP AND RIDE UP SOUTH FORK AND DO THINGS THEN THAT'S WHEN PEOPLE END UP GOING TO THE EQUESTRIAN CENTER. THAT'S JUST SOMETHING THAT MAKE A PROBLEM THAT EVEN THE OUTDOOR WOULDN'T BE USABLE IN THE WINTER EITHER.

HARRISON HORN - I HAVE TALKED TO SOME PEOPLE WHO SAY THAT THEY DO RIDE OUTDOORS AND THAT EVEN IN THE WINTER THEY WOULD STILL USE THE OUTDOOR ARENA IF IT WAS PROPERLY MAINTAINED AND IT HAS EVEN WORSE FOOTING THAN THE INDOOR ARENA.

OUR PROPOSAL IS TO EXCLUSIVELY USE THE INDOOR ARENA AND DEVELOP RESIDENTIALLY THE REST AS A PROPERTY THAT WOULD ALLOW PEOPLE TO STILL RIDE THE TRAIL AROUND THE PERIMETER FOR HORSES IF THEY SO COME FOR THE ARENA AS WELL. AND ALSO, TO CONNECT AS HAS BEEN MENTIONED TO THE PLANNED TRAIL SYSTEM BECAUSE IT'S ALREADY SET UP AND WOULD BE VERY COPACETIC WITH WHAT WE PLAN ON DOING.

THE RESIDENTIAL COMPONENT WOULD BE PLANNED CAREFULLY TO COMPLEMENT ALL OF THE HOMES THAT ARE EXISTING OR ARE BUTTING THE PROPERTY NEAR HIGHLAND, AMERICAN FORK AND LEHI. I GUESS IT WOULD BE DEBATABLE AS TO WHETHER THIS IS A GOOD THING OR NOT, BUT AS A RESULT OF THIS DEVELOPMENT AND THE PRESTIGE OF THE SCIENTIFIC THERAPY THAT IS GOING ON IN THE FACILITY, THE TAXES AND VALUES OF THE SURROUNDING PROPERTIES WOULD INCREASE. THAT'S VIRTUALLY INEVITABLE AND WHEN WE THINK ABOUT THE COMPARISON OF THE \$10 MILLION ASSET - I STUDIED THAT THAT APPRAISAL VERY CAREFULLY AND WE FIND THAT IT'S ACTUALLY CONTINGENT UPON ONE BIG FACTOR AND THAT IS THAT IT WOULD BE ANNEXED INTO AMERICAN FORK AT THEIR DENSITY OF QUARTER ACRES. IT WE USE THAT AS A COMPARABLE THEN IT WOULD ACTUALLY BE ON AVERAGE MORE OF A DEGRADATION TO THE PROPERTY THAN IT WOULD BEN AN ENHANCEMENT TO THE SURROUNDING NEIGHBORHOOD.

SO WITH THAT IN MIND, I'D LIKE TO RECOMMEND THE PROPOSITION THAT WE'VE MADE AND WANT TO EMPHASIZE THAT IT HAS A FAIR AMOUNT OF FLEXIBILITY IN IT BECAUSE WE NEED TO ADDRESS A NUMBER OF THINGS, NOT THE LEAST OF WHICH IS OUR ELECTION OUTCOME AND PANDEMICS FORECAST. SO, WE HOPE THAT WE CAN DO SOMETHING THAT'S GOING TO BE ADDRESSING THOSE THINGS TOO. WE WANT TO MAKE EVERYBODY HAPPY.

PUBLIC COMMENTS

MARILEE TANNER – I LIVE ABOUT A MILE AWAY FROM THE EQUESTRIAN CENTER SO MY COMMUNITY IS LITERALLY THE ONES THAT ENCIRCLE IT AND I KNOW THAT MY AREA WOULD BE VERY SAD TO LOSE THAT PUBLIC SPACE. I THINK THE OPPORTUNITY TO MAKE IT MORE UTILIZED TO MORE PEOPLE AND ALLOW OTHER THINGS TO GO IN SO THAT THE COMMUNITY COULD USE IT, IT'S IN THE HEART OF THE AREA FOR AMERICAN FORK, HIGHLAND AND LEHI. TO SEE IT TURN RESIDENTIAL WOULD BE VERY SAD. EVEN IF YOU KEPT THE EQUESTRIAN CENTER, I THINK IT WOULD BE VERY SAD BECAUSE THERE'S A LOT OF PEOPLE WHO WALK THE AREA AND STUFF AND WHO WOULD LOVE TO SEE IT CONNECT INTO THE OTHER PARKS.

MCKAY WINKEL – I'VE JUST BEEN A SUPPORT FOR THE HOPE BEATS FOR HEALING FOR THE LAST YEAR OR SO NOT DOING ANYTHING IN PARTICULAR BUT JUST SEEING WHAT'S GOING ON THERE AND I'VE JUST BEEN SO IMPRESSED. I GO OUT THERE ABOUT ONE A WEEK AND I TALK TO MOTHERS AND FATHERS THAT ARE THERE WITH THEIR CHILDREN AND I LISTEN TO THEIR STORIES. I DON'T TELL THEM HOW IT WORKS OR ANYTHING AND INEVITABLY THEY SAY AFTER THE TREATMENT THEY GET BETTER AND BETTER AND THEY JUST KEEP GETTING BETTER. THEN THERE'S THE OTHER TYPE OF PEOPLE WITH PTSD AND OTHER INFIRMITIES THAT I TALK TO AND THEY ARE OF THE OPINION THAT AFTER A FEW MONTHS THEIRS IS CURED - PTSD FOR SURE. I'VE TALKED TO LEADERS FROM THE SALT LAKE VA HOSPITAL THAT HAVE BROUGHT DOWN A HUNDRED PEOPLE. IT'S ALMOST WITHOUT EXCEPTION THAT THEY SAY AFTER A 12-WEEK PERIOD 88 OF THEM NOT JUST GET HELPED BUT THEY DON'T NEED TO COME BACK ANYMORE. IT'S REALLY AMAZING.

BYU HAS RECOGNIZED THIS. THEY HAVE TAKEN 2 YEARS AND STUDIED IT. I'VE SEEN THEIR GRAPHICS, THEIR STATISTICS AND IT'S QUITE IMPRESSIVE AND IT SAYS WHAT I'M SAYING. THAT'S WHY THEY'RE STILL WITH US – THEY CAN'T PROMOTE OUTSIDE OF THE UNIVERSITY OR ELSE THERE WOULD BE ONE OF THE DOCTORS THERE THAT HAS BEEN ASSIGNED TO THIS GROUP FOR THE LAST YEAR WHO IS VERY QUALIFIED BUT I GUESS WITH THE UNIVERSITY SITUATION, THEY CAN'T GO OUT AND PROMOTE ANYTHING IN THE COMMUNITY. IT'S TOO BAD BECAUSE HE'S VERY IMPRESSIVE. THAT'S MY TAKE ON IT.

THE THING THAT I THINK WORKS OUT NICE IN THIS PARTICULAR SITUATION IS THAT I COULD BE SPEAKING OUT OF TURN HERE, BUT THESE PEOPLE KNOW HORSES. THEY'VE BEEN DOING THIS FOR 20-25 YEARS. THEY KNOW HOW TO CONTROL SO THAT THEY ONLY NEED A FEW HOURS, 3 DAYS A WEEK IN THE MORNING AND THEN WHENEVER THERE'S NOT A BUSY TIME IN THE AFTERNOON. THEY CAN ADJUST.

THEIR FIRST SUBMISSION TO THE FDA OR WHATEVER THIS FEDERAL GOVERNING BODY IS WAS ACCEPTED AND THEY SAID THEY LOVED WHAT THEY WERE DOING BUT YOU HAVE TO DO IT IN A TEMPERATURE CONTROLLED ENVIRONMENT SO THAT'S WHY THEY'RE INTERESTED IN FIXING THAT UP UNTIL THEY GET THE MONEY AND THE FUNDING. THEY ARE NOT FOR PROFIT, BUT THEY STILL NEED MONEY TO BUILD THEIR BUILDINGS. THEY HAVE OTHER

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PROPERTY THAT THEY COULD BUILD THESE FACILITIES ON BUT IT'S JUST THEY DON'T WANT TO WAIT 3-4 YEARS UNTIL THEY GET THEIR FUNDING. THERE'RE TOO MANY PATIENTS THAT ARE NEEDING CARE NOW AND NEEDING THAT APPROVED SECOND FINAL STUDY BY THE FDA SO THAT IT CAN BE INTRODUCED INTO THE MEDICAL WORLD.

MEETING ADJOURNED

(Meeting Adjourned: 5:17 P.M.)

In compliance with the Americans With Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Alice Black at (801) 851-8111 at least three days prior to the meeting.

Those Who Attended Via Zoom:

Commissioner Ivie
Commissioner Ainge
Jared McKee
Bryce Armstrong
Lee Adamson
Dave Shawcroft

Tanners
Andy Aston
Ben Van Noy
Richard Nielson
Mayor Johnson
Kyle Palmer

Shauna
Cort Griffin
Paul Jones
Robert Moore
Tony Johns

BOARD OF COMMISSIONERS FOR UTAH COUNTY
PUBLIC WORK SESSION ATTENDANCE SHEET
November 12, 2020 - 3:00 p.m.

PRINT CLEARLY

Name:

Agency:

Andrea Allen	Recorder's Office
Robert Baxter	Prochlority
Tony Jones	Community Developed Partners
Rod Mann	Highland City
J. Paul Ogden	Colwell Banker Realty
Patrick Wanko	IS
Mark Haupten	Emvork
Harrison Horn	Sunset

DocuSigned by:

Tanner Ainge

TANNER AINGE

Commission Chair

ATTEST:

DocuSigned by:

Alice Black

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Deputy Clerk/Auditor