IRON COUNTY COMMISSION MEETING
March 14, 2016

Minutes of the Iron County Commission meeting convened at 9:00 a.m., March 14, 2016 in Commission Chambers at the Iron County Courthouse, Parowan, Utah.

Officers in attendance included:

Alma L. Adams	Commission Chair
David J. Miller	Commissioner
Dale Brinkerhoff	Commissioner
G. Michael Edwards	Deputy County Attorney
Jonathan T. Whittaker	County Clerk

Also present:

Deborah Johnson	County Recorder
Gene Adams	County Auditor
Nicole Rosenberg	County Treasurer
Cindy Bulloch	County Assessor
Leslie Bishop	County HR Director

SYNOPSIS

ADJOURNMENT 15
APPROVAL OF MINUTES 2
APPROVAL OF "SEARCH AND RESCUE ASSISTANCE CARD" PROGRAM 2
CONSIDER SURPLUS OF COUNTY OWNED 1956 COAST FIRE TRUCK 15
CONVENE AS IRON COUNTY BOARD OF EQUALIZATION 14
CONVENE AS IRON COUNTY MUNICIPAL BUILDING AUTHORITY 3
DEPARTMENTAL REPORTS 2
DISCUSSION AND APPROVAL OF IRON SPRINGS TOWNSITE VACATION PLAT 14
DISCUSSION AND APPROVAL OF IRS MILEAGE REIMBURSEMENT RATE 15
INVOCATION 2
MBA RESOLUTION 2016-1 AUTHORIZING $3,700,000 BOND 3
NON-DELEGATED ITEMS 3
PERSONNEL 15
PLEDGE OF ALLEGIANCE 2
PRESENTATION OF GRANT WRITING APPLICATION "ECIVIS" 8
PUBLIC COMMENTS 2
RECONVENE AS THE IRON COUNTY COMMISSION 10
RESOLUTION 2016-1 APPROVING LEASE AGREEMENT WITH MBA 14
REVIEW AND APPROVE TAX ABATEMENTS FOR QUALIFYING VETERANS 14
REVIEW AND CONSIDER TAX EXEMPT STATUES FOR 2016 TAX YEAR 14

TAX DEFERRAL REQUEST FOR APN E-1409-7-7 14

PLEDGE OF ALLEGIANCE

Those assembled were led in the pledge of allegiance by Maria Twitchell.

INVOCATION

An invocation was offered by David Miller.

APPROVAL OF MINUTES

David Miller made a motion to approve the minutes of October 12, 2015 and February 22, 2016. Second by Dale Brinkerhoff. Voting: Alma Adams, Aye; Dale Brinkerhoff, Aye; David Miller, Aye.

DEPARTMENTAL REPORTS

Maria Twitchell, Director of Tourism and Parks and Recreation, reported that 2015 collections came in at 1.127M, a 9% increase. During the first two months of 2016, the Transient Room Tax (TRT) collections were up 33%. Maria stated that part of a Utah Office of Tourism grant had been used for winter promotions. She explained that digital advertising had been used resulting in 11.9 million impressions and 146,000 clicks for Iron County. Skier days were up 22% from 2015, including an increase in hotel occupancies. Maria explained that the remainder of the Utah Office of Tourism grant would be used to promote the Shakespeare Festival and the Southern Utah Museum of Art (SUMA) opening. She stated that the Iron County Tourism Bureau had been working with the Utah Office of Tourism in a "Rourism" program, which was an initiative to boost rural tourism. This program provided Iron County access to a development expert throughout the2016 calendar year. Maria stated the Parks Service Centennial continued the "Mighty 5"campaign, which encourages tourists to explore other areas in addition to the National Parks.

Maria Twitchell reported that Parks & Recreation had concentrated on the improvements at the shooting range. Efforts were underway to build up earthen berms for safety. Unfortunately, there had been equipment problems, but that they planned to move forward with rental equipment. She pointed out that there may not be enough dirt to finish the berms.

Maria reported finishing the public comment period on the Three Peaks Disc Golf Course. She stated there is still concerns of vandalism and dumping of garbage.

Kenneth Richards, Geographic Information Systems (GIS) Coordinator, reported that he continued to work on trail maps as well as updates for the dispatch software, "Spillman." Ken noted that data had been gathered for updates to the GIS parcel layer, and tablet devices were being prepared for the Assessor's Office for use in the field.

Dale Brinkerhoff, Iron County Commissioner, reported that he attended the National Council of Behavioral Health and expressed that it was a reminder to everyone that there are still people in our midst who need help. He expressed that it was a very humbling experience.

David Miller, Iron County Commissioner, reported that there was a Key Stakeholders meeting with the Iron County Water Conservancy District regarding "aquifer recharge." He noted that the areas of concern were getting water out of the west desert to the county; recharging the aquifer with water out of Coal Creek, and how improve aquifer recharge from forest lands. David reported that the building department would be implementing a new software to speed up application requests. He explained that there would be a full scale emergency exercise nicknamed "SPANDEX" on March 17that the Iron County Hospital, sponsored by the Southwest Public Health Department.

David reported that he attended the recent Legislative Session on the final day and was shocked at how many bills were put in place regarding controlled substances. He noted that one of the bigger issues that passed was the match funding of private donations for the new business building on the SUU campus, along with funding for the Shakespeare Festival and Utah Summer Games.

Alma Adams, Iron County Commission Chair, reported that he attended the Association of Government Risk Pools (AGRIP) Conference and some of the areas that were discussed were: cyber liability, terror preparedness, and the continuing problem with drones.

PUBLIC COMMENTS

No public comments were offered.

APPROVAL FOR AN AGREEMENT FOR JOINT OR COOPERATIVE UNDERTAKING TO ESTABLISH A PUBLIC INSURANCE AGENCY MUTUAL FOR THE PURPOSE OF ADMINISTERING THE UTAH SEARCH AND RESCUE ACT

Alma Adams, Iron County Commission Chair, explained $0.25 for each hunting and fishing license and $0.50 per Recreational Vehicle (RV) permit goes into a pool for counties to ask for grants. Alma expressed that the amount was grossly inadequate. He explained that the Utah Legislature passed a bill in 2015 which made available a "Search and Rescue Assistance Card," which can be purchased for $25 per year by outdoorsmen as insurance against the cost of having to be rescued. Families may purchase a card for $30 per year. This scheme helps provide needed revenues, as well as financial protection for outdoorsmen who purchase the card and subsequently need to be rescued.

Leslie Bishop noted that Search and Rescue is primarily volunteer and that the card would help with costs associated with rescues. Leslie explained that the card would provide coverage state wide. She expressed some concerns with the program.

Dale Brinkerhoff made a motion to delay action to a later date. Second by David Miller. Voting: Alma Adams, Aye; Dale Brinkerhoff, Aye; David Miller, Aye.

PRESENTATION AND POSSIBLE DECISION REGARDING GRANT WRITING APPLICATION ENTITLED "ECIVIS."

Robert Jones, Account Executive for eCivis, Inc., made a presentation regarding an online program to assist in the grant writing process. He outlined the virtues of eCivis as improving the identification of, application for, following through with, and complying with grants available to Iron County. After some discussion, David Miller directed Jon Whittaker to research the grants currently in process in Iron County, as well as to provide concrete cost break downs from eCivis.

CONVENE AS THE IRON COUNTY MUNICIPAL BUILDING AUTHORITY

Alma Adams, Iron County Commission Chair, declared the Iron County Municipal Building Authority convened.

MBA RESOLUTION 2016-1 CONSIDERATION FOR ADOPTION OF A RESOLUTION OF THE MUNICIPAL BUILDING AUTHORITY OF IRON COUNTY, UTAH AUTHORIZING THE ISSUANCE AND SALE OF NOT MORE THAN $3,700,000 AGGREGATE PRINCIPAL AMOUNT OF LEASE REVENUE BONDS; AND RELATED MATTERS

Matt Dugdale, counsel from George K. Baum, explained that in March of 2012, a similar resolution was brought before the Iron County Commission for a $3.5 million bond that would finance a new building that would house State and other agencies (the Public Safety Building). Matt noted that in the last four years the project had been delayed, and that the scope of the project and cost of construction had increased. Matt explained that it was necessary for Iron County to approve increasing the bond from $3.5 million to $3.7 million. He explained that the increase made it necessary to readdress the resolution. Matt explained that the terms of the loan were 2.5% for a period of 25 years.

Dale Brinkerhoff explained that with the bond increase to 25 years, Iron County would realized a positive cash flow from the inception of the project, and at the end of the 25 years Iron County would be the owners of the building.

Dale Brinkerhoff made a motion to approve Resolution 2016-1 Consideration for Adoption of a Resolution of the Municipal Building Authority of Iron County, Utah Authorizing the Issuance and Sale of not more than $3,700,000 Aggregate Principal amount of lease revenue bonds; and related matters. Second by David Miller. Voting: Alma Adams, Aye; Dale Brinkerhoff, Aye; David Miller, Aye.

MBA RESOLUTION NO. 2016-1

A RESOLUTION OF THE MUNICIPAL BUILDING AUTHORITY OF IRON COUNTY, UTAH (THE "AUTHORITY") ESTABLISHING THE OFFICERS OF THE AUTHORITY; AUTHORIZING THE ISSUANCE AND SALE OF NOT MORE THAN $3,700,000 AGGREGATE PRINCIPAL AMOUNT OF LEASE REVENUE BONDS; DELEGATING TO CERTAIN OFFICERS OF THE AUTHORITY THE POWER TO APPROVE THE FINAL TERMS AND PROVISIONS OF THE SERIES 2016 BONDS WITHIN THE PARAMETERS SET FORTH HEREIN; FIXING THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF THE BONDS, THE MAXIMUM NUMBER OF YEARS OVER WHICH THE BONDS MAY MATURE, THE MAXIMUM INTEREST RATE WHICH THE BONDS MAY BEAR, AND THE MAXIMUM DISCOUNT FROM PAR AT WHICH THE BONDS MAY BE SOLD; PROVIDING FOR THE PUBLICATION OF A NOTICE OF PUBLIC HEARING AND BONDS TO BE ISSUED; PROVIDING FOR THE RUNNING OF A CONTEST PERIOD; AUTHORIZING THE EXECUTION BY THE AUTHORITY OF A MASTER RESOLUTION, AN ANNUALLY RENEWABLE MASTER LEASE AGREEMENT, AND OTHER DOCUMENTS NECESSARY FOR THE ISSUANCE OF THE BONDS; AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY THIS RESOLUTION; AND RELATED MATTERS.

WHEREAS, pursuant to the provisions of the Local Building Authority Act, Title 17D, Chapter 2, Utah Code Annotated 1959, as amended (the "Act"), the Board of the Authority, has the power to issue its Lease Revenue Bonds, Series 2016 (the "Series 2016 Bonds") for the purpose of financing the construction of a public safety services building and related improvements (the "Project"), and (b) paying costs of issuance of the Series 2016 Bonds; and

WHEREAS, the Issuer previously adopted a parameters resolution on March 26, 2012, wherein it authorized the issuance of not more than $3,500,000 Lease Revenue Bonds, Series 2012 (the "Originally Authorized Bonds") to finance the construction of the Project; and

WHEREAS, the Issuer has determined that the cost of the Project will exceed the Originally Authorized Bonds by $200,000 and desires to authorized the Series 2016 Bonds in an amount of not to exceed $3,700,000 in order to finance the Project; and

WHEREAS, the Act and the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated, as amended, provide for the publication of a Notice of Public Hearing and Bonds to Be Issued, and the Authority desires to publish such notice at this time in compliance with the Act with respect to the Series 2016 Bonds; and

WHEREAS, there has been presented to the Board at this meeting the form of (a) a Master Resolution (the "Master Resolution"), (b) a Master Lease Agreement (the "Master Lease"), (c) Leasehold Deed of Trust and Assignment of Rents ("Deed of Trust") and (d) Ground Lease Agreement (the "Ground Lease"); and

WHEREAS, it is anticipated that the Authority will sell the Series 2016 Bonds to the State of Utah Permanent Community Impact Fund Board (the "Purchaser"); and

WHEREAS, in order to allow the Authority flexibility in setting the pricing date of the Series 2016 Bonds, the Board desires to grant to the to any one of the Chair or Chair pro tem of the Authority or the County Administrator (collectively, the Designated Officers") of the Authority

the power to approve the principal amounts, terms, maturities, redemption features, and purchase price at which the Series 2016 Bonds shall be sold and any changes with respect thereto from those terms which were before the Board at the time of its adoption of this Resolution, provided such terms do not exceed the parameters set forth for such terms in Section 1 of this Resolution (the "Parameters").

NOW, THEREFORE, it is hereby resolved by the Governing Board of the Municipal Building Authority of Iron County, Utah, as follows:

Section 1. The Board hereby finds and determines that it is in the best interests of the Authority and its residents to issue not more than Three Million Seven Hundred Thousand Dollars ($3,700,000) aggregate principal amount of the Authority's Lease Revenue Bonds, Series 2016, to bear interest at a rate of not to exceed two and one-half percent (2.5%) per annum, to mature in not more than twenty-six (26) years from their date or dates, and to be sold at a price not less than one hundred percent (100%) of the total principal amount thereof for the purpose of (i) financing the construction of the Project, and (ii) paying costs of issuance, all pursuant to this resolution (this "Resolution"), a Master Resolution to be entered into at or before the time of issuance of the Series 2016 Bonds substantially in the form attached hereto as Exhibit B, and a Master Lease substantially in the form attached hereto as Exhibit C, a Deed of Trust, substantially in the form attached hereto as Exhibit D, and a Ground Lease, substantially in the form attached hereto as Exhibit E. The Designated Officers are hereby authorized to finalize the terms of the Series 2016 Bonds within the parameters of this Resolution. The issuance of the Series 2016 Bonds shall be subject to the final approval of Bond Counsel and to the approval of the Attorney for the Authority.

Section 2. The Master Resolution, the Master Lease, the Deed of Trust and the Ground Lease are hereby authorized, approved, and confirmed. The Chair or Chair pro tem and the Secretary are hereby authorized to execute and deliver the Master Resolution, the Master Lease, the Deed of Trust and the Ground Lease, in substantially the same form and with substantially the same content as the forms presented at this meeting for and on behalf of the Authority with final terms as may be established by the Chair or Chair pro tem for the Series 2016 Bonds within the Parameters set forth herein and with such alterations, changes or additions as may be necessary or as may be authorized by Section 10 hereof. The Chair or Chair pro tem is hereby authorized to specify and agree as to the final principal amounts, terms, discounts, maturities, redemption features and purchase price with respect to the Series 2016 Bonds for and on behalf of the Authority and any changes thereto from those terms which were before the Board at the time of adoption of this Resolution, provided such terms are within the Parameters set by this Resolution.

Section 3. The appropriate officials of the Authority are authorized to make any alterations, changes or additions to the Master Resolution, the Master Lease, the Deed of Trust, the Ground Lease, the Series 2016 Bonds, or any other document herein authorized and approved which may be necessary to conform the same to the final terms of the Series 2016 Bonds (within the Parameters set by this Resolution), to correct errors or omissions therein, to complete the same, to remove ambiguities therefrom, or to conform the same to other provisions of said instruments, to the provisions of this Resolution or any resolution adopted by the Board or the provisions of the laws of the State of Utah or the United States.

Section 4. The form of Master Resolution attached hereto as Exhibit B is in all respects hereby authorized and approved, and the Chair or Chair pro tem and Secretary are hereby authorized and directed to execute and deliver the same on behalf of the Authority.

Section 5. The form of Master Lease attached hereto as Exhibit C is in all respects hereby authorized and approved, and the Chair or Chair pro tem and Secretary are hereby authorized and directed to execute and deliver the same on behalf of the Authority.

Section 6. The form of Deed of Trust attached hereto as Exhibit D is in all respects hereby authorized and approved, and the Chair or Chair pro tem and Secretary are hereby authorized and directed to execute and deliver the same on behalf of the Authority.

Section 7. The form of Ground Lease attached hereto as Exhibit E is in all respects hereby authorized and approved, and the Chair or Chair pro tem and Secretary are hereby authorized and directed to execute and deliver the same on behalf of the Authority.

Section 8. The form, terms, and provisions of the Series 2016 Bonds and the provisions for the signatures, authentication, payment, registration, transfer, exchange, redemption, and number shall be as set forth in the Master Resolution. The Chair or Chair pro tem and Secretary are hereby authorized and directed to execute and seal the Series 2016 Bonds and to deliver said Series 2016 Bonds to the Purchaser. The signatures of the Chair or Chair pro tem and the Secretary may be by facsimile or manual execution.

Section 9. Upon their issuance, the Series 2016 Bonds will constitute special limited obligations of the Authority payable solely from and to the extent of the sources set forth in the Series 2016 Bonds and the Master Resolution. No provision of this Resolution, the Master Resolution, the Master Lease, the Deed of Trust, the Ground Lease, the Series 2016 Bonds, or any other instrument, shall be construed as creating a general obligation of the Authority, or of creating a general obligation of the State of Utah or any political subdivision thereof, or as incurring or creating a charge upon the general credit of the Authority or its taxing powers.

Section 10. The appropriate officials of the Authority, and each of them, are hereby authorized and directed to execute and deliver for and on behalf of the Authority any or all additional certificates, documents and other papers (including, but not limited to, tax compliance procedures, an escrow agreement, and security documents related to the Project) and to perform all other acts they may deem necessary or appropriate in order to implement and carry out the matters authorized in this Resolution and the documents authorized and approved herein.

Section 11. After the Series 2016 Bonds are delivered to the Purchaser, and upon receipt of payment therefor, this Resolution shall be and remain irrepealable until the Series 2016 Bonds are deemed to have been duly discharged in accordance with the terms and provisions of the Master Resolution.

Section 12. The forms of Master Resolution, the Master Lease, the Deed of Trust, and the Ground Lease authorized and approved hereby are authorized and approved with such additions, modifications, deletions, and changes thereto as may be deemed necessary or appropriate and approved as to form by the County Attorney. The execution thereof by the Chair or Chair pro tem on behalf of the Authority shall conclusively establish such necessity, appropriateness, and approval with respect to all such additions, modifications, deletions, and changes incorporated therein.

Section 13. The Authority shall hold a public hearing on Monday, April 11, 2016, to receive input from the public with respect to the issuance of the Bonds, which hearing date shall be not less than fourteen (14) days after notice of the public hearing is (A) first published once a week for two consecutive weeks in The Spectrum, a newspaper of general circulation in the County, (B) published on the Utah Public Notice Website created under Section 63F-1-701 Utah Code Annotated 1953, as amended, and (C) posted on the Utah Legal Notices website (www.utahlegals.com) created under Section 45-1-101, Utah Code Annotated 1953, as amended. The Secretary shall also cause a copy of this Resolution (together with all exhibits hereto) to be kept on file in the office of the County Clerk in Parowan, Utah, for public examination during the regular business hours of the County for a period of at least thirty (30) days from and after the last date of publication thereof. The Authority directs its officers and staff to publish a Notice of Public Hearing and Bonds to be Issued in substantially the following form:

NOTICE OF PUBLIC HEARING AND BONDS TO BE ISSUED

NOTICE IS HEREBY GIVEN that on March 14, 2016, the Governing Board (the "Board") of the Municipal Building Authority of Iron County, Utah (the "Authority") adopted a resolution (the "Resolution") declaring its intention to issue its Lease Revenue Bonds, Series 2016 pursuant to the Utah Local Building Authority Act, Title 17D, Chapter 2, Utah Code Annotated 1953, as amended, and the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended, and calling a public hearing to receive input from the public with respect to the issuance of the Bonds.

TIME, PLACE AND LOCATION OF PUBLIC HEARING

The Authority shall hold a public hearing on Monday, April 11, 2016, at the hour of 10:00 a.m.. The location of the public hearing is at 68 South 100 East, Parowan, Utah. The purpose of the meeting is to receive input from the public with respect to (i) the issuance of the Bonds and (ii) any potential economic impact that the improvements, facility or property financed in whole or in part with the proceeds of the Bonds may have on the private sector. All members of the public are invited to attend and participate.

PURPOSE FOR ISSUING BONDS

The Authority intends to issue the Bonds for the purpose of (i) financing the construction of a public safety services building and related improvements (the "Project") and (ii) paying issuance expenses to be incurred in connection with the issuance of the Bonds.

PARAMETERS OF THE BONDS

The Authority intends to issue the Bonds in the principal amount of not to exceed Three Million Seven Hundred Thousand Dollars ($3,700,000), to bear interest at a rate not to exceed two and one-half percent (2.50%), mature in not more than twenty-six (26) years from their date or dates, to be sold at a price not less than one hundred percent (100%) of the total principal amount thereof.

OUTSTANDING BONDS SECURED BY LEASE REVENUES

The Issuer has $1,656,671 of Bonds currently outstanding that are secured by the Lease Revenues.

OTHER OUTSTANDING BONDS OF THE ISSUER

Additional information regarding the Issuer's outstanding bonds may be found in the Issuer's financial report (the "Financial Report") at: http://auditor.utah.gov/accountability/financial-reports-of-local-governments. For additional information, including any information more recent than as of the date of the Financial Report, please contact the Reed Erickson, County Administrator at (435)477-8300.

TOTAL ESTIMATED COST

Based on the Issuer's current plan of finance and a current estimate of interest rates, the total principal and interest cost of the Bonds if held until maturity is $5,019,600.

The Bonds are to be issued and sold by the Authority pursuant to the Resolution, including as part of said Resolution, the draft of a Master Resolution, (the "Master Resolution"), a Master Lease Agreement (the "Master Lease"), a Leasehold Deed of Trust and Assignment of Rents (the "Deed of Trust") and a Ground Lease Agreement (the "Ground Lease") which were before the Governing Board and attached to the Resolution at the time of the adoption of the Resolution and said Master Resolution, Master Lease, Deed of Trust and Ground Lease, and are to be adopted by the Governing Board in such form and with such changes thereto as shall be approved by the Governing Board upon the adoption thereof; provided that the principal amount, interest rates, maturity, and discount of the Bonds will not exceed the maximums set forth above.

Copies of the Resolution, the Master Resolution, the Master Lease, the Deed of Trust and the Ground Lease are on file in the office of the Secretary of the Authority located at 68 South 100

East, Parowan, Utah, where they may be examined during regular business hours of the Secretary from 8:30 a.m. to 5:00 p.m. Monday through Friday, for a period of at least thirty (30) days from and after the last date of publication of this notice.

SECURITY FOR THE SERIES 2016 BONDS

This Series 2016 Bonds are to be issued under and secured by and entitled to the protection of the Master Resolution, pursuant to which all base rentals payable by the County under the Master Lease and, if paid by the County, the Purchase Option Price, are assigned to secure the payment of principal of, interest on, and premium, if any on the Series 2016 Bonds. Additionally, a security interest in the Project shall be granted to the holders of this Series 2016 Bonds pursuant to the Master Lease, to further secure the Authority's obligations under the Master Resolution.

NOTICE IS FURTHER GIVEN that a period of thirty (30) days from and after the last date of the publication of this notice is provided by law during which (i) any person in interest shall have the right to contest the legality of the Master Resolution, Master Lease, Deed of Trust, Ground Lease, or any provision made for the security and payment of the Bonds, and that after such time, no one shall have any cause of action to contest the regularity, formality or legality thereof for any cause whatsoever; and (ii)registered voters within the Authority, may sign a written petition requesting an election to authorize the issuance of the Bonds. If written petitions which have been signed by at least twenty percent (20%) of the registered voters of the Authority are filed with the Authority during said thirty (30) day period, the Authority shall be required to hold an election to obtain voter authorization prior to the issuance of the Series 2016 Bonds. If fewer than twenty percent (20%) of the registered voters of the Authority file a written petition during said thirty (30) day period, the Authority may proceed to issue the Bonds without an election.

DATED this March 14, 2016.

Secretary

Section 14. The Authority hereby expresses its intent that funds of the Board or the Authority may be advanced for Project costs and that it intends to reimburse such costs from proceeds of the Bonds.

Section 15. The Authority hereby reserves the right to opt not to issue the Series 2016 Bonds for any reason.

Section 16. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed and this Resolution shall be in full force and effect immediately upon its approval and adoption.

APPROVED AND ADOPTED this March 14, 2016.

(SEAL)

By: _____
Chair

ATTEST:

By: _____
Secretary

RECONVENE AS THE IRON COUNTY COMMISSION

RESOLUTION 2016-1a CONSIDERATION FOR ADOPTION OF A RESOLUTION OF THE COUNTY COMMISSION OF IRON COUNTY, UTAH AUTHORIZING AND APPROVING THE EXECUTION OF AN ANNUALLY RENEWABLE MASTER LEASE AGREEMENT, BY AND BETWEEN IRON COUNTY AND THE MUNICIPAL BUILDING AUTHORITY OF IRON COUNTY, UTAH, AUTHORIZING THE ISSUANCE AND SALE BY THE AUTHORITY OF ITS LEASE REVENUE BONDS, SERIES 2016, IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED $3,700,000.

Dale Brinkerhoff made a motion to approve the Resolution 2016-1a as presented. Second by David Miller. Voting: Alma Adams, Aye; Dale Brinkerhoff, Aye; David Miller, Aye.

RESOLUTION NO. 2016-1a

A RESOLUTION OF THE COUNTY COMMISSION OF IRON COUNTY, UTAH (THE "COUNTY"), AUTHORIZING AND APPROVING THE EXECUTION OF AN ANNUALLY RENEWABLE MASTER LEASE AGREEMENT, BY AND BETWEEN IRON COUNTY AND THE MUNICIPAL BUILDING AUTHORITY OF IRON COUNTY, UTAH (THE "AUTHORITY"), AUTHORIZING THE ISSUANCE AND SALE BY THE AUTHORITY OF ITS LEASE REVENUE BONDS, SERIES 2016, IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED $3,700,000 (THE "SERIES 2016 BONDS"); AUTHORIZING THE EXECUTION OF A MASTER RESOLUTION, GROUND LEASE, LEASEHOLD DEED OF TRUST, AND OTHER DOCUMENTS REQUIRED IN CONNECTION THEREWITH; AND OTHER DOCUMENTS REQUIRED IN CONNECTION THEREWITH; AUTHORIZING THE CONSTRUCTION OF A PUBLIC SAFETY SERVICES BUILDING AND RELATED IMPROVEMENTS (THE "PROJECT"); AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTION CONTEMPLATED BY THIS RESOLUTION; AND RELATED MATTERS.

WHEREAS, the County is a political subdivision and body politic duly and regularly created, established, organized, and existing under and by virtue of the Constitution and laws of the State of Utah; and

WHEREAS, the County has previously authorized and directed the creation of the Municipal Building Authority of Iron County, Utah (the "Authority"), pursuant to the provisions of a previously adopted resolution (the "Creating Resolution"); and

WHEREAS, pursuant to the Creating Resolution, the Authority has been duly and regularly created, established, and is organized and existing as a nonprofit corporation under and by virtue of the provisions of the Constitution and laws of the State of Utah, including, in particular, the provisions of the Utah Revised Nonprofit Corporation Act, Title 16, Chapter 6a, Utah Code Annotated 1953, as amended, and the Utah Local Building Authority Act, Title 17D, Chapter 2, Utah Code Annotated 1953, as amended (collectively, the "Act"); and

WHEREAS, under the Articles of Incorporation of the Authority (the "Articles") the objects and purposes for which the Authority has been founded and incorporated are to acquire, improve or extend one or more projects and to finance their costs on behalf of the County in accordance with the procedures and subject to the limitations of the Act in order to accomplish the public purpose for which the County exists; and

WHEREAS, pursuant to the Master Lease Agreement dated as of April 1, 2016, between the Authority and the County (the "Master Lease") in substantially the form presented to this meeting and attached hereto as Exhibit A, the County will lease the Project from the Authority, on

an annually renewable basis, to be used by the County in the performance of its public purposes; and

WHEREAS, the Authority desires to lease from the County the real property upon which the Project is to be constructed (the "Project Site"), pursuant to the terms and provisions of a Ground Lease Agreement dated as of April 1, 2016, in substantially the form presented to this meeting and attached hereto as Exhibit B (the "Ground Lease"); and

WHEREAS, the Authority proposes to finance the costs of constructing the Project from the proceeds of the sale of the Series 2016 Bonds, to be issued pursuant to the terms and provisions of a Master Resolution (the "Master Resolution") dated as of April 1, 2016, in substantially the form presented to this meeting and attached hereto as Exhibit C; and

WHEREAS, the Authority proposes to secure its payment obligations under the Series 2016 Bonds by executing a Leasehold Deed of Trust, Assignment of Rents and Security Agreement with respect to the Project in substantially the form presented to this meeting and attached hereto as Exhibit D (the "Leasehold Deed of Trust") for the benefit of the holders of the Series 2016 Bonds; and

WHEREAS, the Series 2016 Bonds shall be payable solely from the rents, revenues and other income derived by the Authority from the leasing of the Project to the County, on an annually renewable basis, and shall not constitute or give rise to an obligation or liability of the County or constitute a charge against its general credit or taxing powers; and

WHEREAS, the County desires to improve and promote the local health and general welfare of the citizens of the County by entering into the Ground Lease and the Master Lease; and

WHEREAS, the Authority will adopt a resolution on March 14, 2016 (the "Authorizing Resolution"), which authorizes and approves the execution of the Master Lease, the issuance and sale by the Authority of its Series 2016 Bonds, the execution of the Master Resolution, the Ground Lease, the Leasehold Deed of Trust, and other documents required in connection therewith, and the financing of construction of the Project; and

WHEREAS, it is anticipated that the State of Utah Permanent Community Impact Fund Board (the "Purchaser") will purchase the Series 2016 Bonds and the Authority desires to sell the Series 2016 Bonds to the Purchaser; and

WHEREAS, under the Articles, the Authority may not exercise any of its powers without prior authorization by the governing body of the County and, therefore, it is necessary that the County Commission authorize certain actions by the Authority in connection with the transactions contemplated by the Master Lease, the Master Resolution, the Ground Lease, the Leasehold Deed of Trust, and the Series 2016 Bonds; and

WHEREAS, the Chair of the County and other officials of the County have presented the Master Lease to the County Commission for the purpose of obtaining the approval of the County Commission of the terms and provisions thereof and for the purpose of confirming the execution thereof as the official act of the County Commission:

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COMMISSION OF IRON COUNTY, UTAH, AS FOLLOWS:

Section 17.All action heretofore taken (not inconsistent with the provisions of this resolution or the Creating Resolution) by the County Commission and by the officers of the County directed toward the creation and establishment of the Authority and the leasing of the Project by the County are hereby ratified, approved and confirmed.

Section 18.The County Commission finds and determines, pursuant to the Constitution and laws of the State of Utah, that the leasing of the Project under the terms and provisions and for the purposes set forth in the Master Lease and the other documents, instruments and conveyances hereinafter approved and authorized, is necessary, convenient and in furtherance of the governmental and proprietary purposes of the County and is in the best interest of the citizens of the County.

Section 19.The Master Lease in the form presented to this meeting and attached hereto as Exhibit A is in all respects approved, authorized and confirmed and the Chair or Chair Pro Tem of the County (the "Chair") is authorized to approve the final terms thereof and to execute and deliver the Master Lease in the form and with substantially the same content as set forth in Exhibit A for and on behalf of the County. The Chair and appropriate officials of the Authority are authorized to approve the final terms and to execute the Master Lease on behalf of the Authority in the form and with substantially the same content as set forth in Exhibit A for and on behalf of the Authority.

Section 20.The appropriate officials of the Authority are authorized to execute and deliver the Master Resolution, Ground Lease Agreement, the Leasehold Deed of Trust, and in the form and with substantially the same content as set forth in Exhibit B, Exhibit C, and Exhibit D, respectively, for and on behalf of the Authority.

Section 21.The Authority is authorized to issue the Series 2016 Bonds in the aggregate principal amount of not to exceed $3,700,000, and to sell the Series 2016 Bonds at a purchase price to be determined by the Chair or Chair pro tem of the Governing Board of the Authority (the "Authority Chair"). The Series 2016 Bonds shall be dated, shall bear interest, shall be issued as fully registered bonds, and shall mature as provided in the Master Resolution.

Section 22.The Authority Chair is hereby authorized, on behalf of the Authority, to award the sale of the Series 2016 Bonds to the Purchaser.

Section 23.The form, terms and provisions of the Series 2016 Bonds and the provisions for the signatures, authentication, payment, registration, transfer, exchange, redemption and number shall be as set forth in the Master Resolution in the form to be executed by the Authority. The Series 2016 Bonds shall mature prior to the expiration of the estimated useful life of the Project. The Authority Chair is hereby authorized to execute the Series 2016 Bonds, to place thereon the seal of the Authority, and to deliver the Series 2016 Bonds to the Purchaser. The Secretary of the Governing Board of the Authority (the "Secretary") is authorized to attest to the signature of such Authority Chair and to affix the seal of the Authority to the Series 2016 Bonds and to authenticate the Series 2016 Bonds. The signatures of the Authority Chair and Secretary may be by facsimile or manual execution.

Section 24.The Chair, County Administrator and other appropriate officers of the County are authorized to take all action necessary or reasonably required to carry out, give effect to and consummate the transaction contemplated hereby, including, without limitation, the execution and delivery of any closing and other documents required to be delivered in connection with the sale and delivery of the Series 2016 Bonds.

Section 25.Upon their issuance, the Series 2016 Bonds will constitute special limited obligations of the Authority payable solely from and to the extent of the sources set forth in the Series 2016 Bonds and the Master Resolution. No provision of this resolution, the Master Lease, the Master Resolution, the Leasehold Deed of Trust, the Ground Lease, the Series 2016 Bonds, or any other instrument, shall be construed as creating a general obligation of the Authority or of creating a general obligation of the County, or as incurring or creating a charge upon the general credit of the County or against its taxing powers. The County shall have no power to pay out of its funds, revenues, or accounts, or otherwise contribute any part of the cost of making any payment in respect of the Series 2016 Bonds, except in connection with the payment of the Base Rentals, Additional Rentals and Purchase Option Price pursuant to the Master Lease (as those terms are defined in the Master Lease) which may be terminated by the County on any annual renewal date thereof in accordance with the provisions of such Master Lease.

Section 26.The Chair is hereby authorized to make any alterations, changes or additions in the Master Lease herein approved and authorized necessary to correct errors or omissions therein, to remove ambiguities therefrom, or to conform the same to other provisions of such instruments, to the provisions of this Resolution or the provisions of the laws of the State of Utah or the United States.

Section 27.The Authority Chair, the County Administrator and other appropriate officials of the Authority are authorized to make any alterations, changes or additions in the Master Lease, the Ground Lease, the Master Resolution and the Leasehold Deed of Trust herein authorized and approved which may be necessary to correct errors or omissions therein, to remove ambiguities therefrom, to conform the same to other provisions of said instruments, to the provisions of this

resolution, the Creating Resolution or any resolution adopted by the County or the Authority, or the provisions of the laws of the State of Utah or the United States.

Section 28.If any provisions of this resolution (including the exhibits attached hereto) should be held invalid, the invalidity of such provisions shall not affect any of the other provisions of this resolution or the exhibits.

Section 29.The County Clerk is hereby authorized to attest to all signatures and acts of any proper official of the County, and to place the seal of the County Clerk on the Master Lease. The Chair, County Administrator and other proper officials of the County and each of them, are hereby authorized to execute and deliver for and on behalf of the County any and all additional certificates, documents and other papers, including, but not limited to, tax compliance procedures, an escrow agreement, and security documents related to the Project) and to perform all other acts that they may deem necessary or appropriate in order to implement and carry out the matters herein authorized.

Section 30.The Secretary is hereby authorized to attest to all signatures and acts of any proper official of the Authority, and to place the seal of the Authority on the Master Lease, the Master Resolution, Leasehold Deed of Trust, Ground Lease, and any other documents authorized, necessary or proper pursuant to this Resolution or any Resolution of the Authority. The appropriate officials of the Authority, and each of them, are hereby authorized to execute and deliver for and on behalf of the Authority any or all additional certificates, documents and other papers to perform all other acts they may deem necessary or appropriate in order to implement and carry out the matters authorized in this resolution and any resolution of the Authority.

Section 31.All regulations, orders, and resolutions of the County or parts thereof inconsistent herewith are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed as reviving any regulation, order, resolution or ordinance or part thereof.

Section 32.This resolution shall become effective immediately upon adoption by the County Commission.

PASSED BY THE COUNTY COMMISSION OF IRON COUNTY, UTAH, THIS MARCH 14, 2016.

(SEAL)

By: _____
Chair

ATTEST AND COUNTERSIGN:

By: _____
County Clerk

CONVENE AS THE IRON COUNTY BOARD OF EQUALIZATION

Alan Adams, Iron County Commission Chair, declared the Iron County Board of Equalization (BOE) convened.

REVIEW AND CONSIDER FOR APPROVAL REQUESTS FROM VARIOUS RELIGIOUS, CHARITABLE OR EDUCATIONAL ORGANIZATIONS SEEKING REAL AND/OR PERSONAL PROPERTY TAX EXEMPT STATUS FOR THE 2016 TAX YEAR

Christene Lowder, Chief Deputy Auditor, presented requests for exempt status from various religious, charitable or educational organizations.

David Miller made a motion to approve requests from various religious, charitable, or education organizations seeking real and/or personal property tax exempt status for the 2016 tax year, with the following notations: Cedar City 11th Ward boy scout troop added a trailer that could not be included, that the portion of the cemetery parcel requested by the Escalante Valley Lions Club have a legal description drawn up to define the boundary, up to 3.7 acres, and to grant exempt status to the cemetery portion. Second by Dale Brinkerhoff. Voting: Alma Adams, Aye; Dale Brinkerhoff, Aye; David Miller, Aye.

REVIEW AND APPROVE PROPERTY TAX ABATEMENTS FOR QUALIFYING VETERANS GRANTED AFTER DECEMBER 17, 2015

Christene Lowder, Iron County Deputy Auditor, presented the list of veterans requesting tax abatements after the December 17, 2015 deadline. Christene explained that all of the applying veterans owned their homes, and under state code the abatements coulde be accepted even with a late request. She noted the amount abated totals $7,388.30.

Dale Brinkerhoff made a motion to approve property tax abatements for qualifying veterans granted after December 17, 2015, in the amount of $7,388.30. Second by David Miller. Voting: Alma Adams, Aye; Dale Brinkerhoff, Aye; David Miller, Aye.

RECONVENE AS THE IRON COUNTY COMMISSION

DISCUSSION AND APPROVAL OF IRON SPRINGS TOWNSITE VACATION AND AMENDED PLAT FOR FRANK NICHOLS

Reed Erickson, Iron County Planner, explained that the small lots within the Iron Springs Townsite had never been developed. Reed noted that Iron Springs had been dedicated in 1925, was located West of Cedar City, with the railroad tracks bisecting it. He explained that the Iron Springs Townsite and Vacation Amended Plat for Frank Nichols was to vacate the townsite and divide it into seven parcels.

Dale Brinkerhoff made a motion to approve the Iron Springs Townsite Vacation and Amended Plat for Frank Nichols. Second by David Miller. Voting: Alma Adams, Aye; Dale Brinkerhoff, Aye; David Miller, Aye.

TAX DEFERRAL FOR PROPERTY PARCEL SERIAL NUMBER E-1409-0007-0007 AND ACCOUNT NO. 0195930

Jon Whittaker, Iron County Clerk, explained that James Pierce had completed the application for deferral, stating that due to financial hardships he owed $6,782.04 in back taxes. Jon noted that James had proposed a payment plan with $500 at immediately, and, $400 per month until June 2016, when he would be able to increase the payments to $550, which would pay off the debt by March of 2017. Later, Cindy Bulloch expressed concern that the parcel was not Mr. Pearce's primary residence, and that he lived on another parcel.

Dale Brinkerhoff made a motion to approve the tax deferral for property Assessor's Parcel Number (APN) E-1409-7-7 in the amount of $6,782.04 with the proposed payment as described, contingent upon the parcel being Mr. Pearce's primary residence. If the parcel was not Mr. Pearce's primary residence, then this item was to be brought forward to the next Iron County Commission meeting. Second by David Miller. Voting: Alma Adams, Aye; Dale Brinkerhoff, Aye; David Miller, Aye.

DISCUSSION AND APPROVAL FOR MILEAGE REIMBURSEMENT RATE

Alma Adams, Iron County Commission Chair, recommended that Iron County adopt the Internal Revenue Service (IRS) mileage reimbursement rate of 54 cents per mile, and that the rate be adjusted each December to match the IRS rate.

David Miller made a motion to adopt the IRS mileage reimbursement rate of 54 cents, beginning April 1, 2016,to be monitored each December. Second by Dale Brinkerhoff. Voting: Alma Adams, Aye; Dale Brinkerhoff, Aye; David Miller, Aye.

CONSIDER SURPLUS OF IRON COUNTY OWNED 1956 FIRE TRUCK

David Miller made a motion to approve surplus of an Iron County owned 1956 Coast fire truck with a minimum bid of $4,000. Second by Dale Brinkerhoff. Voting: Alma Adams, Aye; Dale Brinkerhoff, Aye; David Miller, Aye.

PERSONNEL

Leslie Bishop, Iron County HR Director, presented for approval the promotion of Caleb Anderson to Corporal to fill the vacant position left by Adam Burton in the Sheriff's Department. Dale Brinkerhoff made a motion to approve the promotion as presented. Second by David Miller. Voting: Alma Adams, Aye; Dale Brinkerhoff, Aye; David Adams, Aye.

ADJOURNMENT

David Miller made a motion to adjourn. Second by Dale Brinkerhoff. Voting: Alma Adams, Aye; Dale Brinkerhoff, Aye; David Miller, Aye.

Signed: Alma L. Adams, Chairman

Attest: Jonathan T. Whittaker, County Clerk

COUNTY OF IRON COUNTY CLERK STATE OF UTAH