



PUBLIC NOTICE IS HEREBY GIVEN THAT THE
BOARD OF COMMISSIONERS OF UTAH COUNTY, UTAH
WILL HOLD A PUBLIC MEETING
51 S UNIVERSITY AVE STE 319, PROVO, UT 84601
July 30, 2025 - 1:00 PM

~MEETING MINUTES~

In attendance: Commissioner Gordon (Chair), Commissioner Beltran, Commissioner Powers Gardner

Others in attendance: See attached sign-in sheet

(Meeting called to order: 1:05 pm)

WORK SESSION

1. WORK SESSION TO DISCUSS COUNTY BUDGET INCLUDING FACILITIES.
-Aileen Conder, Commission

RICHARD NIELSON (*Public Works Director*) **PRESENTED THE FOLLOWING POWER POINT.**

*UTAH COUNTY
FACILITIES*

Richard Nielson
Glen Tanner
Utah County Public Works

July 30, 2025





- Existing Facilities
- Current and Recent Projects
- Future Needs

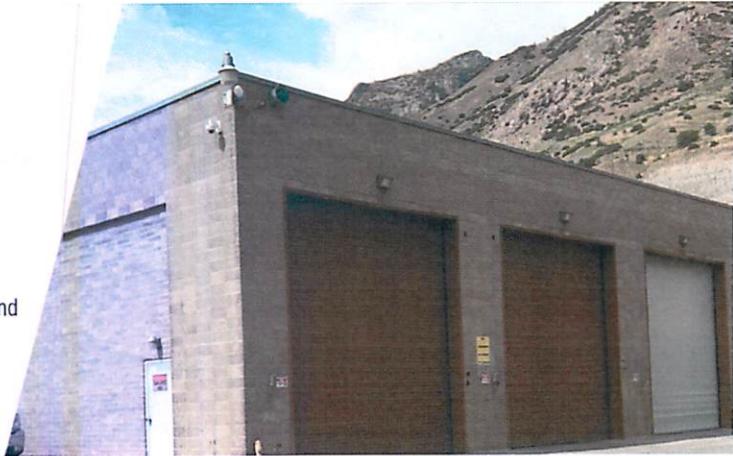


*HISTORIC
COURTHOUSE
1926*

- 100-year-old building
- Latest remodel in 1980's
- Currently used for office and meeting space, including public events

FLEET SHOP 1962

- 63-year-old facility
- Un-reinforced masonry
- Vehicle maintenance, repair and set up



PUBLIC WORKS 1985

- Public Works
- Surveyor
- Currently used for office and shop space



PUBLIC WORKS SUPPORT FACILITIES

- Truck shed built in 1970's
- Fuel Station constructed in 1984 – oldest underground steel fuel tanks in Utah

*ADMINISTRATION
BUILDING
1987*



- Currently houses:
 - Attorney
 - Assessor
 - Auditor
 - Clerk
 - Elections Ballot Center
 - Human Resources
 - Information Systems
 - Recorder
 - Treasurer
 - Commission Chambers

- Renovations are currently underway to update mechanical, electrical, and plumbing systems and maximize space efficiency
- Renovations planned to be complete in 2028

*EMISSIONS
BUILDING
1994*



- Used for Health Department Air Quality training and testing



*SECURITY
CENTER
1995*

- Originally constructed in 1995
- Major addition completed in 2006
- Jail, Sheriff Admin, Patrol
- Currently working on addition and remodel for the Medical and Mental Health areas

*SECURITY
CENTER
SUPPORT
FACILITIES*



*HEALTH & JUSTICE
BUILDING
2004*

- Health Department
- Justice Court
- Sheriff's office
- Public Meeting space



*HEALTH
SERVICES
BUILDING
2010*

- Mountainland Community Health
- Rocky Mountain University

UTAH VALLEY
CONVENTION
CENTER

2012



SPANISH FORK
FUEL SITE
2025

CONSTRUCTED IN 2002
RECONSTRUCTED AND
EXPANDED IN 2025





*EMERGENCY
MANAGEMENT
BUILDING
2025*

- Construction made possible by ARPA Funding
- ~\$10 Million

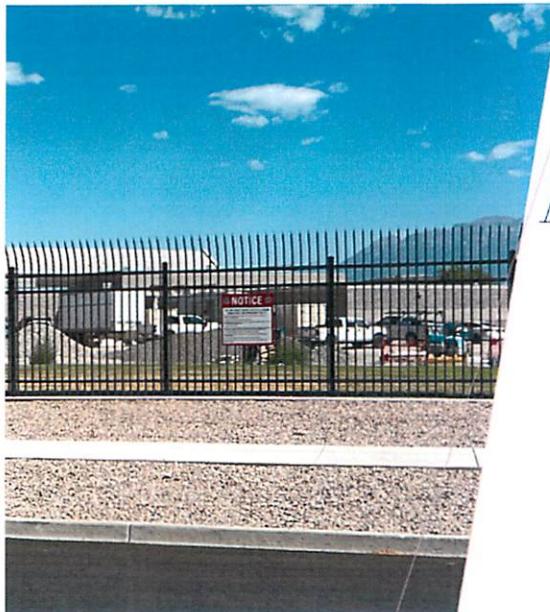
*FIRE ADMIN
BUILDING
FALL 2025*

- Construction made possible by ARPA funding
- ~\$4.2 Million



*RECORDS
BUILDING
WINTER
2025-26*

- ~ \$7 Million



*JAIL
MEDICAL &
MENTAL
HEALTH
SUMMER
2026*

Project funded by ARPA
~\$25 Million

*PATROL
ADDITION
SUMMER
2026*

- ~ \$ 4 Million



NEW FACILITY IN SPANISH FORK FOR PUBLIC WORKS, SURVEYOR, COMMUNITY DEVELOPMENT AND AG INSPECTION

ESTIMATED COST - \$50 MILLION

UNDERSIZED AND OUTDATED FACILITY

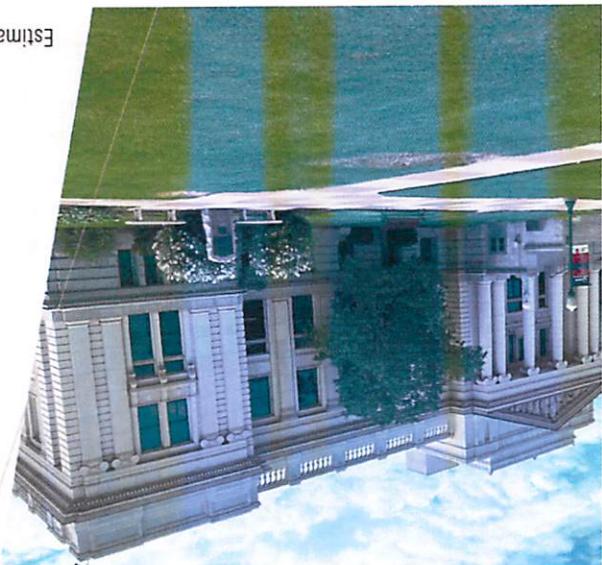
PUBLIC WORKS



Estimated cost ~ \$150-200 Million

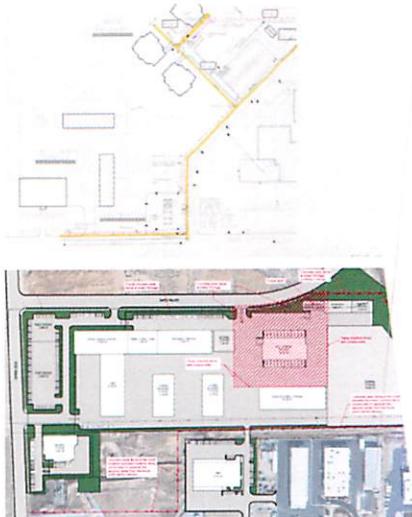
- Needs seismic retrofit
- Needs mechanical, electrical, and plumbing system updates
- Needs preservation treatment for interior and exterior

HISTORIC COURTHOUSE FUTURE NEEDS



- Historic Courthouse
- North County Campus - Saratoga Springs
- Public Works
- Health Department - Eagle Mountain
- Administration Building/Provo Campus
- Security Center - Remodel and Expansion
- Convention Center Expansion
- Health & Justice Building Remodel
- Expanded Elections Ballot Center
- Emissions Building Addition

FUTURE NEEDS



PUBLIC WORKS HISTORY

- ORIGINAL PLAN FOR PUBLIC WORKS WAS ON SECURITY CENTER PROPERTY MID-90'S
- PROPERTY NORTH OF SECURITY CENTER PURCHASED IN 2014 FOR PUBLIC WORKS
- NEW FACILITY WOULD HOUSE PUBLIC WORKS, SURVEYOR, COMMUNITY DEVELOPMENT AND AG INSPECTOR
- INITIAL PROGRAMMING AND CONCEPT PLAN COMPLETED
- NEW SALT SHED BUILT AS PART OF THIS PLAN

ADMINISTRATION BUILDING/ PROVO CAMPUS



- Additional space needed at the downtown Provo campus
- Addition to the existing Admin building or new building
- 60,000 to 80,000 additional square feet
- Estimated cost ~ \$95 Million
- Do we keep the Elections Center in Provo or move it to Spanish Fork?

SECURITY CENTER



- Need to update systems within current facility
- Need for additional 500 beds in 5-10 years
- ~\$85 Million



NORTH COUNTY CAMPUS/ SARATOGA SPRINGS



- New facility to serve northern part of County
- Plan for space as lease with Saratoga Springs City expires
- 30,000 to 40,000 square feet
- Estimated cost ~ \$44.5 Million

UTAH VALLEY CONVENTION CENTER EXPANSION

NEED FOR MORE
EVENT SPACE

NEED FOR
ADDITIONAL PARKING

ESTIMATED
COST~\$200-300
MILLION



HEALTH DEPARTMENT EAGLE MOUNTAIN AND SANTAQUIN



- New facilities to serve northwestern and southern parts of County
- Estimated cost ~ \$10-15 Million each

FUTURE NEEDS - COSTS

- Historic Courthouse ~ \$150 - 200 Million
- Public Works ~\$50 Million
- Administration Building/ Provo Campus ~\$95 Million
- Security Center – Remodel and Expansion ~\$85 Million
- Expanded Elections Ballot Center ~\$8.5 Million
- Emissions Building Addition ~\$2.5 Million
- North County Campus – Saratoga Springs ~\$44.5 Million
- Health Department – Eagle Mountain ~\$10-15 Million
- Health Department – Santaquin ~\$10-15 Million
- Convention Center Expansion ~\$200 - 300 Million
- Health & Justice Building Remodel ~ \$20 Million

Total Projected Costs over the next 10-15 years ~ \$675-835 Million

RECOMMENDATIONS

- Public Works – start now
- Expanded Elections Ballot Center – start now in Spanish Fork
- Emissions Building Addition – start now
- Historic Courthouse Plan for 2028-2030
- Health & Justice Building Remodel Plan for 2028-2029 (or wait until 2030 if the Historic Courthouse is renovated)
- Security Center – Plan for 2030-2032
- Convention Center Expansion – Plan for 2030-2032
- Administration Building/ Provo Campus – Plan for 2033-2035
- North County Campus – Saratoga Springs – Plan for 2033
- Health Department – Eagle Mountain – Plan for 2035-2040
- Health Department – Santaquin – Look for property now, plan for building 2035-2040

(Timestamp: 12:47)

COMMISSIONER GORDON ASKED ABOUT THE CUFF PORTS. RICHARD NIELSON (Public Works Director) STATED THAT IT WAS A PROJECT SLATED FOR NEXT YEAR. GLEN TANNER (Associate Public Works Director) SAID IT WAS A CIP REQUEST. IT WILL TAKE TWO YEARS TO FINISH. COMMISSIONER POWERS GARDNER ASKED GINA TANNER (Budget Director) TO MOVE THIS UP ON THE BUDGET.

(Timestamp: 18:02)

COMMISSIONER GORDON ASKED WHAT BUILDINGS, IF ANY, DO WE HAVE EARTHQUAKE INSURANCE ON? RICHARD NIELSON (Public Works Director) AND GLEN TANNER (Associate Public Works Director) SAID THEY WOULD FIND OUT.

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(Timestamp: 23:31)

RICHARD NIELSON (*Public Works Director*) **SAID THE PLAN RIGHT NOW IS TO DE-COMMISSION THE OLD FUEL SITE AT THE PUBLIC WORKS COMPOUND BEFORE THEY MOVE TO A NEW PUBLIC WORKS FACILITY. IF THEY STAY AT THEIR CURRENT LOCATION THIS WILL HAVE TO BE REBUILT. THERE IS MONEY SET ASIDE FOR THE DECOMMISSIONING BUT NOT THE RECONSTRUCTION.**

COMMISSIONER GORDON ASKED IF THE GROUND WAS CONTAMINATED. GLEN TANNER (*Associate Public Works Director*) **STATED IT GETS TESTED EVERY YEAR. THE TANKS ARE NOT LEAKING BUT THEY HAVE BEEN IN THE GROUND FOR OVER 40 YEARS AND THERE MIGHT BE SOME CONTAMINATION.**

COMMISSIONER GORDON ASKED THEM TO CHECK ON POLLUTION/HAZARDOUS WASTE INSURANCE AS WELL AS EARTHQUAKE INSURANCE.

(Timestamp: 37:35)

QUESTIONS REGARDING MAINTENANCE COSTS ON EACH BUILDING.

COMMISSIONER BELTRAN ASKED HOW MUCH CASH IS IN THE CIP? GINA TANNER SAID 85 MILLION. QUESTION ABOUT HOW MUCH IS ALLOCATED? GINA TANNER SAID 30 MILLION.

DISCUSSION ON HISTORIC COUNTY COURTHOUSE.

RICHARD NIELSON SAID WE HAVE LOTS OF NEEDS AND HE HAS TRIED TO GIVE THEM THE BEST INFORMATION HE CAN.

GLEN TANNER TALKED ABOUT MOVING THE ELECTIONS BALLOT CENTER TO SPANISH FORK AND HOW THAT WILL FREE UP SOME MUCH NEEDED SPACE IN THE ADMINISTRATION BUILDING.

DISCUSSION ON LOOKING AT LEASING OR BUYING EXISTING REAL ESTATE.

(Meeting adjourned: 1:58 p.m.)

NOTICE OF SPECIAL ACCOMMODATION DURING PUBLIC MEETINGS - In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Jolynn Clegg at 801-851-8113. Handicap parking is available as well as a level entrance to the building. Interpretation services are available with prior notice for the hearing disabled.

BOARD OF COMMISSIONERS FOR UTAH COUNTY
WORK SESSION PUBLIC MEETING ATTENDANCE SHEET
July 30, 2025 - 1:00 p.m.

PRINT CLEARLY

Name:

Agency:

Richard Nielsen	UC Public Works
Glen Tanner	UC Public Works
Shane Tanner	Auditor
Ezra Nair	Utah County Commission
Katrina Cole	UC Attorney's office
Ben Van Noy	UCAO
Adam Beck	UCAO
Zachary Zundel	UT Co Admin
Aimeen Ponder	utah county admin
Kaylan Longhurst	Utah County Admin
Sierie Anne Caluana	AUDITOR
Rudy Livingston	Commissioner
Brandon Gorham	Commission
Skyler Beltran	Health
Eric Edwards	UTCo Atty
Brittany Thorley	Utah County Commission
Laurel Prue	Utah County Admin
Magnus Niemi	Commissioner
Amelia Powers Gardner	Clerk's office
Ruth Ann Frisby	

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Meeting minutes approved at the August 13, 2025 Board of Commissioners of Utah County, Utah Public Meeting.



Brandon B. Gordon
BRANDON B. GORDON, Chair

ATTEST:

AARON R. DAVIDSON
Utah County Clerk

By: *Jeffrey Clegg*
Deputy Clerk