
MINUTES

**SUMMIT COUNTY
BOARD OF COUNTY COUNCIL
WEDNESDAY, MARCH 2, 2016
SUMMIT COUNTY COURTHOUSE
COALVILLE, UTAH**

PRESENT:

Roger Armstrong, Council Chair
Chris Robinson, Council Vice-Chair
Kim Carson, Council Member
Claudia McMullin, Council Member
Talbot Adair, Council Member

Tom Fisher, Manager
Anita Lewis, Assistant Manager
Robert Hilder, Attorney
Kent Jones, Clerk
Brandy Harris, Secretary

CLOSED SESSION

Vice Chair Robinson made a motion to convene in closed session to discuss property acquisition. The motion was seconded by Council Member McMullin and passed unanimously, 5 to 0.

The Summit County Council met in closed session for the purpose of discussing property acquisition from 2:40 p.m. to 3:35 p.m. Those in attendance were:

Roger Armstrong, Council Chair
Chris Robinson, Council Vice-Chair
Kim Carson, Council Member
Claudia McMullin, Council Member
Talbot Adair, Council Member
Tom Fisher, Manager
Anita Lewis, Assistant Manager

Robert Hilder, Attorney
Dave Thomas, Deputy Attorney
**Patrick Putt, Community
Development Director**
Gary Horton, County Engineer
**Derrick Radke, Public Works
Director**

Council Member McMullin made a motion to dismiss from closed session and to convene in work session. The motion was seconded by Vice Chair Robinson and passed unanimously, 5 to 0.

WORK SESSION

Chair Armstrong called the work session to order at 3:40 p.m.

UPDATE ON ZIKA VIRUS

Carolyn Rose, Health Department, presented an update on the Zika Virus, which was first identified in 1947 in Uganda. Ms. Rose explained the mosquitos that carry the virus, *Aedes aegypti* and *Aedes albopictus*, are located all over the world and have migrated to the western hemisphere and are slowly moving to the United States. These mosquitos are just across the border and it's only a matter of time before we see them. Symptoms of the disease include fever, rash, joint pain, and red, irritated eyes. Diagnosis of the virus can be obtained by a blood test 7-14 days after being exposed. Testing is currently only available at the CDC Fort Collins Laboratory. Utah patients can get tested through the Utah Department of Health, following guidelines as stated by the CDC. There has been one case in Utah to date.



MEMORANDUM

DATE: February 17, 2016
TO: Summit County Council
FROM: Carolyn Rose, Health Department

RE: Zika Virus

Zika Virus was first identified in 1947 in Uganda with spread to other countries in Africa, Southeast Asia, and the Pacific Islands. The mosquitos that carry the virus, *Aedes aegypti* and *Aedes albopictus* are found throughout the world, therefore it was a matter of time before mosquitos in the western hemisphere became infected. Both types of mosquitos are found in the United States (see picture), however no Zika virus has been detected in the mosquitos in the continental U.S. The mosquitos living in Mexico and countries south of Mexico through the Americas DO carry the virus. The virus is spread from an infected mosquito to a human, who becomes infected, and then passes the virus to a mosquito via a bite which then infects that mosquito. The mosquitos that carry Zika also carry Dengue Fever, Yellow Fever, and Chikungunya.

In 2015 Brazil reported a spike in babies born with microcephaly and researchers determined the cause may be linked to the mother being infected with the Zika Virus during pregnancy. This situation put the World Health Organization on alert and in a short period of time they declared a global public health emergency. The Centers for Disease Control & Prevention declared a travel alert for U.S. citizens on January 15, 2016 after the Puerto Rico Department of Health reported a case of locally acquired Zika virus. This person had not traveled out of the country.

Symptoms of the disease are fever, rash, joint pain, and conjunctivitis/red and irritated eyes. Symptoms appear within 2-7 days of the mosquito bite and last for several days to a week. Symptoms are usually mild, or absent, and most people do not know they have the disease. Severe illness and death are rare.

Testing is currently available only at CDC Fort Collins Laboratory. The Utah Department of Health will facilitate testing through a patient's provider, following the guidelines as stated by CDC. The health dept. nurses can assist with the process.

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SUMMIT COUNTY HEALTH DEPARTMENT

Currently the treatment is rest, fluids, and acetaminophen. There is not a vaccine.

Prevention of mosquito bites is the best method of control. CDC is advising people to limit travel to specific countries where the mosquito is active. If traveling to these areas the recommendation is to wear long sleeves/pants, use mosquito repellent containing DEET, and stay in air conditioned buildings. These mosquitos typically bite during the daylight hours. Infected people should continue to avoid mosquitos and mosquito bites to help control spread of the virus.

Control of breeding mosquitos can be accomplished by removing standing water, and rinsing out and replacing water in drinking containers if you have animals. Standing water includes water in plant pots, rain gutters, buckets, or any container that can hold even a small amount of water. Mosquito abatement is best done during the larvae stage. This is the same recommendations for all nuisance mosquitos.

As of Feb. 9, 2016 there are 38 cases in U.S. and 10 cases total in Puerto Rico and the U.S. Virgin Islands. Of the 48 cases, 8 cases are in pregnant women and one has been diagnosed with Guillain-Barre. One woman delivered a baby with microcephaly and two have complications with their pregnancy. There is evidence of sexual transmission in one case during this outbreak and two others historically. This remains under investigation.

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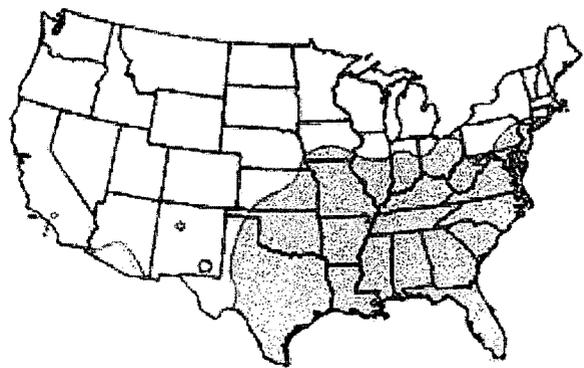
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Approximate distribution of *Aedes aegypti* in the United States*



Approximate distribution of *Aedes albopictus* in the United States*



Council Member McMullin asked if the virus can be sexually transmitted. Ms. Rose answered there has only been one confirmed sexually transmitted case in Texas. She stated men should use condoms for at least a month after possible exposure.

Chair Armstrong asked if most people who contract the virus will know that they have it, and if the virus is life threatening. Rich Bullough, Health Department, explained that for most people this virus is not life threatening and symptoms are usually mild. Mr. Bullough stated that if we see the virus start in St. George, then we will know it's in Utah. County surveillance is being conducted, however, and there is no fear of this mosquito as of yet.

UPDATE AND DISCUSSION REGARDING PLANS FOR CONSTRUCTION ACTIVITY AND OLYMPIC LEGACY EFFORTS AT UTAH OLYMPIC PARK

Colin Hilton, on behalf of the Utah Olympic Park, presented the Council with an informational update on the planning stages of the Olympic Legacy Foundation and why they are looking to add buildings at the Utah Olympic Park. Mr. Hilton stated there are efforts that he's doing with the Legacy Foundation that have not just been local, but regional, state, national, and international to make sure they can take these collective interests and bring them together in a way that they have a better end product. Mr. Hilton explained the UOP has partnered with Utah Development & Construction for a master-plan buildout and that they share and understand the vision of what the Legacy Foundation is looking to do.

SUMMIT COUNTY COUNCIL UPDATE

Utah Olympic Park
Construction Plans and
Olympic Legacy Efforts

March 2, 2016



The World's Premier Athlete Training & Event Destination

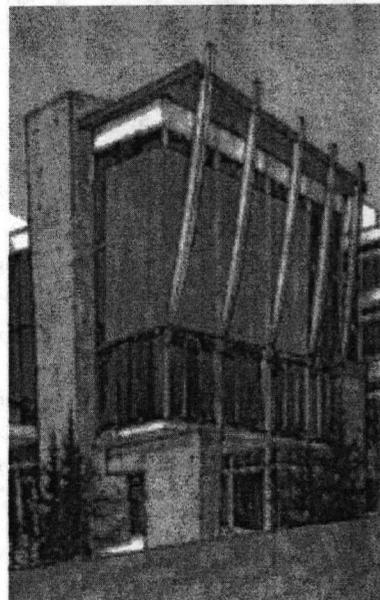
The 2002 Olympic Winter Games transformed Utah, and Utah transformed the world when it comes to Olympic legacy.

Utah's legacy model is arguably the most successful in the world. As Olympic venues around the world sit vacant and deteriorating from lack of post-Games use, Utah's legacy venues are four times busier today than they were twelve years ago. It is this remarkable use, however, that begins to take its toll on Utah venues now beginning to show their age.

Surplus funds from a successful 2002 Games allow the Utah Olympic Legacy Foundation (UOLF) to effectively operate Utah's most financially challenged Olympic venues, Utah Olympic Park (Park City), Utah Olympic Oval (Kearns) and, beginning May 1, 2016, the Soldier Hollow Nordic Center (Midway). Annual venue operating costs are subsidized through prudent use of investment earnings. No other region in the world operates its Olympic venues without governmental assistance. As these Olympic venues age, UOLF has only half the funds necessary to keep them properly maintained at a time when the world is looking to Utah as its legacy model.

Consequently, innovative new UOLF projects and initiatives are taking shape, including robust efforts at Utah Olympic Park, which will propel Utah to a new level of world-class, positioning it as the premier athlete training venue in the world for U.S.

and international athletes of all levels. Strengthening Utah's Olympic footprint will also prepare Utah when the appropriate time comes to bid on another Olympic Winter Games.



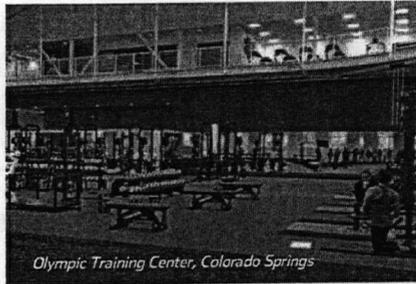
Utah should continue to grow winter sport programs, host major events, and ensure Utah's Olympic venues remain viable and at world-class levels.

- Governor Herbert's
2012 Olympic Exploratory
Committee Report

Olympic Legacy Projects

Training SITE to Training CENTER

The Utah Olympic Legacy Foundation envisions Utah as the Center of Winter Sport Training in the world – the place where U.S. and international athletes come to train and compete.



Olympic Training Center, Colorado Springs

support services are available, which between the three current OTCs include athlete housing, dining, medical services, local transportation, recreational facilities, and professional development programs. UOLF believes Utah can provide a unique and efficient Training Center model, providing all of these services and more – to *both U.S. and international athletes* – in a way only Utah can.

UOLF venues currently carry the Official U.S. Olympic Training Site designation, a title shared with 18 other Sites around the country. Only three Olympic Training Centers (OTC) exist in the U.S. – Colorado Springs, CO; Chula Vista, CA; and Lake Placid, NY – catering to U.S. athletes and operated at significant cost by the United States Olympic Committee (USOC).

The Center designation implies that additional

2002 Games, when Utah's public, private, business, and community sectors come together for a common cause, mixed with a little Utah spirit, it creates a unity, a quality, and a proficiency unlike any other.

Utah's collaborative and industrious nature is the key to its unparalleled Olympic legacy and is paramount to Utah's Olympic future as the world's foremost winter sport training destination – and logical host of another Games.

As demonstrated prior to the

Utah should expand its national and international training programs and services.

- Governor Herbert's
2012 Olympic Exploratory
Committee Report

Utah Olympic Park

Park City, Utah



Master Plan Development Purpose

As the Utah Olympic Legacy Foundation begins to broaden its legacy to become a *Center* of winter sport training in the world, the world-class relevance and sustainability of Utah's legacy venues is critical.

Utah Olympic Park (UOP) currently generates annual operating expenses of just over \$8M, operating revenues of approximately \$6.5M, and on average \$1.2M in capital infrastructure replacement costs. Therefore, the current requirement is to subsidize (using earnings from the UOLF endowment) the operation and upkeep of UOP at a value of approximately \$2.8M per year. Our intention is to reduce the reliance on endowment earnings.

As the Olympic facilities age, the cost of upkeep and repair will not only increase, but escalate in rapid fashion. Our UOLF Board and staff have committed to a goal of "investing" our endowment earnings in a large and impactful "Living Legacy," while still maintaining in-perpetuity financial status. To accomplish this, we have purposefully set out to act upon the following financial strategies:

1. Seek enhanced revenue streams through increased public activity uses of our Olympic venues
2. Step up fundraising and partnership efforts
3. Effectively implement a land development plan at Utah Olympic Park
4. Always, strive to find expense reductions

Olympic Legacy efforts should engage both governmental and non-governmental entities to promote increased physical activity and healthy active lifestyles.

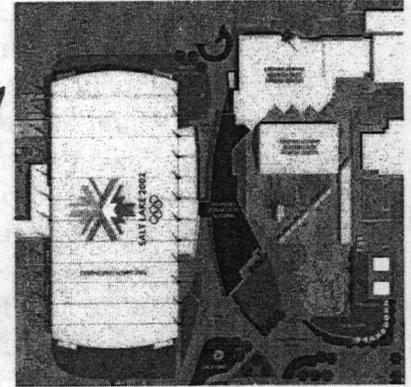
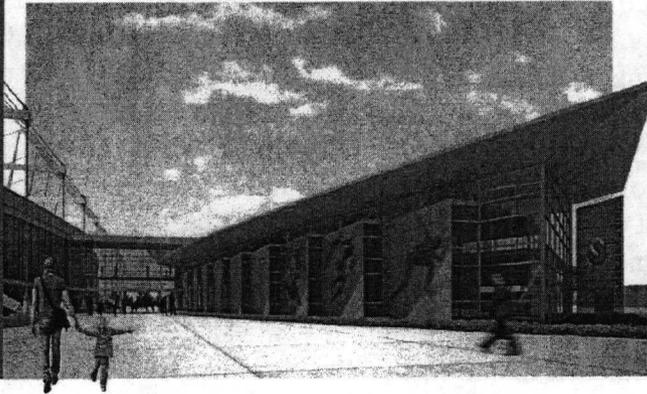
- Governor Herbert's
2012 Olympic Exploratory
Committee Report

Olympic Legacy Projects



Olympic Oval Training Center & Community Campus

Kearns, Utah



40,000 total sq. ft.

State-of-the-Art High Performance Athlete Training Center

Testing & Nutrition Facilities

USOC Sports Medicine Services

Athlete Recovery & Rehabilitation Center

US Speedskating Hall of Fame

Kearns Oquirrh Park Fitness Expansion

Expanded Indoor/Outdoor

Meeting & Conference Spaces

Community Gathering Plaza

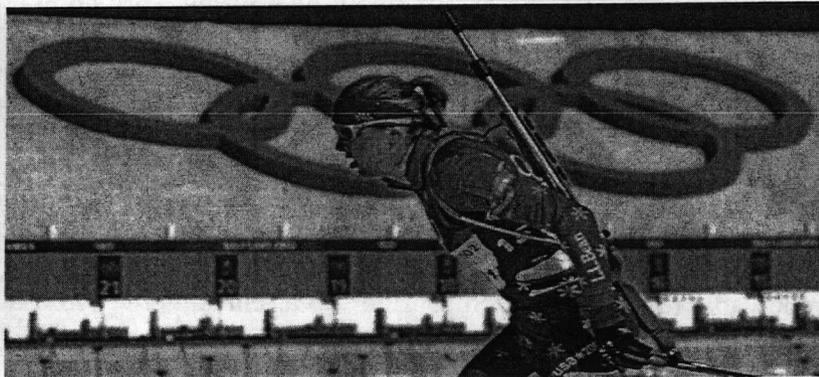
The iconic Utah Olympic Oval, designed as a 2002 competition venue, was not intended to train elite athletes year-round both on and off the ice. Nonetheless, Utah's unsurpassed offerings, Olympic legacy, and support of sport enticed U.S. Speedskating to relocate to Kearns in 2006. In order to remain competitive, this National Governing Body of speed skating had to find a way to provide high performance training facilities for its athletes as they compete against their international counterparts – many with the disputable advantage of being funded by their respective governments.

Concurrent expansion needs of the adjacent Kearns Oquirrh Park Fitness Center and of Salt Lake County to optimize this Kearns Township campus, provided a unique collaborative opportunity linked by the Utah Olympic Legacy Foundation. Through a creative and shared funding approach, including this highly visible and impactful project bridges the needs of these partner organizations, unites and inspires a healthy Kearns community, deepens a U.S. Olympic Committee presence in Utah, and significantly enhances Utah's international footprint.



Soldier Hollow Nordic Center

Midway, Utah

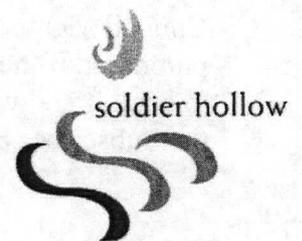


Utah should expand its national and international training programs and services.

- Governor Herbert's 2012 Olympic Exploratory Committee Report

Uniquely situated within Wasatch Mountain State Park in Midway, Utah, the Soldier Hollow Nordic venue played host to all Olympic and Paralympic Nordic Cross-Country and Biathlon events for the 2002 Olympic Winter Games. Since then, the Soldier Hollow Legacy Foundation (SHLF) successfully operated the venue for the State as an independent 501(c)(3) organization. While these efforts have allowed for basic operation of the venue, significant deferred maintenance has reached a critical point of needing immediate attention for the venue to continue successful operation.

The reality of significant capital needs at the Soldier Hollow venue prompted engagement of the Utah Olympic Legacy Foundation, with its parallel Olympic legacy missions and history of creative support to Utah's Olympic venues. With support of Utah State Parks, the two legacy organizations are currently in the process of merging to align and consolidate efforts under UOLF. Under consolidated UOLF leadership, Soldier Hollow ends to position itself as a premier Nordic, Biathlon, and Paralympic venue in the world.



Mr. Hilton presented a Budget by Core Mission and explained the UOP loses about \$3 million a year in running the facility. The UOP subsidizes \$2 million a year for the Core Sport Budget. The public activity elements that includes bobsled rides, public zip lining, and group events generates \$2 million net income annually, and has been their biggest area of change over the last nine years. That number was about \$400,000 net income in '06 and has been a growth area that helps pay for the upkeep of the facility and the subsidizing of the sport programs. Mr. Colin stated the Utah Sport for Life Budget, which improves the life of youth sport and physical fitness, is a net zero income, but is part of the UOP's core. The Foundation Administration Bucket is a little over 600,000 a year on a net loss which is attributed to overhead to make sure the foundation is functioning properly. In summary, the UOP has an operating loss of \$3.8 million on a typical year, but are able to financially survive because of their \$64 million endowment. Mr. Hilton stated that as of May 1st the UOP will be taking over Soldier Hollow located in Wasatch County. Soldier Hollow has a break-even operating budget but has a lot of deferred maintenance and upkeep costs. They will be seeking some help from the State for some infusion of capital funds to bring that facility up to speed. Mr. Hilton stated the junior world championships will be coming to Soldier Hollow next winter bringing in approximately 2,000 athletes and families. This will be the single biggest event on a junior scale since the 2002 Olympics.

Mr. Hilton explained the broad goal for the Legacy Foundation is to make sure these venues in the state of Utah are not only open and being used but are maintained and are at a world-class level. Vice Chair Robinson asked what the foundation does in a year when they don't get a profit from the endowment. Mr. Hilton responded that they just ride the market's rollercoaster. He stated since 2002 they have averaged a 7.2% annual earnings rate.

The Legacy Foundation's financial strategies include increasing public activity revenue, increasing fundraising efforts, facilitate land development plans at the Park and Oval, and find expense efficiencies.

DISCUSSION REGARDING SUBSCRIBER SOLAR

Chad Ambrose, on behalf of Rocky Mountain Power, presented a PowerPoint presentation to discuss Rocky Mountain Power's renewable energy option called the Subscriber Solar Program. He stated this program provides Utah customers with the opportunity to purchase 10%-100% of their energy from a renewable resource. The Subscriber Solar enrollment period begins in April 2016 and is on a first-come, first-serve basis. This solar resource will be built by a developer based out of Boulder, Colorado. This program offers additional renewable choices to customers that cannot or do not want to install rooftop solar panels, including renters and those with HOA restrictions. Customers can subscribe to solar energy in 200 kwh blocks.

Council Member Carson asked if a customer does not use the entire kilowatt blocks they've purchased if these blocks can be banked. Mr. Ambrose replied that yes, customers will be able to bank it and whatever is not used by the end of the year will be donated to low income through the Subscriber Solar Program.

STAFF REPORT

TO: County Council
FROM: Lisa Yoder
DATE: February 10, 2016
SUBJECT: Subscriber Solar



COUNTY COUNCIL MEETING DATE: March 2, 2016

BACKGROUND

Rocky Mountain Power responded to Summit County’s request for locally generated clean, renewable energy options for its residents by developing a Subscriber Solar Program. This program provides Utah customers with the opportunity to purchase 10% - 100% of their energy from a renewable resource. Subscriber solar offers an alternative to those who cannot install their own solar PV system due to any number of reasons such as shading, roof size and orientation, cost, HOA restrictions, or occupying a rental property, to name a few.

Increasing the use of renewable energy is a key component of the Climate Action Plan to reduce greenhouse gas emissions countywide 15% in 15 years and make a significant contribution to Council’s goal of maintaining air quality. The County is already signed up to receive notification when the first-come-first-serve Subscriber Solar enrollment period begins in April, 2016. Additionally, Subscriber Solar will be promoted as an option for those who cannot install solar PV through the upcoming Community Solar program.

This staff report presents a high-level cost/benefit analysis of Summit County participating in Subscriber Solar to supply solar energy to county facilities.

DISCUSSION

Cost – Based on the ‘energy only’ cost calculations provided by Rocky Mountain Power at this time, 100% Subscriber Solar could offer some cost reduction at certain county-owned facilities/meters. (See attached spreadsheet). As noted in accompanying Power Point presentation by Chad Ambrose, only the generation component of the rate schedule is locked in for the subscription period (up to twenty years). Other components of electricity utility costs are subject to change during the subscription period. Subscriptions can be canceled after 3 years with no fee; cancelations prior to 3 years will be charged \$50/200 kwh block.

Emissions Reduction – Each 200 kWh block of power purchased through Subscriber Solar reduces to .138 Metric Tons of CO₂e annually.¹

¹ Emissions reduction calculation uses the Emissions and Generation Resource Integrated Database (eGRID) U.S. annual non-baseload CO₂ output emission rate to convert reduction of kilowatt-hours into avoided unites of carbon dioxide emissions. <http://www.epa.gov/energy/greenhouse-gas-equivalencies-calculator>

Solar Study – County will embark on a study in the second quarter of 2016 to determine the total possible solar PV generating capacity on County-owned property. The results of the study are expected to provide short-term and long-term cost analysis of county-owned solar PV assets, emissions reductions associated with those assets, optimal locations for solar PV installations, and funding options for Council to consider during the 2017 budget process. Optimal potential solar PV locations will be excluded from Subscriber Solar to avoid subscriber cancelation fees.

SUMMARY

Subscriber solar offers Summit County the option to purchase renewable energy without incurring the cost of installing solar PV. On the other hand, County-owned solar PV will provide significantly lower cost electricity at a fixed rate over time.

Subscriber Solar offers cost reduction at certain locations/meters on an annual basis.

Emissions reduction will be realized with both Subscriber Solar and on-site solar PV.

100% renewable energy can be purchased through Subscriber Solar whereas on-site solar PV only produces energy during daylight hours.

Cancelation fees will be avoided by applying Subscriber Solar to locations/meters not suitable for on-site solar PV installations.

Staff is in regular communication with Chad Ambrose, well-informed of Subscriber Solar cost details and ready to subscribe during the sign-up period if directed by Council.

RECOMMENDATION

Based on the Subscriber Solar program details known today, staff recommends participating in Subscriber Solar at the locations/meters that will result in an electric utility cost reduction to the County. Participation is expected to have no substantive impact on the 2016 budget.

Should Council be inclined to purchase renewable energy under a rate schedule that increases the kWh cost of electricity to the County, staff will quantify and include that amount in the 2017 budget for consideration.

Subscriber Solar rates applied to County meters 2/10/2016

Energy Only Schedule 23

Meter Number	Meter Description	Base Costs	10% Subscriber Solar	Difference	100% Subscriber Solar	Difference
39683432	Echo TV Repeater	\$855	\$829	(\$25)	\$792	(\$63)
48386467	Peoa TV Relay	\$921	\$896	(\$25)	\$850	(\$71)
50751714	Kamas TV Repeater	\$671	\$646	(\$25)	\$620	(\$51)
50753564	PW Garage	\$334	\$323	(\$11)	\$323	(\$11)
50795444	Wanship TV Repeater	\$674	\$648	(\$25)	\$623	(\$51)
50831706	Shed, Sat dishes - Coalville	\$714	\$688	(\$25)	\$663	(\$51)
50853515	TV Repeater - Woodland, Kamas	\$1,694	\$1,669	(\$25)	\$1,566	(\$128)
50908803	Parking Lot Lights	\$1,020	\$994	(\$25)	\$1,011	(\$8)
Totals		\$6,882	\$6,694	(\$188)	\$6,448	(\$433)

Energy Only Schedule 6A	Meter Description	Base Costs	10% Subscriber Solar	Difference	100% Subscriber Solar	Difference
1229996	195 Park Rd, Coalville	\$908	\$872	(\$36)	\$1,275	\$367

Please note that values are subject to change

Subscriber Solar - 23 6 6A_2-7-2016

Chad Ambrose explained customer subscriptions lock in the rate schedule for the entire time they are enrolled and subscriptions can be canceled after three years with no fee. Cancellations prior to three years will be charged \$50 per block. Customers may also transfer service with no fee if they move within the boundaries of where the program is offered.

Chair Armstrong asked Mr. Ambrose if Rocky Mountain Power plans to enter into more agreements to satisfy demand. Mr. Ambrose replied yes, that if the solar plan fully subscribes it will take approximately two years to get the next one online.

Lisa Yoder, Sustainability Coordinator, then focused on explaining the benefits this program would have to the county itself. Ms. Yoder stated the county has 46 meters and 26 would qualify within the three rate structures presented in their presentation. It would save the county roughly \$433 a year and they would be 100% solar on those meters, which would contribute to the county's emissions reduction goals (reduced about 25 metric tons per year). To go 100% solar on those meters would cost the county approximately \$50,000. Ms. Yoder stated that budget amount would need to be considered by the Council in order to move forward with becoming 100% solar. Chair Armstrong stated he would be supportive of going forward with the meters where we know the county will save money and he wants to see more refined numbers comparing the two before he makes a decision on subscribing to solar.

Vice Chair asked if that meter is available for non-residential customers. Chad Ambrose responded that it is, up to 2 megawatts. Manager, Tom Fisher, asked when the facility solar study is expected to be completed. Ms. Yoder responded they expect to issue the RFP within the next quarter and hope to have the study done by December so they can budget accordingly if the Council decides to put it in the 2017 budget.

DISCUSSION REGARDING SOLAR ACCESS LAWS

Lisa Yoder, Sustainability Coordinator, provided the Council with a staff report regarding solar access laws. In the past some county residents have been denied the installation of solar panels on their property due to current HOA restrictions. Increasing the use of renewable energy countywide is a key component to Council's goal of maintaining air quality. Ms. Yoder stated that Patrick Putt, Community Development Director, would like the Council's direction to request the Planning Commission consider an ordinance for future HOAs so they cannot restrict homeowners installing solar. It only addresses HOAs going forward and would do nothing to existing HOA structures. Chair Armstrong agreed and stated Mr. Putt could move forward with his request. He also stated the Council would like to encourage HOAs with existing CC&Rs that have solar panel restrictions to be amended.

STAFF REPORT

TO: County Council
FROM: Lisa Yoder
DATE: February 10, 2016
SUBJECT: Solar Access Laws



COUNTY COUNCIL MEETING DATE: February 17, 2016

BACKGROUND

Council Member Carson was contacted by a resident on January 5, 2016 asking if Summit County has any solar access laws in place. This resident intended to install a rooftop solar photovoltaic system through the Summit Community Solar Program in 2013 but was denied by her Homeowners Association (HOA). The solar contractor who installed 60 residential rooftop solar PV systems during the Summit Community Solar program reported that five (5) homeowners were denied solar PV installs by their HOAs during the three-month program. Three (3) other HOAs permitted installations only after lengthy debate and demonstration that solar PV installations would not de-value or detract from the aesthetics desired by those HOAs.

As you know, increasing the use of renewable energy countywide is a key component of the Climate Action Plan to reduce greenhouse gas emissions and makes a significant contribution to Council's goal of maintaining air quality. As Summit County readies to launch Round II of the Community Solar Program in the spring of 2016, reducing barriers for residents to install solar PV will help us accomplish our goal of reducing greenhouse gas emissions by 15% in 15 years.

This staff report presents existing solar access laws that allow local governments to adopt rules that prohibit future Home Owners Associations (HOA's) and other entities from restricting a citizen's ability to install solar, thereby supporting multiple County goals.

COUNTY GOALS

Adopting a land use ordinance that prohibits HOAs and other entities from restricting citizens' ability to install solar PV would help the County achieve multiple stated goals:

- Amplify the use of renewable energy countywide (2014-2016 Sustainability Plan Goal).
- Utilize the urgency in the Georgetown University Energy Prize competition to focus on renewable energy over the next two years. (Environmental Stewardship action item, Summit County Strategic Plan-2015).
- Develop distributed renewable energy (the single most impactful strategy in the 2015 Climate Action Plan to reduce greenhouse gas emissions).
- Install 1 MW of residential rooftop solar on 200 homes (Summit Community Power Works goal to help win the Georgetown University Energy Prize).

EXISTING STATE STATUTES

Utah's Solar Access Law allows and enables (but does not require) local governments to adopt rules that prohibit Home Owners Associations (HOA's) and other entities from restricting a citizen's ability to install solar. Utah Code, Title 10 Chapter 9a Section 610 gives land use authorities the power to refuse approval or renewal of HOA's or Private Covenants that attempt to prohibit "reasonably sited" solar collectors. For this code to take effect, a city, town, or county council must first pass it into law.

10-9a-610. Restrictions for solar and other energy devices.

The land use authority may refuse to approve or renew any plat, subdivision plan, or dedication of any street or other ground, if deed restrictions, covenants, or similar binding agreements running with the land for the lots or parcels covered by the plat or subdivision prohibit or have the effect of prohibiting reasonably sited and designed solar collectors, clotheslines, or other energy devices based on renewable resources from being installed on buildings erected on lots or parcels covered by the plat or subdivision.

DISCUSSION

Discussion with Pat Putt, Community Development Director and legal review of State statutes indicate that Summit County can take action to support solar access. If Council is supportive of such an action, solar access language can be added as part of the upcoming Snyderville Basin code rewrite and added to the Eastside Planning Code as part of the current Code amendment processes.

Pat Putt expressed his opinion that he felt there will be wide support for ensuring opportunities for solar access to residents in the future. Furthermore, the aforementioned solar contractor has been recruited by an existing HOA to add wording into their Covenants, Conditions and Restrictions (CC&Rs) that will allow solar to be installed with the appropriate approvals, indicating a growing recognition of the need for HOAs to remove barriers and support renewable energy.

RECOMMENDATION

Staff recommends that Council direct staff to work with the Snyderville Basin and Eastern Summit County Planning Commission to draft Code amendments in accordance with State Statutes that prohibit Home Owners Associations (HOA's) and other entities from restricting a citizen's ability to install "reasonably sited" solar collectors and other energy devices based on renewable resources. Council is the final land use authority for all Development Code changes and will have an opportunity to review the final draft of the proposed amendments prior to adoption.

DISCUSSION REGARDING COMPENSATION FOR COUNCIL MEMBERS

Brian Bellamy, Personnel Director, reviewed that Summit County Council has historically set the salaries of incoming elected officials prior to candidate registration, and this year there are four seats available for election on the Summit County Council.

Council Member McMullin gave some background, that when Council members were elected in 2008, the idea was that the three-member commission would take the total of their salaries and divide it by five and that would be the Council's salary. However, at that time they decided to take a pay cut and cut the Council's salaries by 40% and forego any benefits for the sake of the County budget. She stated that Council salaries today are not even at the same number eight years later that they would have been the day she started. She felt the Council made a mistake in 2008 in doing that and in order to get the best candidates at this time, Council salaries should be increased.

Chair Armstrong stated that when you look at compensation for elected positions, the salary level affects who can apply to be on the County Council due to the substantial time commitment of these positions. Council Member McMullin agreed that was the whole point of creating a reasonable salary for these positions, knowing it was part-time and likely to be offset by a second job. Council discussed the amount of hours put in each week serving in their elected positions and Council Member Adair explained if you want to do the job right and really serve the citizens of the community like you should and be available all the time and consult, it requires a huge amount of time.

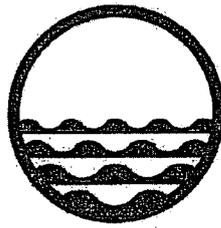
Chair Armstrong asked Mr. Bellamy to present the Council with a couple of salary options at the upcoming County Council meeting on March 9th and the Council would come to a decision at that meeting.

CONSIDERATION OF APPROVAL

- Pledge of Allegiance

DISCUSSION AND POSSIBLE APPROVAL OF AGREEMENT OF REMOVAL, APPOINTMENT AND ACCEPTANCE BY AND AMONG MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT, WELLS FARGO BANK, NATIONAL ASSOCIATION, AND ZIONS BANK FOR MRWSSD OUTSTANDING REVENUE BONDS

Mountain Regional water Special Service District General Manager Andy Armstrong recommended approval of an agreement to move Mountain Regional Water Special Service District's trustee services from Wells Fargo to Zions Bank, which would be an annual savings of \$6,000 a year in trustee fees. Council Member Carson asked if there was any cost to make the change. Mr. Armstrong answered there may be some small administrative costs associated with the change.



MOUNTAIN REGIONAL WATER
SPECIAL SERVICE DISTRICT

MEMORANDUM

To: Summit County Council
From: Lisa Hoffman, Accounting Manager
Date: January 27, 2016
Subject: Successor Trustee

Over the past several months, MRW has discussed switching the Trustee of our six outstanding Revenue Bonds from Wells Fargo to Zions Bank. As shown in the table below we will save \$6,000 annually, as well as the added benefit of having the relationship with a local bank.

<u>Bonds</u>	<u>WF Amount</u>	<u>Zions Amount</u>
MRW Utah Water Revenue Bonds, Series 2014	\$ 4,000.00	\$ 2,000.00
MRW Utah Water Revenue & Refunding Bonds, Series 2012	\$ 3,000.00	\$ 2,000.00
MRW Utah Water Revenue & Refunding Bonds, Series 2011A	\$ 3,000.00	\$ 2,000.00
MRW Utah Water Revenue Bonds, Series 2011B	\$ 3,000.00	\$ 2,000.00
MRW Utah Water Revenue & Refunding Bonds, Series 2009B	\$ 3,000.00	\$ 2,000.00
MRW Utah Water Revenue Bonds, Series 2008	\$ 2,000.00	\$ 2,000.00
	<u>\$ 18,000.00</u>	<u>\$ 12,000.00</u>

The MRW Administrative Control Board would recommend the Summit County Council approve the change in Trustee and sign the attached Tri-party Agreement.

AGREEMENT OF REMOVAL, APPOINTMENT AND ACCEPTANCE, dated as of 3/2/16, (the "Agreement") by and among Mountain Regional Water Special Service District, Summit County, Utah (the "Issuer"), Wells Fargo Bank, National Association (the "Prior Trustee, Registrar, Paying Agent and Dissemination Agent"), and Zions Bank, a division of AB, N.A. (the "Successor Trustee, Registrar, Paying Agent and Dissemination Agent").

RECITALS:

WHEREAS, the Issuer has previously issued the series of bonds (the "Bonds") listed on Exhibit A hereto, currently outstanding under the General Indenture of Trust dated as of June 1, 2001 as amended December 1, 2011 and May 1, 2012 (the "General Indenture"), the Sixth Supplemental Indenture of Trust dated as of August 1, 2008 (the "Sixth Supplemental Indenture"), the Eighth Supplemental Indenture of Trust dated as of August 1, 2009 (the "Eighth Supplemental Indenture"), the Ninth Supplemental Indenture of Trust dated as of December 1, 2011 (the "Ninth Supplemental Indenture"), the Tenth Supplemental Indenture of Trust dated as of May 1, 2012 (the "Tenth Supplemental Indenture"), the Eleventh Supplemental Indenture of Trust dated as of June 1, 2012 (the "Eleventh Supplemental Indenture"), and the Twelfth Supplemental Indenture of Trust dated as of December 1, 2014 (the "Twelfth Supplemental Indenture") between the Issuer and the Prior Trustee, Registrar, Paying Agent and Dissemination Agent;

WHEREAS, Section 8.7 of the General Indenture provides that the Prior Trustee, Registrar, Paying Agent and Dissemination Agent may be removed at any time, by an instrument or concurrent instruments in writing delivered to the Prior Trustee, Registrar, Paying Agent and Dissemination Agent, and signed by the Issuer;

WHEREAS, the Issuer desires to remove Prior Trustee, Registrar, Paying Agent and Dissemination Agent and Issuer to appoint Successor Trustee, Registrar, Paying Agent and Dissemination Agent to succeed Prior Trustee, Registrar, Paying Agent and Dissemination Agent in such capacities under the Indenture; and

WHEREAS, the Successor Trustee, Registrar, Paying Agent and Dissemination Agent is willing to accept such appointment as Successor Trustee, Registrar, Paying Agent and Dissemination Agent under the Indenture;

NOW, THEREFORE, the Issuer, Prior Trustee, Registrar, Paying Agent and Dissemination Agent and Successor Trustee, Registrar, Paying Agent and Dissemination Agent, for and in consideration of the premises of other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby consent and agree as follows:

ARTICLE I
THE PRIOR TRUSTEE, REGISTRAR, PAYING AGENT AND DISSEMINATION AGENT

SECTION 1.01 Prior Trustee, Registrar, Paying Agent and Dissemination Agent is hereby removed as Trustee, Registrar, Paying Agent and Dissemination Agent under the Indenture.

SECTION 1.02 Prior Trustee, Registrar, Paying Agent and Dissemination Agent hereby assigns, transfers, delivers and confirms to Successor Trustee, Registrar, Paying Agent and Dissemination Agent all rights, titles and interests of Prior Trustee, Registrar, Paying Agent and Dissemination Agent in and to the trust estate, and all duties and obligations of Prior Trustee, Registrar, Paying Agent and Dissemination Agent under the Indenture. Prior Trustee, Registrar, Paying Agent and Dissemination Agent shall execute and deliver such further documents, instruments, and certificates and shall do such other things as the Successor Trustee, Registrar, Paying Agent and Dissemination Agent and Issuer may reasonably require as to more fully and certainly vest and confirm in Successor Trustee, Registrar, Paying Agent and Dissemination Agent all the rights, titles and interests hereby assigned, transferred, delivered and confirmed to Successor Trustee, Registrar, Paying Agent and Dissemination Agent.

ARTICLE II
THE ISSUER

SECTION 2.01 The Issuer hereby represents that all conditions relating to the appointment of Zions Bank as Successor Trustee, Registrar, Paying Agent and Dissemination Agent under the Indenture have been met by the Issuer, and the Issuer hereby appoints Successor Trustee, Registrar, Paying Agent and Dissemination Agent as Successor Trustee, Registrar, Paying Agent and Dissemination Agent under the Indenture with like effect as if originally named as Trustee, Registrar, Paying Agent and Dissemination Agent.

ARTICLE III
THE SUCCESSOR TRUSTEE, REGISTRAR, PAYING AGENT AND DISSEMINATION AGENT

SECTION 3.01 Successor Trustee, Registrar, Paying Agent and Dissemination Agent hereby represents and warrants to Prior Trustee, Registrar, Paying Agent and Dissemination Agent and to the Issuer that Successor Trustee, Registrar, Paying Agent and Dissemination Agent is qualified to act as Successor Trustee, Registrar, Paying Agent and Dissemination Agent under the Indenture.

SECTION 3.02 Successor Trustee, Registrar, Paying Agent and Dissemination Agent hereby accepts its appointment as Successor Trustee, Registrar, Paying Agent and Dissemination Agent under the Indenture and accepts the rights, titles, interests, duties and obligations of Prior Trustee, Registrar, Paying Agent and Dissemination Agent under the Indenture, upon the terms and conditions set forth therein, with like effect as if originally named as Trustee, Registrar, Paying Agent and Dissemination Agent.

SECTION 3.03 References in the Indenture to designated office or other similar terms shall be deemed to refer to the designated office of Successor Trustee, Registrar, Paying Agent and Dissemination Agent at Salt Lake City, Utah, or any other office of Successor Trustee, Registrar, Paying Agent and Dissemination Agent at which its corporate trust business shall be administered.

ARTICLE IV
MISCELLANEOUS

SECTION 4.01 This Agreement and the removal, appointment and acceptance effected hereby shall be effective as of the opening of business on _____ (the "Effective

Date"). The responsibilities of the Successor Trustee, Registrar, Paying Agent and Dissemination Agent under the Indenture shall commence on the Effective Date, and the Successor Trustee, Registrar, Paying Agent and Dissemination Agent shall assume no responsibility for any liability prior to the Effective Date.

SECTION 4.02 This Agreement shall be governed by and construed in accordance with the laws of the State of Utah.

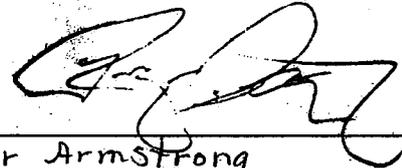
SECTION 4.03 This Agreement may be executed in any number of counterparts each of which shall be original, but such counterparts shall together constitute but one and the same instrument.

SECTION 4.04 The Prior Trustee, Registrar, Paying Agent and Dissemination Agent shall deliver each of the following to the Successor Trustee, Registrar, Paying Agent and Dissemination Agent on or before, the Effective Date:

- a. The registers relative to the current bondholders and outstanding Bonds;
- b. All unissued Bond certificates along with a copy of the original and any subsequent printer's certificates and, if the Bonds have been delivered in accordance with DTC FAST procedure, the original Bonds;
- c. A list of all assets and account balances for each trust account as of the Effective Date;
- d. The Prior Trustee, Registrar, Paying Agent and Dissemination Agent will transfer all monies or other property held by it for the Bonds to the Successor Trustee, Registrar, Paying Agent and Dissemination Agent. Delivery and receipt of such funds shall be acknowledged by execution of a cross receipt in the form attached as Exhibit B, appropriately completed.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed and acknowledged and their respective seals to be affixed hereunto and duly attested all as of the day and year first above written.

Summit County Council



By: _____
Name: Roger Armstrong
Title: Council Chair

Attest:

Name:
Title:



P.O. Box 982320
6421 N Business Loop Rd #A
Park City, UT 84098
Attn:

Wells Fargo Bank, National Association,
as Prior Trustee, Registrar, Paying Agent and
Dissemination Agent

Attest:

Name:

Title:

By: _____

Name:

Title:

MAC N9311-115

625 Marquette Ave 11th Fl

Minneapolis, MN 55479

Attn: Corporate Trust Department

Phone: (303)863-6450

Fax:

E-mail:

Zions Bank, a division of ZB, N.A.
as Successor Trustee, Registrar, Paying Agent
and Dissemination Agent

Attest:

Name:

Title:

By: _____

Name: Shelene Brown

Title: Vice President

One South Main Street, Suite 1200

Salt Lake City, Utah 84133

Attn: Corporate Trust Department

Phone: (801) 844-7261

Fax: (855) 547-5427

E-mail: shelene.brown@zionsbank.com

EXHIBIT A

**Mountain Regional Water Special Service District, Summit County, Utah
Water Revenue Bonds, Series 2008**

**Mountain Regional Water Special Service District, Summit County, Utah
Water Revenue & Refunding Bonds, Series 2009B**

**Mountain Regional Water Special Service District, Summit County, Utah
Water Revenue & Refunding Bonds, Series 2011A**

**Mountain Regional Water Special Service District, Summit County, Utah
Water Revenue Bonds, Series 2011B**

**Mountain Regional Water Special Service District, Summit County, Utah
Water Revenue & Refunding Bonds, Series 2012**

**Mountain Regional Water Special Service District, Summit County, Utah
Water Revenue Bonds, Series 2014**

EXHIBIT B

CROSS RECEIPT

Re: Mountain Regional Water Special Service District Water Revenue Bonds

Wells Fargo Bank, National Association, the Prior Trustee, Registrar, Paying Agent and Dissemination Agent, has delivered to the undersigned Successor Trustee, Registrar, Paying Agent and Dissemination Agent on this date, the funds and investments held under the Indenture for the bonds as referenced in Exhibit A as set forth on the account statement (or screen print of current holdings) which is attached to this cross receipt:

Such funds and investments were transferred to the following account of the Successor Trustee, Registrar, Paying Agent and Dissemination Agent:

**Zions First National Bank
ABA No. 124-000-054
Account No. 080-000-433
Account Name: Corporate Trust
Ref: Mt. Regional Water SSD
Attn: Shelene Brown**

The Successor Trustee, Registrar, Paying Agent and Dissemination Agent acknowledges receipt of such funds and investments.

The Prior Trustee, Registrar, Paying Agent and Dissemination Agent agrees to forward to the Successor Trustee, Registrar, Paying Agent and Dissemination Agent any earnings or other amounts relating to such funds and investments subsequently received by the Prior Trustee, Registrar, Paying Agent and Dissemination Agent promptly upon receipt.

Dated: _____

Wells Fargo Bank National Association, as Prior Trustee, Registrar, Paying Agent and Dissemination Agent

By: _____

Name:

Title:

Zions First National Bank, as Successor Trustee, Registrar, Paying Agent and Dissemination Agent

By:

Name:

Title:

Vice Chair Robinson made a motion to approve an agreement of the removal, appointment, and acceptance by and among Mountain Regional Water Special Service District, Wells Fargo Bank, National Association, to Zions Bank for MRWSSD outstanding revenue bonds. The motion was seconded by Council Member Carson and passed unanimously, 5 to 0.

**DISCUSSION AND POSSIBLE APPROVAL OF RESOLUTION NO. 2016-03 MRW A
RESOLUTION ANNEXING CERTAIN REAL PROPERTY TO THE MOUNTAIN
REGIONAL WATER SPECIAL SERVICE DISTRICT (Tax Parcel #SS-13 and SS-12)**

General Manager Andy Armstrong stated a small property owner has petitioned for an annexation for water service so they can put in some infrastructure for a small development on Tax Parcel #SS-13 and SS-12.

**Mountain Regional Water
Resolution No. 2016-03 MRW**

**A RESOLUTION ANNEXING CERTAIN REAL PROPERTY TO THE MOUNTAIN
REGIONAL WATER SPECIAL SERVICE DISTRICT
Tax Parcel Numbers: SS-13, SS-12**

WHEREAS, the Board of Commissioners of Summit County, Utah, established a local district designated as the Mountain Regional Water Special Service District (the "District"), to provide water services within its boundaries; and,

WHEREAS, Utah Code Ann. ("UCA") §17D-1-401 provides that additional land from that specified in the resolution establishing a local district may be annexed to the district in conformance with the applicable procedures; and,

WHEREAS, UCA §17D-1-203 and UCA §17D-1-401(2) provide that the County Council of Summit County, Utah (the "Council"), may be petitioned to annex an area into the District; and,

WHEREAS, there have been numerous annexations into the District since its establishment in 1987; and,

WHEREAS, Milton O. Bitner Company has petitioned the Council to annex its land (SPCS-1) into the District (the "Petition"). In the Petition, Milton O. Bitner Company represented that it is the sole owner of the Preserve Parcels; and,

WHEREAS, the Summit County Clerk has duly certified the Petition; and,

WHEREAS, UCA §17D-1-402 provides that the notice, hearing, and protest period do not apply if a petition for annexation of additional area is filed with the signatures of all of the owners of taxable real property; and,

WHEREAS, Milton O. Bitner has signed the Petition for annexation;

NOW, THEREFORE, BE IT RESOLVED by the Summit County Council as

follows:

Section 1. Findings. The Council finds and determines that public health, convenience, and necessity requires that certain land situated in Summit County, State of Utah, being generally described as Tax Parcel, SS-13, SS-12 located in Summit County, Utah, and more particularly described in Exhibit A hereto (the "Property"), be annexed into the District.

Section 2. Annexation. The Property is hereby annexed into the boundaries of the Mountain Regional Water Special Service District. The Property annexed shall be governed by and become an integral part of the District. Pursuant to this annexation, the owners of the Property shall be entitled to receive the benefit of water services and facilities provided by the District, and shall be subject to the rights, powers and authority of the District, including, without limitation, the right, power and authority to promulgate rules and regulations for the operation of the District, to levy ad valorem taxes on the Property, and to impose such fees and charges as shall be necessary to pay for all or part of the commodities, facilities and services to be provided by the District and for the payment of the District's bonds and other obligations.

Section 3. Direction. All officers and employees of the District are hereby directed to take such action as shall be necessary and appropriate to effectuate the provisions of this Resolution and the intent expressed herein.

Section 4. Effective Date. This Resolution shall take effect immediately upon its approval and adoption by the Summit County Council.

APPROVED AND ADOPTED this 2 day of March, 2016.

SUMMIT COUNTY COUNCIL
SUMMIT COUNTY, UTAH



Roger Armstrong
Chair

ATTEST:



Kent Jones
County Clerk



EXHIBIT

October 1, 2015

The Board of County Council
Summit County, Utah
60 N. Main Street
Coalville, UT 84017

**PETITION FOR ANNEXATION TO THE MOUNTAIN REGIONAL WATER SPECIAL
SERVICE DISTRICT**

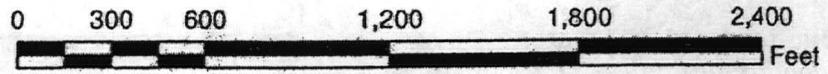
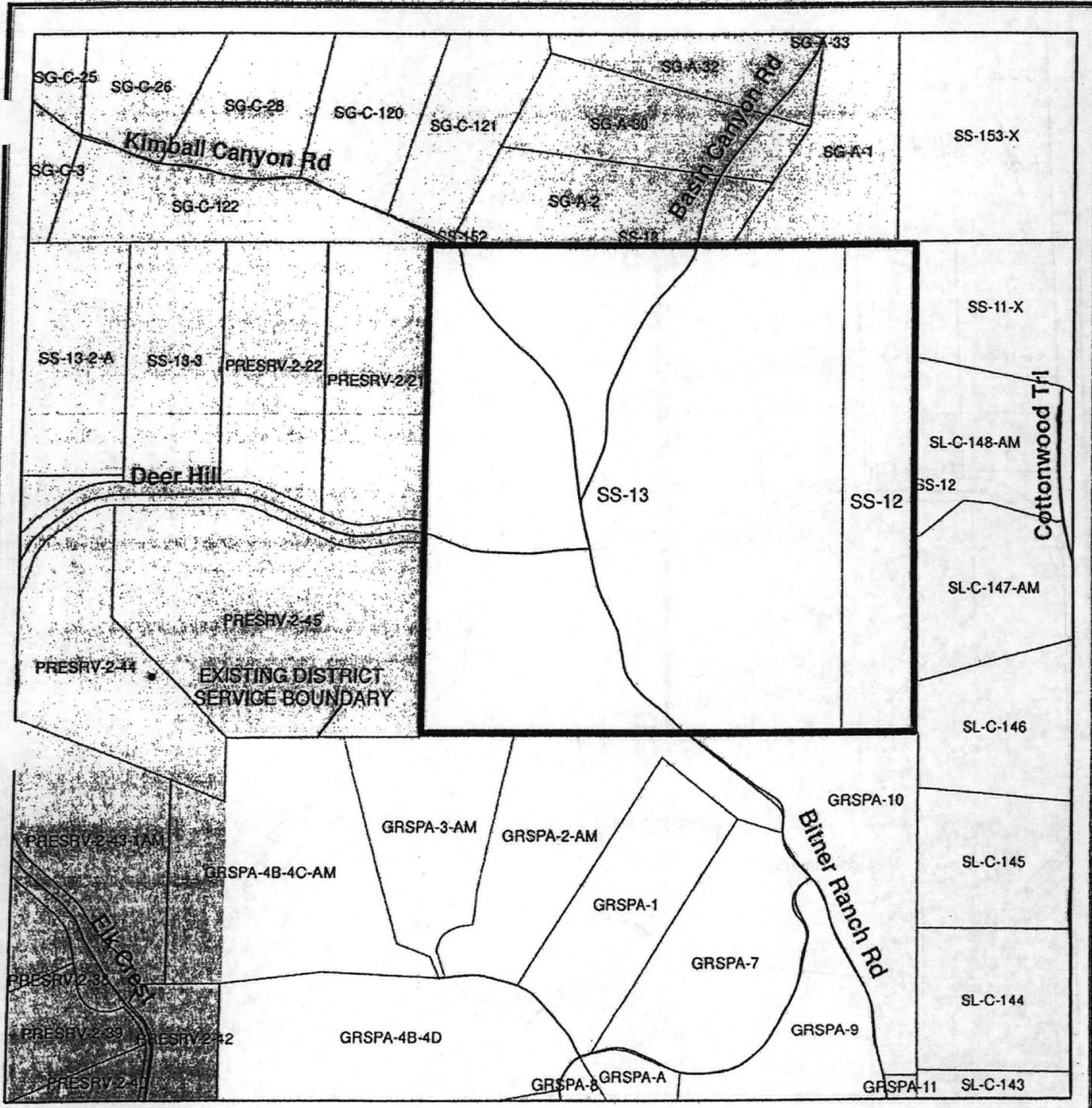
1. Pursuant to the provisions of Utah Code Annotated (UCA), Section 17D-1-401, as amended, the undersigned petitioner requests that the Board of County Council of Summit County, Utah, annex the property (Property) described in Exhibit A, which is attached hereto and incorporated by reference, into the boundaries of Mountain Regional Water Special Service District (District).
2. The undersigned petitioner(s) own one hundred percent of the Property to be annexed. Therefore, the notice, hearing, and protest requirements of Sections UCA 17D-1-1205, 17D-1-206, and 17D-1-207 do not apply.
3. The undersigned petitioner is desirous of receiving water service from the District for the Property and is willing to abide by all lawful adopted rules and regulations of the District as a condition of receiving water service from the District.

The undersigned petitioner has read and knows the contents of the foregoing Petition, and the fact set forth are true, accurate, and complete to the best of the undersigned petitioner's knowledge and belief.



Milton O. Bitner Company
By: Carol Bitner Davis, Vice President

[Attach Exhibit A that includes the property's TAX ID numbers, and legal property description, and map of the boundaries satisfactory to the County Recorder]

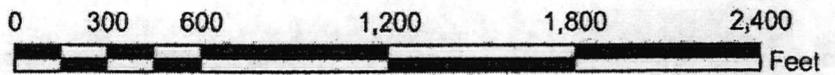
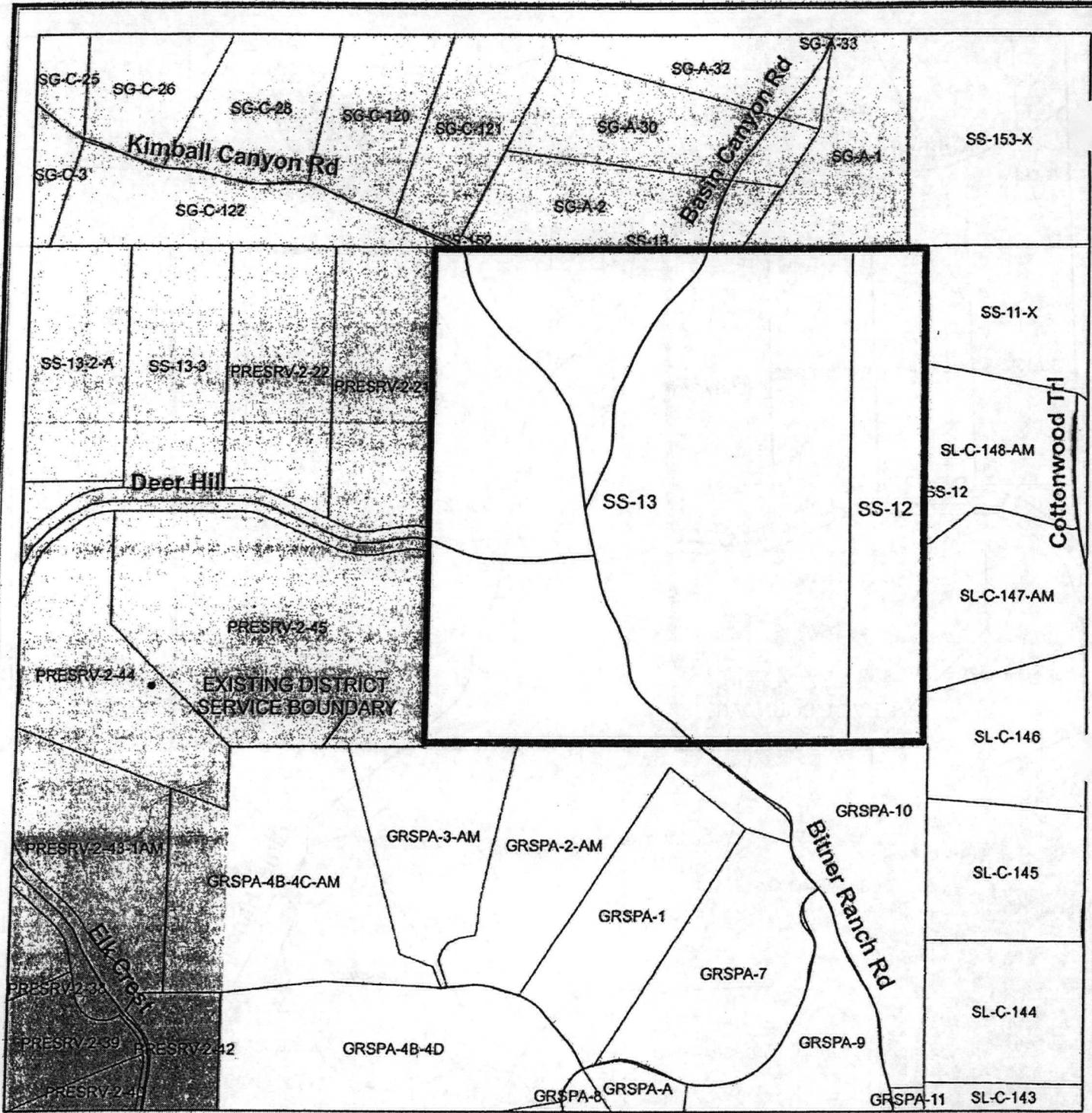


1 inch = 600 feet

By C. Braun
Date: 1/7/2016

ANNEXATION EXHIBIT MAP

PARCELS SS-12 AND SS-13



1 Inch = 600 feet

By C. Braun
Date: 1/7/2016

ANNEXATION EXHIBIT MAP

PARCELS SS-12 AND SS-13

Vice Chair Robinson made a motion to approve Resolution No. 2016-03 MRW annexing certain real property to the mountain Regional Water Special Service District for Tax Parcel #SS-13 and SS-12. The motion was seconded by Council Member Carson and passed unanimously, 5 to 0.

DISCUSSION AND POSSIBLE DECISION REGARDING REQUEST TO ABATE ROLLBACK TAXES ON PARCEL #RWR-2

Bill Wilde, Parcel #RWR-2 owner, explained that he and his wife went through the County Subdivision process and subdivided 14.54 acres in Hoytsville, 1/5 mile up Spring Canyon Road. They were asked by the Engineering Department to move their property line back 12 feet for future widening of Spring Canyon Road, as well as to pay \$6,000 fee in lieu to the County for that widening. He stated they have complied with all requests. Mr. Wilde explained they just sold one of their two lots and now only have 3.25 acres remaining, which makes the property non-eligible to remain in the Greenbelt. They have been notified by the Assessor's Office that they now owe \$4,030 in rollback taxes on this lot and have requested abatement by the Council for these taxes.

February 22, 2016

Summit County Council

RE: R & W Ranch Subdivision Rollback Tax

Council Members,

My wife and I went through the County Subdivision process and subdivided 14.54 acres in Hoytville, UT, 1/5 mile up Spring Canyon Road. During the process the Engineering Department advised us that we would need to move the property line that parallels the Spring Canyon Road back 12 ft. for the future widening of the road. We were also told that we would need to pay \$6,000.00 to the County for the same purpose. Under duress, we contributed the .16 acre of our property (\$9,107.00 value) and we paid the \$6,000.00 to the Engineering Department.

We just sold one of our two lots, the rollback tax was paid on the sold lot in the amount of \$4,030.00, which now makes our remaining lot of 3.25 acres non-eligible to remain in the Greenbelt. We have been advised by the Assessor's

Office that we owe another \$4,030.00 for this final lot. We are asking for some concession for the amount we have already surrendered. We look forward to meeting with you.

Thank you for your time and consideration,

Bill & Linda Wilde

6-21-1

PUBLIC HEARING NOTICE

Major Subdivision

R & W Ranch, Parcel NS-515-B (1/5 mile up Spring Canyon Road)

Bill Wilde / Jerrold & Cheryl Willoughby

Public notice is hereby given that the Eastern Summit County Planning Commission will conduct a public hearing to discuss and possibly recommend a major subdivision for a four (4) lot major subdivision on a 14.54 acre parcel on Spring Canyon Road in Eastern Summit County. The public hearing will be held:

Wednesday, July 6, 2011, 6:00 p.m.

Kamas City Offices, 170 North Main Street, Kamas, UT

The applicant, Bill Wilde on behalf of property owners Jerrold & Cheryl Willoughby, is requesting approval for a four (4) lot subdivision on parcel NS-515-B located approximately one fifth of a mile up Spring Canyon Road, on the northern side of the road.

For further information, please contact Kimber Gabryszak, at the Summit County Department of Community Development, P.O. Box 128, 60 North Main Street, Coalville, Utah 84017, via email at kgabryszak@co.summit.ut.us, or via phone at (435) 336-3132. Staff reports and location maps can be found by visiting our website after Friday, July 1, 2011 on our website at:

www.summitcounty.org/communitydevelopment/eastern.php.

Pursuant to the American with Disabilities Act, individuals needing special accommodations during this meeting should notify the Summit County Department of Community Development at (435) 336-3124 prior to the meeting.



Steve Martin
Assessor

February 12, 2016

Wilde Bill G
1245 S Hoystville Rd
Coalville, UT 84017

Summit County Property Owners:

In reviewing our record on properties being assessed under the Farmland Assessment Act (Greenbelt) we find that the parcel indicated below is a non-qualifying property and is subject to a rollback tax. The parcel and reason for rollback is identified as follows:

- parcel # RWR-2
- Not enough acreage in ownership
- total acres 3.25

A rollback tax has been calculated and is due by March 13, 2016 and is to be made payable to the:
Summit County Treasurer's Office
P O Box 128
Coalville, Utah 84017

Utah State Law states that failure of the owner to notify the Assessor's Office of a change in eligibility within 180 days from the date of change or to pay the rollback tax 30 days from the billing date, subjects the property to an assessment of 2% of the last year of the rollback or \$10.00 whichever is greater. State law also gives you the opportunity to appeal the decision to impose the rollback tax within 45 days of original notice to the County Board of Equalization.

If delinquent on September 15, the rollback tax and interest through November 30 will be attached to the real property Tax Notice. A lien for the amount due will be recorded against the property. However, the lien will be removed upon payment.

If the property was recently sold, the rollback tax may have been paid at the time of closing. If so, or if you have otherwise paid the tax, please provide a copy of your closing statement or receipt of payment, so our records can be corrected.

Should you have any further questions or concerns please feel free to contact our office at (435)336-3211 or nking@summitcounty.org.

Sincerely

Nicolle B King
Assessor's Office

Summit County
60 N Main Street, Po Box 128
Coalville UT 84017
(435) 336 3211



Summit County Utah Recorder

Farmland Assessment Act

Rollback Tax Notice

BILL TO:
 WILDE BILL G H/W (JT)
 1245 S HOYTSVILLE RD
 COALVILLE, UT 84017

PARCEL NUMBER: RWR-2
 ACCOUNT NUMBER: 0478426
 ACRES: 3.250
 WITHDRAWAL DATE: 02-12-2016
 PAYMENT DUE DATE: 03-13-2016

Year	District	Market Value	Tax Rate	Taxable	FAA Taxable	Taxes	FAA Taxes
2015	46	\$93,125	0.008663	\$93,125	\$622	\$806.75	\$5.39
2014	46	\$88,125	0.008682	\$88,125	\$622	\$765.10	\$5.40
2013	46	\$88,125	0.009139	\$88,125	\$622	\$805.37	\$5.68
2012	46	\$88,125	0.009077	\$88,125	\$622	\$799.91	\$5.65
2011	46	\$97,125	0.009076	\$97,125	\$618	\$881.51	\$5.61

TOTAL TAXES DUE: \$4,058.64
 LESS FAA TAXES PAID: \$27.73
 TOTAL ROLLBACK TAXES DUE: \$4,030.91

Interest will be charged beginning 30 days from the date of this rollback billing notice.

If you wish to appeal the imposition of the rollback tax, you must file an appeal application with the county auditor no later than 45 days from the date of this notice. The market value on which the rollback is calculated cannot be appealed. The only matters that may be appealed are a challenge to the withdrawal of the land from the FAA (greenbelt) or a challenge to the mathematical computation.

Steve Martin

2-12-16

County Assessor

Date

Annette Singleton

From: Nicolle King
Sent: Wednesday, February 24, 2016 11:04 AM
To: Dave Thomas; Annette Singleton; Steve Martin
Subject: RE: Request by Bill Wilde
Attachments: 2016_02_24_10_57_12.pdf

Mr. Wilde filed the attached greenbelt application for RWR-1 and RWR-2 September 15, 2011. This was to keep them on greenbelt after they were created from a parent parcel. The two properties together had enough acreage to qualify for greenbelt. Please note number 5 under certification on the greenbelt application, Mr. Wilde signed that he is aware a rollback would be due when the land no longer qualified. When the ownership changed on RWR-1 February 9, 2016, Mr. Wilde no longer had enough acreage for RWR-2 to qualify for Green belt, our office then calculated and sent the attached rollback to Mr. Wilde. I have attached the Utah State Code and standard for Rollback tax.

NICOLLE KING
ASSESSORS OFFICE

**Application for Assessment and
Taxation of Agricultural Land**

Summit County Utah Assessor

Farmland Assessment Act
UCA 59-2-501 to 515
Form TC-682ED

Owner
WILDE BILL G H/W (JT)
1245 S HOYTSTVILLE RD
COALVILLE, UT 84017

Date of Application
09/02/2011

ENTRY NO. 00930287

09/15/2011 12:58:33 PM B: 2095 P: 1349

Farmland Assessment Application PAGE 1/2

ALAN SPRIGGS, SUMMIT COUNTY RECORDER

FEE 13.00 BY BILL WILDE



Property identification numbers and complete legal description (additional pages if necessary)

Account Number: 0478419

Parcel Number: RWR-1

LOT 1 R&W RANCH SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE
CONT 3.25 AC 2090-375-377

Account Number: 0478426

Parcel Number: RWR-2

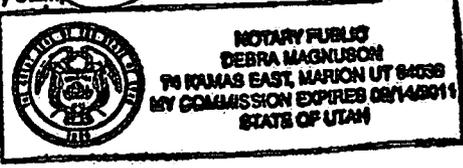
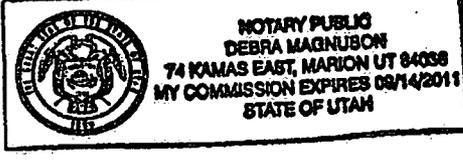
LOT 2 R&W RANCH SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE
CONT 3.25 AC
2090-375-377

Certification

Read the following and sign below.

I certify: (1) THE FACTS SET FORTH IN THIS APPLICATION ARE TRUE. (2) The agricultural land covered by this application constitutes no less than five contiguous acres exclusive of homesite and other non-agricultural acreage (see Utah Code 58-2-503 for waiver). (3) The land is currently devoted to agricultural use and has been so devoted for two successive years immediately preceding the tax year for which valuation under this act is requested. (4) The land produces in excess of 50 percent of the average agricultural production per acre for the given type of land and the given county or area. (5) I am fully aware of the five-year rollback tax provision which becomes effective upon a change in use or other withdrawal of all or part of the eligible land. I understand that I must notify the county assessor of a change in land use to any non-qualifying use, and that a penalty of the greater of \$10 or 2 percent of the computed rollback tax due for the last year will be imposed on failure to notify the assessor within 120 days after change in use.

Corporate Name

Owner Signature (WILDE LINDA E HW (JT)) X <i>Linda E. Wilde</i>	Date 9-9-2011	Owner Signature (WILDE BILL G HW (JT)) X <i>Bill G Wilde</i>	Date 9-9-2011
Notary Signature <i>[Signature]</i>	Date Subscribed and Sworn 9-9-2011	Notary Signature <i>[Signature]</i>	Date Subscribed and Sworn 9-9-2011
Notary Stamp 		Notary Stamp 	

County Assessor Signature (Subject to review) <i>[Signature]</i>	Date 9-8-11
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Summit County Utah Recorder

Farmland Assessment Act

Rollback Tax Notice

BILL TO:
WILDE BILL G H/W (JT)
1245 S HOYTSVILLE RD
COALVILLE, UT 84017

PARCEL NUMBER: RWR-2
ACCOUNT NUMBER: 0478426
ACRES: 3.250
WITHDRAWAL DATE: 02-12-2016
PAYMENT DUE DATE: 03-13-2016

Year	District	Market Value	Tax Rate	Taxable	FAA Taxable	Taxes	FAA Taxes
2015	46	\$93,125	0.008663	\$93,125	\$622	\$806.75	\$5.39
2014	46	\$88,125	0.008682	\$88,125	\$622	\$765.10	\$5.40
2013	46	\$88,125	0.009139	\$88,125	\$622	\$805.37	\$5.68
2012	46	\$88,125	0.009077	\$88,125	\$622	\$799.91	\$5.65
2011	46	\$97,125	0.009076	\$97,125	\$618	\$881.51	\$5.61

TOTAL TAXES DUE: \$4,058.64
LESS FAA TAXES PAID: \$27.73
TOTAL ROLLBACK TAXES DUE: \$4,030.91

Interest will be charged beginning 30 days from the date of this rollback billing notice.

If you wish to appeal the imposition of the rollback tax, you must file an appeal application with the county auditor no later than 45 days from the date of this notice. The market value on which the rollback is calculated cannot be appealed. The only matters that may be appealed are a challenge to the withdrawal of the land from the FAA (greenbelt) or a challenge to the mathematical computation.

Steve Martin

County Assessor

2-12-16
Date

Roll-back Taxes

59-2-506. Rollback tax -- Penalty -- Computation of tax -- Procedure -- Lien -- Interest -- Notice -- Collection -- Distribution -- Appeal to county board of equalization.

- (1) Except as provided in this section, Section 59-2-506.5, or Section 59-2-511, if land is withdrawn from this part, the land is subject to a rollback tax imposed in accordance with this section.
- (2) (a) An owner shall notify the county assessor that land is withdrawn from this part within 120 days after the day on which the land is withdrawn from this part.
- (b) An owner that fails to notify the county assessor under Subsection (2)(a) that land is withdrawn from this part is subject to a penalty equal to the greater of:
 - (i) \$10; or
 - (ii) 2% of the rollback tax due for the last year of the rollback period.
- (3) (a) The county assessor shall determine the amount of the rollback tax by computing the difference for the rollback period described in Subsection (3)(b) between:
 - (i) the tax paid while the land was assessed under this part; and
 - (ii) the tax that would have been paid had the property not been assessed under this part.
- (b) For purposes of this section, the rollback period is a time period that:
 - (i) begins on the later of:
 - (A) the date the land is first assessed under this part; or
 - (B) five years preceding the day on which the county assessor mails the notice required by Subsection (5); and
 - (ii) ends the day on which the county assessor mails the notice required by Subsection (5).
- (4) (a) The county treasurer shall:
 - (i) collect the rollback tax; and
 - (ii) after the rollback tax is paid, certify to the county recorder that the rollback tax lien on the property has been satisfied by:
 - (A) preparing a document that certifies that the rollback tax lien on the property has been satisfied; and
 - (B) providing the document described in Subsection (4)(a)(ii)(A) to the county recorder for recordation.
- (b) The rollback tax collected under this section shall:
 - (i) be paid into the county treasury; and
 - (ii) be paid by the county treasurer to the various taxing entities pro rata in accordance with the property tax levies for the current year.
- (5) (a) The county assessor shall mail to an owner of the land that is subject to a rollback tax a



Roll-back Taxes

notice that:

- (i) the land is withdrawn from this part;
- (ii) the land is subject to a rollback tax under this section; and
- (iii) the rollback tax is delinquent if the owner of the land does not pay the tax within 30 days after the day on which the county assessor mails the notice.

(b) (i) The rollback tax is due and payable on the day the county assessor mails the notice required by Subsection (5)(a).

(ii) Subject to Subsection (7), the rollback tax is delinquent if an owner of the land that is withdrawn from this part does not pay the rollback tax within 30 days after the day on which the county assessor mails the notice required by Subsection (5)(a).

(6) (a) Subject to Subsection (6)(b), the following are a lien on the land assessed under this part:

- (i) the rollback tax; and
- (ii) interest imposed in accordance with Subsection (7).

(b) The lien described in Subsection (6)(a) shall:

- (i) arise upon the imposition of the rollback tax under this section;
- (ii) end on the day on which the rollback tax and interest imposed in accordance with Subsection (7) are paid in full; and
- (iii) relate back to the first day of the rollback period described in Subsection (3)(b).

(7) (a) A delinquent rollback tax under this section shall accrue interest:

- (i) from the date of delinquency until paid; and
- (ii) at the interest rate established under Section 59-2-1331 and in effect on January 1 of the year in which the delinquency occurs.

(b) A rollback tax that is delinquent on September 1 of any year shall be included on the notice required by Section 59-2-1317, along with interest calculated on that delinquent amount through November 30 of the year in which the county treasurer provides the notice under Section 59-2-1317.

(8) (a) Land that becomes ineligible for assessment under this part only as a result of an amendment to this part is not subject to the rollback tax if the owner of the land notifies the county assessor that the land is withdrawn from this part in accordance with Subsection (2).

(b) Land described in Subsection (8)(a) that is withdrawn from this part as a result of an event other than an amendment to this part, whether voluntary or involuntary, is subject to the rollback tax.

(9) Except as provided in Section 59-2-511, land that becomes exempt from taxation under Utah Constitution Article XIII, Section 3, is not subject to the rollback tax if the land meets the requirements of Section 59-2-503 to be assessed under this part.

(10) Land that becomes ineligible for assessment under this part only as a result of a split estate mineral rights owner exercising the right to extract a mineral is not



subject to the rollback tax:

- (a) (i) for the portion of the land required by a split estate mineral rights owner to extract a mineral if, after the split estate mineral rights owner exercises the right to extract a mineral, the portion of the property that remains in agricultural production still meets the acreage requirements of Section 59-2-503 for assessment under this part; or
- (ii) for the entire acreage that would otherwise qualify for assessment under this part if, after the split estate mineral rights owner exercises the right to extract a mineral, the entire acreage that would otherwise qualify for assessment under this part no longer meets the acreage requirements of Section 59-2-503 for assessment under this part only due to the extraction of the mineral by the split estate mineral rights owner; and
- (b) for the period of time that the property described in Subsection (10)(a) is ineligible for assessment under this part due to the extraction of a mineral by the split estate mineral rights owner.
- (11) (a) Subject to Subsection (11)(b), an owner of land may appeal to the county board of equalization:
- (i) a decision by a county assessor to withdraw land from assessment under this part; or
- (ii) the imposition of a rollback tax under this section.
- (b) An owner shall file an appeal under Subsection (11)(a) no later than 45 days after the day on which the county assessor mails the notice required by Subsection (5).

Amended by Chapter 279, 2014 General Session

Standard 7. 9 Rollback Taxes

7.9.0 Withdrawal from FAA

An owner may voluntarily withdraw land from assessment under the FAA. However, land is automatically withdrawn for the following reasons:

- Land is no longer actively devoted to agricultural use.
- Land does not meet acreage or other FAA requirements.
- Land has a change in ownership, and the new owner fails to file a new application.
- Land has a change in legal description, and the owner fails to file a new application.
- The owner fails to file a new application requested by the assessor.

Withdrawal subjects the land to a five-year rollback tax, except in the case of qualifying conservation easements, properties that become exempt and mineral extraction (Refer to *Standards 7.10 "Conservation Easements," 7.11 "Exempt Properties and 7.5.3 "Mineral Extraction."*)



7.9.1 Notification of Withdrawal--Penalty

An owner is required to notify the assessor within 120 days of any change in use that withdraws land from FAA assessment. Failure to notify the assessor results in a penalty of \$10 or 2% of the rollback tax due for the last year of the rollback period, whichever is greater. [Section 59-2-506(2)]

7.9.2 Rollback Time Period

The five-year rollback time period begins on the day the land is first assessed under the FAA, or five years prior to the day on which the assessor mails the rollback tax notice, whichever is later, so that a maximum of five tax years is included. This time period is the same regardless of the length of ownership by the current owner as the land may have had several different owners during the rollback period.

The January 1 lien date applies to the fair market valuation that is required to be included on the tax notice. If land is withdrawn prior to delivery of the assessment roll, property tax on the land will be based on the fair market value for that tax year and the rollback tax will be based on previous years of FAA assessment (up to five years). If the land is withdrawn from FAA assessment after the close of the assessment roll, the rollback tax payment will be based on the current tax year's FAA assessment and previous years of FAA assessment (up to five years).

7.9.3 Rollback Tax Calculation

Land that is withdrawn from assessment under the FAA is subject to a rollback tax equal to the difference between:

- the amount of taxes that would have been charged under a market-based assessment, and
- the amount of taxes that were actually charged under the FAA assessment.

The assessor calculates the rollback tax for each year the land was assessed under the FAA, going back no more than five years.

7.9.4 Rollback Tax Rates

Actual tax rates from each year of the rollback tax period are used to calculate the rollback tax. For example, the 2002 fair market value is multiplied by the 2002 tax rate and then the 2002 actual taxes charged are subtracted to arrive at the 2002 portion of the rollback tax. The same procedure is followed for 2001, then 2000 and so on, until up to five years of rollback taxes are calculated.

7.9.5 Rollback Tax Notice

Upon withdrawal of land from assessment under the FAA, the assessor immediately sends a "Rollback Tax Notice" to the current owner. The rollback tax is due and payable on the date the assessor mails the notice. If unpaid after 30 days, the rollback tax is delinquent.

7.9.6 Rollback Tax Notice Form

- The rollback tax notice form must state the following:
 - The land is withdrawn from assessment under the FAA.
 - The land is subject to a rollback tax under Section 59-2-506.
 - The rollback tax is delinquent if the owner of the land does not pay the rollback tax within 30 days after the day on which the county assessor mails the notice.



The rollback tax notice should include enough information to adequately identify the parcel of land that is subject to the rollback and the reason the land is withdrawn. It should clearly list the rollback calculations, total amount due and indicate how penalty and interest will be calculated on delinquencies. It should list key dates such as:

- date of the notice
- date of withdrawal from FAA
- date of owner's 120 day deadline to notify of withdrawal without penalty
- date the rollback tax is due

The notice must also inform the owner of his/her right to appeal the assessor's decision to impose the rollback tax to the county board of equalization within 45 days of the date of the Rollback Tax Notice. Click on the following link to view the form, PT-72 Farmland Assessment Act Rollback Tax Notice.

7.9.7 Rollback Tax Lien

The rollback tax is a lien upon the property until paid. [Section 59-2-506(6)] When an owner files an application for assessment under the FAA, his/her signature effectively gives consent to the creation of a future lien upon the property for rollback taxes. The lien arises upon notice of the rollback tax.

7.9.8 Collection of Rollback Tax

The county treasurer collects the rollback tax. The rollback tax is due and payable on the date of the "Rollback Tax Notice". It becomes delinquent 30 days after the day upon which the county assessor mails the "Rollback Tax Notice". The following collection procedures are to be followed: [Section 59-2-506 (7)]

Interest accrues from the date of delinquency at the interest rate established for delinquent real property taxes (Section 59-2-1331) and in effect on January 1 of the year in which the delinquency occurs.

If the delinquent rollback is paid prior to September 1, calculate interest from the date of delinquency until paid.

If the delinquent rollback tax remains delinquent on September 1, calculate interest from the date of delinquency until November 30 and include the rollback tax and interest on the "Tax Notice" that is mailed on November 1.

By November 30, the delinquent rollback tax is treated in the same manner as attached personal property in the delinquent tax collection process.

7.9.9 Certification of Rollback Tax Payment

The county treasurer must certify to the county recorder that the rollback tax lien has been satisfied by preparing a release of lien document and transmitting it to the county recorder for recordation. [Section 59-2-506 (4)]

7.9.10 Distribution of Rollback Tax Revenue

Rollback taxes collected are paid by the county treasurer to the various taxing entities prorated in accordance with property tax levies for the current year. [Section 59-2-506 (4)]



Council Member Carson asked if the original charges were due to the creation of the subdivision of the lots and who gets the benefit of the widening of the road. Mr. Wilde responded that the original charges were due to the subdivision of the lots and that anyone traveling up Spring Canyon Road will get the benefits of its widening. He stated he does agree with the widening of the road, but it did cost him money and land.

Council Member Adair stated it sounded like the two issues of rollback taxes and the \$6,000 fee in lieu were totally separate. Chair Armstrong explained this fee is a requirement under state law when a property leaves Greenbelt status, a rollback tax assessment is made on that property going back five years.

Council Member McMullin made a motion to deny the request to abate rollback taxes on Parcel #RWR-2. The motion was seconded by Vice Chair Robinson and passed unanimously, 5 to 0.

ADVICE AND CONSENT OF COUNTY MANAGER TO APPOINT MEMBERS TO THE SUMMIT COUNTY BOARD OF HEALTH

Council Member McMullin made a motion to reappoint Liza Simpson and appoint Marc Watterson to the Summit County Board of Health, with their terms to expire December 31, 2019. The motion was seconded by Vice Chair Robinson and passed unanimously, 5 to 0.

ADVICE AND CONSENT OF COUNTY MANGER TO APPOINT MEMBERS TO THE SUMMIT COUNTY FAIR ADVISORY BOARD

Council Member Carson made a motion to take the advice and consent of County Manger's recommendation to appoint Cody Blonquist (member recommended by Coalville City) and Geoff Swarts (member recommended by Park City Chamber Bureau) to the County Fair Advisory Board, with their terms to expire December 31, 2019. The motion was seconded by Council Member McMullin and passed unanimously, 5 to 0.

Council Member Carson made a motion to take the advice and consent of County Manger's recommendation to appoint Lorraine Jones, Kaitlin Eskelson, and Becky Grant to the County Fair Advisory Board, with their terms to expire December 31, 2019. The motion was seconded by Council Member McMullin and passed unanimously, 5 to 0.

ADVICE AND CONSENT OF COUNTY MANAGER TO APPOINT MEMBERS TO THE SUMMIT COUNTY LIBRARY BOARD OF DIRECTORS

Council Member McMullin made a motion to take the advice and consent of County Manger's recommendation to reappoint Katy Wang and appoint Emily Summers to the Library Board of Directors, with their terms to expire February 28, 2020. The motion was seconded by Vice Chair Robinson and passed unanimously, 5 to 0.

Vice Chair Robinson made a motion to take the advice and consent of County Manger's recommendation to appoint Rob Weyher to fill the unexpired terms of Stacy Kueser, with his term to expire February 28, 2019. The motion was seconded by Council Member Carson and passed unanimously, 5 to 0.

APPROVAL OF MINUTES

JANUARY 20, 2016

Vice Chair Robinson made a motion to approve the minutes of the January 20, 2016. The motion was seconded by Council Member Adair and passed unanimously, 5 to 0.

COUNCIL COMMENTS:

Council Member Carson stated she attended training with several members from staff and some of the Park City staff last week. She stated she is continuing to work with Lisa Yoder making amendments to the PLI, particularly on the special management areas and the water shed management areas language.

Council Member Carson stated currently some of the top legislative items include medical marijuana and moving towards an expansion of Medicaid. It's a very small program and aimed towards those at a zero income level, but they think that will help some of the homeless population and those leaving prison get some of the care they need.

Chair Armstrong stated that he, Manager Tom Fisher, and Caroline Ferris, Regional Transportation Planning Director went to Salt Lake and met with the CEO of one of two Hyperloop programs that are proceeding forward. He stated it was a very educational process on how it operates, the costs, and whether it was theoretically feasible for use in Summit County.

Chair Armstrong stated he received an update on the CCA process that Salt Lake City approved money in the budget to move forward with it and there will be future discussion about this process.

PUBLIC INPUT

Chair Armstrong opened the public input.

There was no public input.

Chair Armstrong closed the public input.

MANAGER COMMENTS

Manager Tom Fisher stated he met with Attorney Robert Hilder and the sheriff on Friday, April 26th to discuss UberChopper. The attorney's office and Patrick Putt, Community Development Director, are working on putting together a temporary zoning ordinance to bring to the Council regarding Uber as to what they could put in place for the future.

Mr. Fisher also stated he received a letter last week from the Utah Local Governments Trust which announced that the county received a \$6,800 rebate for the work that staff and Matt Jensen, Management Analyst, are doing to reduce risk profile.

The Summit County Council meeting was adjourned at 6:12 p.m.

CLOSED SESSION

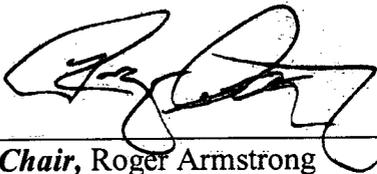
Council Member McMullin made a motion to convene in closed session to discuss personnel. The motion was seconded by Vice Chair Robinson and passed unanimously, 5 to 0.

The Summit County Council met in closed session for the purpose of discussing personnel 6:12 p.m. to 7:10 p.m. Those in attendance were:

Roger Armstrong, Council Chair
Chris Robinson, Council Vice-Chair
Kim Carson, Council Member
Claudia McMullin, Council Member
Talbot Adair, Council Member

Tom Fisher, Manager
Anita Lewis, Assistant Manager
Robert Hilder, Attorney
Dave Thomas, Deputy Attorney

Council Member Adair made a motion to dismiss from closed session. The motion was seconded by Council Member Carson and passed unanimously, 5 to 0.



Council Chair, Roger Armstrong



County Clerk, Kent Jones

