

Board Meeting Documents
February 11, 2026

MINUTES OF THE STUDY SESSION – JANUARY 28, 2026

The Board of Education of the Timpanogos School District met in a study session on Wednesday, January 28, 2026, at 4:03 pm. The study session took place in the meeting room of the ASD SPED office in Lindon, UT.

Board members present: President Jennifer Lyman, Vice President Sterling Hilton, Guy Fugal, Grace Rex, David H. Smith, Michele Sorensen, and Ada Wilson.

Also present: There were approximately 20 others in attendance.

MakeUtah Presentation

Vanessa Machin Perez, President of MakeUtah, along with her team, and Dr. Tanner Bowman, Founder and CEO of Optio, presented to the Board of Education regarding a potential partnership to transform vacant properties into Community Centers aimed at stimulating economic growth in the community. This initiative would provide the district with the opportunity to develop distinctive assets serving families, businesses, and the wider community. The proposed plan envisions a multiuse campus accommodating educational organizations and student learning programs designed to support the attainment of diplomas, degrees, trade certifications, and career pathways while creating job opportunities in the process. Additionally, these community centers could host anchor programs designed to provide essential services to the community, including meals, bathing facilities, and a safe environment.

Presenters fielded questions from the Board of Education.

SPED & District Office Options

Frank Pulley, Director of Physical Facilities, presented to the Board of Education various options for constructing a special education facility in addition to a District Office. Mr. Pulley reviewed multiple properties within the Timpanogos School District that could accommodate both the special education school and the District Office, outlining the associated construction requirements and funding considerations.

Mr. Pulley fielded questions from the Board of Education.

The meeting adjourned at 5:33 PM.

MINUTES OF THE BOARD MEETING – JANUARY 28, 2026

The Board of Education of the Timpanogos School District met in a board meeting on Wednesday, January 28, 2026, at 6:02 PM. The board meeting took place in the meeting room of the ASD SPED Office in Lindon, UT.

Board members present: President Jennifer Lyman, Vice President Sterling Hilton, Guy Fugal, Grace Rex David H. Smith, Michele Sorensen, and Ada Wilson.

Also present: There were approximately 100 others in attendance.

President Jen Lyman called the meeting to order.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Anya Becerra.

INSPIRATIONAL THOUGHT

An inspirational thought was given by Kim Jones.

COMMUNITY COMMENTS

John Gadd of Pleasant Grove addressed the Board regarding concerns about the excessive use of closed meetings. He stated that Utah has a strong tradition of conducting public meetings and that school boards are required to meet publicly. He noted that, in recent weeks, the Board has held an unusually high number of closed meetings—more than any other board in the state—which limits transparency and prevents the community from understanding the matters being discussed. He expressed that the community would prefer these meetings not be held in closed session and questioned the Board about the frequency of the closed meetings and the topics being discussed outside of public view. Mr. Gadd also referenced a breakfast meeting held on January 5 with politicians and mayors, stating that the public was not invited to participate and that the meeting was not properly noticed in accordance with state code, which he characterized as illegal. He urged the Board to reconsider its practice of holding closed meetings.

MINUTES

President Lyman recommended the approval of the December and January meeting minutes. Board member Fugal made the motion to approve the December and January meeting minutes, and it was seconded by Vice President Hilton. The Board voted in favor and the motion passed unanimously.

ACTION ITEMS

1. Appointment of the New Superintendent of Schools

President Lyman explained that the superintendent search was a lengthy and deliberate process. A committee was formed to screen the 22 applications received. Closed meetings were held to identify candidates for interviews, followed by additional closed meetings over two days to conduct the interviews. The process resulted in narrowing the field to two finalists, who were then asked to provide presentations to the Board and participate in panel interviews with administrators and teachers. This process allowed the Board to observe the candidates and evaluate their qualifications as part of the hiring committee's work.

Board member Fugal motioned to appoint Dr. Joseph N. Jensen as the inaugural Superintendent of the Timpanogos School District, and it was seconded by President Lyman. The Board Members who voted in favor were President Jennifer Lyman, Vice President Sterling Hilton, Guy Fugal, Grace Rex David H. Smith, Michele Sorensen, and Ada Wilson.

Board member Sorensen expressed strong confidence in Dr. Jensen as superintendent. She shared that she previously had the privilege of serving as his PTA president at Timpanogos High School and described him as wonderful to work with. She noted his commitment to welcoming families and encouraging engagement, as well as his ability to build and strengthen a positive school culture. She stated that staff, students, and families all enjoy working with Dr. Jensen and offered her wholehearted recommendation of Dr. Jensen as superintendent.

Board member Wilson shared that the Board heard from several exceptional candidates, which made the decision challenging. The candidates included outstanding individuals from both within and outside the state, as well as candidates from within Alpine School District and beyond. She expressed appreciation for the opportunity to observe the candidates and learn from their approaches. She noted being particularly impressed with Dr. Jensen for his ability to engage the Board in thoughtful discussion around complex challenges, encouraging exploration of values and priorities. She expressed confidence in his leadership abilities and stated that while Alpine School District has been a strong district in many respects, they are ready to move to the next level under his leadership.

Board member Smith stated that he has known Dr. Jensen for many years and expressed enthusiasm for the vision he has articulated—one the Board has discussed for a long time. He shared his eagerness to see that vision move forward and become a reality for students, extending beyond the District Office and into classrooms. He welcomed Dr. Jensen and expressed excitement for the work ahead.

Vice President Hilton expressed enthusiasm for the opportunity to work with Dr. Jensen and stated confidence in moving the district toward its full potential. He affirmed the Board's commitment to achieving that vision together.

Board member Fugal shared that he wished the public could have been present during Dr. Jensen's question-and-answer session with administrators and teachers. He remarked that Dr. Jensen brings energy into a room and noted the positive reactions of those who will be working with him. He stated that Dr. Jensen has a strong ability to unite people and lead them forward, acknowledged the significant work ahead, and expressed confidence that it will be an exciting journey.

Board member Rex stated that the superintendent selection process had been a fascinating and enjoyable experience. She expressed appreciation to President Lyman for the significant time and effort she devoted on behalf of the Board, as well as gratitude to the screening committee members for their assistance. She noted the strong pool of applicants and shared that it was valuable to involve community members, teachers, and employees in the process. She thanked all participants for their contributions and efforts in supporting the Board through this endeavor.

2. Oath of Office

Board President Jennifer Lyman administered the Oath of Office to Dr. Joseph N. Jensen, who was appointed Superintendent for the Timpanogos School District, effective July 1, 2026.

Superintendent Jensen stated he would keep his remarks brief out of respect for everyone's other obligations. He shared that it was difficult not to become emotional seeing everyone gathered and expressed admiration for the Board's accomplishments in such a short period of time, noting the dedication and commitment of the Board members. He affirmed his own commitment to working alongside them to achieve the vision described by Board member Smith, aiming to make the district exceptional.

Superintendent Jensen shared that his first grandchild will be entering kindergarten in a few years and expressed his desire for every child in the district to have the same opportunities he wishes for her. He thanked his family, acknowledging that leadership is not a solo endeavor and requires the engagement of

many people. He concluded by expressing confidence that, together with the Board and others, they can achieve success and thanked everyone for their dedication and presence.

3. Resolution #2026-001 – Resolution authorizing Alpine School District Board of Education to Declare 25 Buses as Excess for Disposition

President Lyman presented a resolution for consideration from the Alpine School District, to declare 25 buses as excess for disposition. Per state code, the dividing school district must get approval from the divided districts before disposing of these assets.

Board member Sorensen motioned to approve Resolution #2026-001, and it was seconded by Board member Smith.

Board member Smith asked for clarification on whether these are the buses that are so old that repair costs would exceed their value. **President Lyman** confirmed, stating that the buses will be disposed of at the district's discretion.

The Board Members who voted in favor were President Jennifer Lyman, Vice President Sterling Hilton, Guy Fugal, Grace Rex David H. Smith, Michele Sorensen, and Ada Wilson.

BOARD MEMBER REPORTS AND INFORMATION

Vice President Hilton noted that the Board conducted an authentic process to identify the right candidate and expressed excitement about Dr. Jensen's future contributions.

Board member Smith reported that the team has been visiting properties, with four visited today and five more scheduled for tomorrow. Expressed gratitude to the principals for hosting, noting that significant work has been done and there is still much to accomplish.

Board member Sorensen expressed appreciation to the Alpine School District for their ongoing support and training across all departments. Noted that tonight's meeting is being live-streamed thanks to the IT department. Invited everyone to the district celebration, now scheduled for Thursday, February 12, at 6:30 p.m. at Timpanogos High School. Highlighted that all schools will be represented, attendees will have the opportunity to meet Superintendent Jensen, enjoy student musical performances, and see the unveiling of the new district logo.

Board member Wilson shared enthusiasm following the recent study session with Alpine on community engagement. Emphasized the importance of involving the community, noting that residents fund the schools, have ownership of them, and have elected the Board to provide oversight. Stated confidence that the community's expectations are being met in the schools and expressed strong trust in the district's staff and Superintendent Jensen.

Board member Rex shared enjoyment in visiting the various schools and encouraged everyone to review today's study session. Discussed a potential partnership with MakeUtah to transform several vacant schools into community centers aimed at supporting and educating the community, describing it as an exciting idea and requesting feedback. Also mentioned plans to eventually build a specialized school and expressed enthusiasm for determining the timing and location.

Board member Fugal—expressed appreciation to the Physical Facilities team for providing valuable information and noted that further collaboration is planned. Thanked Frank Pulley for bringing the Board up to speed and looked forward to continued work with him. Addressing Superintendent Jensen, remarked that he is the third superintendent that he has served with and joked about inviting him to future breakfasts with past superintendents, acknowledging that he has big shoes to fill.

Superintendent Jensen noted that while board meetings may appear smooth and routine, the board members face the same difficult human experiences as anyone else and handle them with dedication. Expressed gratitude to both the board members and their families for their commitment.

President Lyman thanked attendees for their support of the Board over the past few months, noting it has been an eventful period. Expressed excitement about having a new superintendent, mentioning that multiple documents have already been shared with him and more will be provided. Highlighted the importance of working collaboratively with the superintendent, the Business Administrator, and staff, emphasizing that the whole is greater than the sum of its parts. Acknowledged that some meetings were closed due to personnel discussions but wished the public could have seen the Board's energy and dedication in determining the district's needs. Described the experience as amazing and expressed enthusiasm for the momentum moving forward.

ADJOURNMENT

On motion by Vice President Hilton and seconded by Board member Fugal, the meeting adjourned at 6:36 PM. The Board Members who voted in favor were President Jennifer Lyman, Vice President Sterling Hilton, Guy Fugal, Grace Rex David H. Smith, Michele Sorensen, and Ada Wilson.

Report Description: 1.0 Income Stmt by Program

Account Year: 26

Account Periods: 00 - 07

Dates: 07/01/2025 - 01/31/2026

Cutoff Date:

Account				Account Description	Budget	Encumbrance	Expenditures	Available
26.12.099.9000.2311.0110.000000.00				Board Of Education				
Budget Entries					Beginning Balance:	\$0.00	\$0.00	\$0.00
Date	Reference	Batch	Description					
12/05/2025	12998	26005023	SOUTH BOARD BUDGET TRFR TO FUN		42,000.00			
Payroll					Total Budget Entries:	\$42,000.00		
Date	Reference	Batch	Description					
12/18/2025	123125D1	26005519	Account Distri				-1,000.00	
12/31/2025	123125C1	26005638	2D - Dec CU1				1,000.00	
12/31/2025	123125A1	26005487	2B - Decemb				8,000.00	
01/30/2026	013026A1	26006449	2F - Jan All				9,698.66	
Total Payroll:							\$17,698.66	
Ending Balance:					\$42,000.00	\$0.00	\$17,698.66	\$24,301.34
26.12.099.9000.2311.0220.000000.00				Social Security				
Budget Entries					Beginning Balance:	\$0.00	\$0.00	\$0.00
Date	Reference	Batch	Description					
12/05/2025	12998	26005023	SOUTH BOARD BUDGET TRFR TO FUN		3,213.00			
Payroll					Total Budget Entries:	\$3,213.00		
Date	Reference	Batch	Description					
12/18/2025	123125D1	26005519	Account Distri				-76.50	
12/31/2025	123125C1	26005638	2D - Dec CU1				76.52	
12/31/2025	123125A1	26005487	2B - Decemb				611.74	
01/30/2026	013026A1	26006449	2F - Jan All				702.14	
Total Payroll:							\$1,313.90	
Ending Balance:					\$3,213.00	\$0.00	\$1,313.90	\$1,899.10
26.12.099.9000.2311.0230.000000.00				Industrial Insurance				
Budget Entries					Beginning Balance:	\$0.00	\$0.00	\$0.00
Date	Reference	Batch	Description					
12/05/2025	12998	26005023	SOUTH BOARD BUDGET TRFR TO FUN		105.00			
Payroll					Total Budget Entries:	\$105.00		
Date	Reference	Batch	Description					
12/18/2025	123125D1	26005519	Account Distri				-2.50	
12/31/2025	123125C1	26005638	2D - Dec CU1				1.89	
12/31/2025	123125A1	26005487	2B - Decemb				17.50	
01/30/2026	013026A1	26006449	2F - Jan All				24.26	
Total Payroll:							\$41.15	
Ending Balance:					\$105.00	\$0.00	\$41.15	\$63.85

Report Description: 1.0 Income Stmt by Program				Account Year: 26	Account Periods: 00 - 07	Dates: 07/01/2025 - 01/31/2026	Cutoff Date:			
Account				Account Description			Budget	Encumbrance	Expenditures	Available
26.12.099.9000.2311.0240.000000.00				Health & Accident Ins.						
				Beginning Balance:			\$0.00	\$0.00	\$0.00	\$0.00
Budget Entries										
Date	Reference	Batch	Description							
12/05/2025	12998	26005023	SOUTH BOARD BUDGET TRFR TO FUN				87,500.00			
				Total Budget Entries:			\$87,500.00			
Payroll										
Date	Reference	Batch	Description							
01/30/2026	013026A1	26006449	2F - Jan All						10,047.62	
				Total Payroll:					\$10,047.62	
				Ending Balance:			\$87,500.00	\$0.00	\$10,047.62	\$77,452.38
26.12.099.9000.2311.0270.000000.00				Disab, Life, Dep Life Ins						
				Beginning Balance:			\$0.00	\$0.00	\$0.00	\$0.00
Budget Entries										
Date	Reference	Batch	Description							
12/05/2025	12998	26005023	SOUTH BOARD BUDGET TRFR TO FUN				882.00			
				Total Budget Entries:			\$882.00			
Payroll										
Date	Reference	Batch	Description							
01/30/2026	013026A1	26006449	2F - Jan All						11.96	
				Total Payroll:					\$11.96	
				Ending Balance:			\$882.00	\$0.00	\$11.96	\$870.04
1-92 Payroll Expenditures							\$133,700.00	\$0.00	\$29,113.29	\$104,586.71
26.12.099.9000.2316.0332.000000.00				Auditor Services						
				Beginning Balance:			\$0.00	\$0.00	\$0.00	\$0.00
Budget Entries										
Date	Reference	Batch	Description							
12/05/2025	12998	26005023	SOUTH BOARD BUDGET TRFR TO FUN				75,000.00			
				Total Budget Entries:			\$75,000.00			
				Ending Balance:			\$75,000.00	\$0.00	\$0.00	\$75,000.00
26.12.099.9000.2317.0333.000000.00				Legal Fees						
				Beginning Balance:			\$0.00	\$0.00	\$0.00	\$0.00
Budget Entries										
Date	Reference	Batch	Description							
12/05/2025	12998	26005023	SOUTH BOARD BUDGET TRFR TO FUN				75,000.00			
				Total Budget Entries:			\$75,000.00			
				Ending Balance:			\$75,000.00	\$0.00	\$0.00	\$75,000.00

Report Description: 1.0 Income Stmt by Program

Account Year: 26

Account Periods: 00 - 07

Dates: 07/01/2025 - 01/31/2026

Cutoff Date:

Account				Account Description		Budget		Encumbrance	Expenditures	Available
26.12.099.9000.2311.0580.000000.00				Mileage-Travel		Beginning Balance:		\$0.00	\$0.00	\$0.00
Budget Entries										
Date	Reference	Batch	Description							
12/05/2025	12998	26005023	SOUTH BOARD BUDGET TRFR TO FUN				8,500.00			
				Total Budget Entries:		\$8,500.00				
				Ending Balance:		\$8,500.00		\$0.00	\$0.00	\$8,500.00
26.12.099.9000.2311.0581.000000.00				Professional Development		Beginning Balance:		\$0.00	\$0.00	\$0.00
Budget Entries										
Date	Reference	Batch	Description							
12/05/2025	12998	26005023	SOUTH BOARD BUDGET TRFR TO FUN				33,000.00			
				Total Budget Entries:		\$33,000.00				
Payments										
Date	Check/Claim PO	Invoice	Batch	Vendor	Vendor Name	Description				
12/11/2025	5100319988	12082025	26005081	87466	UTAH SCHOOL BOARDS A	USBA 2026 CONFERENCE REGISTRA.TIMPANOGOS			4,170.00	
				Total Payments:					\$4,170.00	
				Ending Balance:		\$33,000.00		\$0.00	\$4,170.00	\$28,830.00

Report Description: 1.0 Income Stmt by Program		Account Year: 26		Account Periods: 00 - 07		Dates: 07/01/2025 - 01/31/2026		Cutoff Date:		
Account			Account Description				Budget	Encumbrance	Expenditures	Available
26.12.099.9000.2311.0610.000000.00			Materials And Supplies							
Beginning Balance:							\$0.00	\$0.00	\$0.00	\$0.00
Budget Entries										
Date	Reference	Batch	Description							
12/05/2025	12998	26005023	SOUTH BOARD BUDGET TRFR TO FUN				12,000.00			
Total Budget Entries:							\$12,000.00			
Payments										
Date	Check/Claim	PO	Invoice	Batch	Vendor	Vendor Name	Description			
12/23/2025	5100320612		26006102	26006102	1815	AMAZON.COM	HDMI Live Stream Switcher - TIMP SD		325.00	
12/23/2025	5100320612		26006102	26006102	1815	AMAZON.COM	3 Shure sound boundary mics-Timp SD		375.00	
12/23/2025	5100320612		26006102	26006102	89	P-Card Vendor	timpisd.org domain reg - 5yrs Timp SD		102.95	
12/23/2025	5100320612		26006102	26006102	1824	BEST BUY CO	Best Buy Sales Tax		26.82	
12/23/2025	5100320612		26006102	26006102	1824	BEST BUY CO	Live Stream Discs - TimpSD		359.98	
01/08/2026	5100321163	REIMB	GR	26005710	999996	GRACE REX	REX REIMB BROWNIES 1ST SCHOOL BOARD MTG		141.75	
01/08/2026	5100321164	REIMB	MS	26005710	999996	MICHELE SORENSEN	SORENSEN REIMB BOARD SUPPLIES		120.95	
01/15/2026	5100322439	REIMB	JL	26005980	999996	JENNIFER LYMAN	LYMAN REIMB LUNCH FOR BOARD		72.66	
01/22/2026	5100322712	121925	TIMP	26006274	4470	SHARI WARNICK	BRANDING/ LOGO DESIGN FOR TIMP SCH DIST		1,250.00	
Total Payments:									\$2,775.11	
Ending Balance:							\$12,000.00	\$0.00	\$2,775.11	\$9,224.89
26.12.099.9000.2311.0610.000000.27			Unallocated Funding							
Beginning Balance:							\$0.00	\$0.00	\$0.00	\$0.00
Budget Entries										
Date	Reference	Batch	Description							
12/05/2025	12998	26005023	SOUTH BOARD BUDGET TRFR TO FUN				999,920.00			
Total Budget Entries:							\$999,920.00			
Ending Balance:							\$999,920.00	\$0.00	\$0.00	\$999,920.00
26.12.099.9000.2311.0616.000000.00			Printing							
Beginning Balance:							\$0.00	\$0.00	\$0.00	\$0.00
Budget Entries										
Date	Reference	Batch	Description							
12/05/2025	12998	26005023	SOUTH BOARD BUDGET TRFR TO FUN				2,500.00			
Total Budget Entries:							\$2,500.00			
Ending Balance:							\$2,500.00	\$0.00	\$0.00	\$2,500.00

Cutoff Date:

Account	Account Description						Budget	Encumbrance	Expenditures	Available
26.12.099.9000.2311.0810.000000.00	Professional Dues									
Beginning Balance:							\$0.00	\$0.00	\$0.00	\$0.00
Budget Entries										
Date	Reference	Batch	Description							
12/05/2025	12998	26005023	SOUTH BOARD BUDGET TRFR TO FUN				60,000.00			
Total Budget Entries:							\$60,000.00			
Payments										
Date	Check/Claim PO	Invoice	Batch	Vendor	Vendor Name	Description				
01/08/2026	5100321106	3572	26005675	87466	UTAH SCHOOL BOARDS A	SCHOOL BOARD ASSOC DUES JAN '26-JUNE '26			1,500.00	
Total Payments:									\$1,500.00	
Ending Balance:							\$60,000.00	\$0.00	\$1,500.00	\$58,500.00
2-91 Nonpayroll Expenditures							\$1,265,920.00	\$0.00	\$8,445.11	\$1,257,474.89
2-EXP Total Expenditures & Other Uses							\$1,399,620.00	\$0.00	\$37,558.40	\$1,362,061.60
Net (Income)/Loss							\$1,399,620.00	\$0.00	\$37,558.40	\$1,362,061.60

Expenditure Detail

Income Statement by Program

ALPINE SCHOOL DISTRICT

Report Description: 1.0 Income Stmt by Program

Account Year: 26

Account Periods: 00 - 07

Dates: 07/01/2025 - 01/31/2026

Cutoff Date:

Account				Account Description	Budget	Encumbrance	Expenditures	Available
26.12.099.9035.2580.0158.000000.00				Hourly Technician				
Payroll					Beginning Balance:	\$0.00	\$0.00	\$0.00
Date	Reference	Batch	Description					
01/30/2026	013026A1	26006449	2F - Jan All				861.03	
					Total Payroll:		\$861.03	
					Ending Balance:	\$0.00	\$0.00	\$861.03
26.12.099.9035.2580.0210.000000.00				State Retirement				
Payroll					Beginning Balance:	\$0.00	\$0.00	\$0.00
Date	Reference	Batch	Description					
01/30/2026	013026A1	26006449	2F - Jan All				184.46	
					Total Payroll:		\$184.46	
					Ending Balance:	\$0.00	\$0.00	\$184.46
26.12.099.9035.2580.0220.000000.00				Social Security				
Payroll					Beginning Balance:	\$0.00	\$0.00	\$0.00
Date	Reference	Batch	Description					
01/30/2026	013026A1	26006449	2F - Jan All				61.38	
					Total Payroll:		\$61.38	
					Ending Balance:	\$0.00	\$0.00	\$61.38
26.12.099.9035.2580.0230.000000.00				Industrial Insurance				
Payroll					Beginning Balance:	\$0.00	\$0.00	\$0.00
Date	Reference	Batch	Description					
01/30/2026	013026A1	26006449	2F - Jan All				2.16	
					Total Payroll:		\$2.16	
					Ending Balance:	\$0.00	\$0.00	\$2.16
1-92 Payroll Expenditures						\$0.00	\$0.00	\$1,109.03
2-EXP Total Expenditures & Other Uses						\$0.00	\$0.00	\$1,109.03
Net (Income)/Loss						\$0.00	\$0.00	\$1,109.03

TIMPANOGOS SCHOOL DISTRICT BOARD OF EDUCATION

Resolution # 2026-003

**A RESOLUTION OF THE TIMPANOGOS SCHOOL DISTRICT BOARD OF EDUCATION
AUTHORIZING AND APPROVING ALPINE SCHOOL DISTRICT TO DECLARE
SIXTEEN (16) MISCELLANEOUS VEHICLES AS SURPLUS PROPERTY FOR DISPOSITION,
AS IDENTIFIED ON THE ATTACHED LIST.**

WHEREAS, it is deemed desirable and in the best interests of the Alpine School District to declare certain district-owned property as surplus and no longer needed for district operations; and

WHEREAS, the Alpine School District has identified sixteen (16) miscellaneous vehicles as surplus property, as further described in the attached list;

NOW, THEREFORE, BE IT RESOLVED that the Board of Education of the Timpanogos School District hereby authorizes and approves Alpine School District to declare sixteen (16) miscellaneous vehicles, as further described in the attached list, as surplus property.

BE IT FURTHER RESOLVED that this approval is granted in accordance with applicable law, including Utah Code §53G-3-302(6)(d) related to district reconfiguration, and authorizes Alpine School District to take all actions necessary to declare the listed vehicles as surplus property for disposition.

APPROVAL

Passed and Adopted this _____ day of _____, 2026

Board President

Date

Drafted: 2.2.26
ASD Business Services Admin. _____
For Board Meeting: FEB. 11, 2026

	Date	Item	Location	Year	Make	Vin#	Additional Information	Contact Name
1	1/22/26	K20	Facilities	1986	CHEVROLET	1GCGK24M4GJ108319	103,779	Frank Pulley
2	1/22/26	SWS HTP	Facilities	1994	TOYOTA	4TARN81A2RZ307415		Frank Pulley
3	1/22/26	S-10	Facilities	2001	CHEVROLET	1GCDT13W51K177289		Frank Pulley
4	1/22/26	PICKUP	Facilities	2004	CHEVROLET	1GCDT198348176619		Frank Pulley
5	1/22/26	VAN	Facilities	2005	FORD	1FTRE14W75HB40908		Frank Pulley
6	1/22/26	F250 PICKUP	Facilities	2006	FORD	1FTNF20525EC24487		Frank Pulley
7	1/22/26	VAN	Facilities	2006	FORD	1FTNE24L56DA79173	212,837	Frank Pulley
8	1/22/26	VAN	Facilities	2007	GMC	1GTGG25U571230218		Frank Pulley
9	1/22/26	F150	Facilities	2007	FORD	1N65SD11S0TC347055		Frank Pulley
10	1/22/26	Sierra 3500	Facilities	2007	GMC	1GDJC34U27E128453	156,800	Frank Pulley
11	1/22/26	UTILITY	Facilities	2007	FORD	1FDWF36507EA56557	121,290	Frank Pulley
12	1/22/26	Sierra 2500	Facilities	2007	GMC	1GTHC24U17E194148	232,000	Frank Pulley
13	1/22/26	Sierra 2500	Facilities	2007	GMC	1GTHC24K87E596683		Frank Pulley
14	1/22/26	500 FLATBED 4X	Facilities	2012	DODGE	3C7WDTAT8CG232213	Bad Motor	Frank Pulley
15	1/16/26	Mini Van	Mail	2007	Kia	KNDMB233586241204	Mileage: 124,196	Heath Mills
16	1/16/26	1-ton Flatbed Tr	Transportation	1996	Chevrolet	1GBJC34R8TE262835	121,895	Cody McDade

TIMPANOGOS SCHOOL DISTRICT BOARD OF EDUCATION

Resolution # 2026-002

**A RESOLUTION OF THE TIMPANOGOS SCHOOL DISTRICT BOARD OF EDUCATION
AUTHORIZING AND APPROVING ALPINE SCHOOL DISTRICT TO PROCEED WITH
A CELL TOWER LEASE AMENDMENT AND EXTENSION
WITH T-MOBILE WEST TOWER LLC LOCATED AT OREM JUNIOR HIGH SCHOOL**

WHEREAS, Alpine School District is a party to an existing cell tower lease agreement with T-Mobile West Tower LLC for a cell tower located on Timpanogos District property at **Orem Junior High School**; and

WHEREAS, Alpine School District desires to amend and extend the existing cell tower lease agreement in order to continue the use of the site and related revenue benefits; and

WHEREAS, the proposed amendment and extension would extend the original lease term for up to thirty (30) years, in five-year increments, and would preserve the existing annual four percent (4%) gross rent escalation as described in the attached Third Amendment Lease Agreement With Option; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Education of the Timpanogos School District hereby authorizes and approves Alpine School District to proceed with the amendment and extension of the cell tower lease agreement with T-Mobile West Tower LLC for the cell tower located at **Orem Junior High School**.

BE IT FURTHER RESOLVED that this approval is granted in accordance with applicable law, including Utah Code §53G-3-302(6)(d) regarding district reconfiguration, and authorizes Alpine School District to take all actions necessary to finalize the lease amendment and extension.

APPROVAL

Passed and Adopted this _____ day of _____, 2026

Board President

Date

Drafted: 2.2.26

ASD Business Services Admin. _____

For Board Meeting: FEB. 11, 2026

THIRD AMENDMENT TO LEASE AGREEMENT WITH OPTION

THIS THIRD AMENDMENT TO LEASE AGREEMENT WITH OPTION (the "Third Amendment") is made effective this ____ day of _____, 2025 ("Effective Date"), by and between THE BOARD OF EDUCATION OF ALPINE SCHOOL DISTRICT, a Body corporate (hereinafter referred to as "Landlord") and T-MOBILE WEST TOWER LLC, a Delaware limited liability company, by and through its Attorney In Fact, CCTMO LLC, a Delaware limited liability company (hereinafter referred to as "Tenant").

RECITALS

WHEREAS, Landlord and VoiceStream PCS II Corporation, a Delaware corporation ("Original Tenant") entered into a Lease Agreement with Option dated May 13, 2004 (the "Original Agreement") whereby Original Tenant leased certain real property, together with access and utility easements, located in Utah County, Utah from Landlord (the "Premises"), all located within certain real property owned by Landlord ("Landlord's Property"); and

WHEREAS, the Original Agreement was amended by that certain First Amendment to Lease Agreement with Option dated May 19, 2009 ("First Amendment"), and by that certain Second Amendment to Lease Agreement with Option dated August 20, 2015, a memorandum of which was recorded in the official records of Utah County, Utah ("Official Records") on October 7, 2015 at Entry No. 91959:2015 ("Second Amendment") (hereinafter the Original Agreement and all subsequent amendments are collectively referred to as the "Agreement"); and

WHEREAS, T-Mobile West Tower LLC is currently the Tenant under the Agreement as successor in interest to the Original Tenant; and

WHEREAS, the Premises may be used for the purpose of constructing, maintaining and operating a communications facility, including tower structures, equipment shelters, cabinets, meter boards, utilities, antennas, equipment, any related improvements and structures and uses incidental thereto; and

WHEREAS, the Agreement had an initial term that commenced on May 3, 2005 and expired on May 31, 2010. The Agreement provides for five (5) extensions of five (5) years each, four (4) of which were exercised by Tenant. According to the Agreement, the final extension expires on May 31, 2035; and

WHEREAS, Landlord and Tenant desire to amend the Agreement on the terms and conditions contained herein.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, Landlord and Tenant agree as follows:

1. Recitals; Defined Terms. The parties acknowledge the accuracy of the foregoing recitals. Any capitalized terms not defined herein shall have the meanings ascribed to them in the Agreement.

2. Term. Section 5 of the Original Agreement is hereby deleted in its entirety and the following inserted in its place:

(a) The initial term of this Agreement shall be for a period of five (5) years commencing on May 3, 2005 ("Commencement Date") and expiring on May 31, 2010 (the "Initial Term").

(b) At the conclusion of the Initial Term, Tenant shall be entitled to eleven (11) extensions of five (5) years each, with the final lease extension expiring on May 31, 2065 (each extension is referred to as an "Extension Term"). The Term shall automatically be extended for each successive Extension Term unless Tenant notifies Landlord of its intention not to renew at least sixty (60) days prior to the expiration of the then current five year term.

(c) If Tenant remains in possession of the Premises after the termination or expiration of this Agreement then Tenant will be deemed to be occupying the Premises on a month-to-month basis (the "Holdover Term"), subject to the terms and conditions of this Agreement. The monthly rental payment during any Holdover Term shall be equal to 150% of the rent amount in effect prior to the commencement of the Holdover Term.

(d) The Initial Term, any Extension Term and the Holdover Term shall be collectively referred to as the "Term".

Landlord and Tenant hereby acknowledge that Tenant has exercised four (4) Extension Terms, leaving a balance of seven (7) Extension Terms.

3. Additional Rent. From and after the Effective Date, if Tenant enters into any Sublease (defined in Section 2 of the First Amendment) with any third party not already located on the Premises, then the Additional Rent (defined in Section 2 of the First Amendment) payable to Landlord shall be Five Hundred and 00/100 Dollars (\$500.00) per month, beginning on the date of commencement of each such Sublease.

4. Expansion Option. During the Term, Tenant shall have an irrevocable option ("Option"), exercisable at any time, and from time to time, to lease up to a maximum of three hundred (300) square feet of real property adjacent to the existing Premises at a location mutually approved by Landlord and Tenant, which approval shall not be unreasonably withheld, conditioned, or delayed ("Additional Lease Area"), on the same terms and conditions set forth in the Agreement. If Landlord and Tenant are unable to agree upon the location of the Additional Lease Area after exercising good faith, reasonable efforts to do so, then Landlord may deny Tenant's exercise of the Option in writing to Tenant. If Tenant elects to exercise the Option, Tenant shall pay a monthly amount equal to One and 00/100 Dollar (\$1.00) per square foot for the Additional Lease Area included in the exercise of the Option ("Additional Lease Area Rent"). The Additional Lease Area Rent shall be due and payable on the first (1st) day of the second (2nd) full month following commencement of construction activities within the Additional Lease Area and shall escalate upon the same terms and at the same time as the rent set forth in the Agreement. Tenant may exercise the Option for the entire Additional Lease Area in a single exercise, or may

exercise the Option multiple times in increments, by providing written notice to Landlord at any time (each a "Notice of Exercise"); provided, however, that following Tenant's delivery of the Notice of Exercise to Landlord, Tenant may at any time prior to commencement of construction activities within the Additional Lease Area withdraw its election to exercise the Option if Tenant discovers or obtains any information of any nature regarding the Additional Lease Area which Tenant determines to be unfavorable in its sole discretion. Tenant shall also have the right to record a Notice of Exercise, to be prepared on Tenant's standard form, without Landlord's signature to provide record notice of the exercise of the Option. The Additional Lease Area, or such portion as identified in the Notice of Exercise, shall become part of the Premises and subject to all terms and conditions of the Agreement, as it may have been amended, effective as of the date of the Notice of Exercise (the "Expansion Date"), whether or not the Notice of Exercise is recorded. Effective upon the Expansion Date, the Agreement shall automatically be amended to include the Additional Lease Area and Additional Lease Area Rent without the need for any further documentation.

5. Right of First Refusal. If Landlord receives an offer that it intends to accept from any person or entity that owns towers or other wireless telecommunications facilities (or is in the business of acquiring Landlord's interest in the Agreement) to purchase fee title, an easement, a lease, a license, or any other interest in the Premises, or Landlord's interest in the Agreement, or an option for any of the foregoing, Landlord shall provide written notice to Tenant of said offer, and Tenant shall have a right of first refusal to acquire such interest, including all of Landlord's right, title and interest in the Agreement, on the same terms and conditions in the offer, excluding any terms or conditions which are (i) not imposed in good faith or (ii) directly or indirectly designed to defeat or undermine Tenant's possessory or economic interest in the Premises. Landlord's notice shall include the prospective buyer's name, the purchase price and/or other consideration being offered, the other terms and conditions of the offer, the due diligence period, and the proposed closing date. If the Landlord's notice shall provide for a due diligence period of less than sixty (60) days, then the due diligence period shall be extended to be sixty (60) days from exercise of the right of first refusal and closing shall occur no earlier than fifteen (15) days thereafter. If Tenant does not exercise its right of first refusal by written notice to Landlord given within thirty (30) days, Landlord may convey the property as described in the Landlord's notice. If Tenant declines to exercise its right of first refusal, then the Agreement shall continue in full force and effect and Tenant's right of first refusal shall survive any such conveyance. Tenant shall have the right, at its sole discretion, to assign the right of first refusal to any person or entity, either separate from an assignment of the Agreement or as part of an assignment of the Agreement. Such assignment may occur either prior to or after Tenant's receipt of Landlord's notice and the assignment shall be effective upon written notice to Landlord.

6. Survey. Tenant reserves the right, at its discretion and at its sole cost, to obtain a survey ("Survey") specifically describing the Premises and any access and utility easements associated therewith. Tenant shall be permitted to attach the Survey as an exhibit to this Third Amendment and any related memorandum for recording, which shall update and replace the existing description, at any time prior to or after closing of this Third Amendment.

7. Conditional Signing Bonus. Tenant will pay to Landlord a one-time amount of Twenty Thousand and 00/100 Dollars (\$20,000.00) for the full execution of this Third Amendment, payable within sixty (60) days of the full execution of this Third Amendment

("Conditional Signing Bonus"). In the event that this Third Amendment (and any applicable memorandum of Agreement and/or amendment) is not fully executed by both Landlord and Tenant for any reason, Tenant shall have no obligation to pay the Conditional Signing Bonus to Landlord.

8. Representations, Warranties and Covenants of Landlord. Landlord represents, warrants and covenants to Tenant as follows:

a) Landlord is duly authorized to and has the full power and authority to enter into this Third Amendment and to perform all of Landlord's obligations under the Agreement as amended hereby.

b) Tenant is not currently in default under the Agreement, and to Landlord's knowledge, no event or condition has occurred or presently exists which, with notice or the passage of time or both, would constitute a default by Tenant under the Agreement.

c) Landlord agrees to provide such further assurances as may be requested to carry out and evidence the full intent of the parties under the Agreement as amended hereby, and ensure Tenant's continuous and uninterrupted use, possession and quiet enjoyment of the Premises under the Agreement as amended hereby.

d) Landlord acknowledges that the Premises, as defined, shall include any portion of Landlord's Property on which communications facilities or other Tenant improvements exist on the date of this Third Amendment.

9. Notices. Tenant's notice address as stated in Section 4 of the Second Amendment is amended as follows:

If to Tenant:

T-Mobile West Tower LLC
12920 S.E. 38th Street
Bellevue, WA 98006
Attn: Leasing Administration

With a copy to:

T-Mobile West Tower LLC
c/o CCTMO LLC
Attn: Legal – Real Estate Department
2000 Corporate Drive
Canonsburg, PA 15317

10. Counterparts. This Third Amendment may be executed in separate and multiple counterparts, each of which shall be deemed an original but all of which taken together shall be deemed to constitute one and the same instrument.

11. Remainder of Agreement Unaffected. In all other respects, the remainder of the Agreement shall remain in full force and effect. Any portion of the Agreement that is inconsistent with this Third Amendment is hereby amended to be consistent.

12. Recordation. Tenant, at its cost and expense, shall have the right to record a memorandum of this Third Amendment in the Official Records at any time following the execution of this Third Amendment by all parties hereto.

[Signature pages follow]

Landlord and Tenant have caused this Third Amendment to be duly executed on the day and year first written above.

LANDLORD:
THE BOARD OF EDUCATION OF
ALPINE SCHOOL DISTRICT, a Body
corporate

By: _____

Print Name: _____

Title: _____

Landlord affirms that this Third Amendment
was approved at a duly noticed public meeting
held on _____ 2025

[Tenant Execution Page Follows]

This Third Amendment is executed by Tenant as of the date first written above.

TENANT:
T-MOBILE WEST TOWER LLC, a
Delaware limited liability company

By: CCTMO LLC, a Delaware limited
liability company
Its: Attorney In Fact

By: _____

Print Name: _____

Title: _____

WHEN RECORDED RETURN TO:

T-Mobile West Tower LLC
c/o Post Closing – Recording
8020 Katy Freeway
Houston, TX 77024

Prepared by:
Weiss Brown, PLLC
6263 N. Scottsdale Rd., Suite 340
Scottsdale, AZ 85250

Space above this line for Recorder's Use

A.P.N. 17-035-0062

**Prior recorded document(s) in Utah County, Utah:
October 7, 2015 at #91959:2015**

**MEMORANDUM OF THIRD AMENDMENT TO
LEASE AGREEMENT WITH OPTION**

This Memorandum of Third Amendment to Lease Agreement with Option is dated as of the date of Landlord's signature, and made effective as of the date of execution by the last party hereto to sign ("Effective Date") by and between THE BOARD OF EDUCATION OF ALPINE SCHOOL DISTRICT, a Body corporate (hereinafter referred to as "Landlord") and T-MOBILE WEST TOWER LLC, a Delaware limited liability company, by and through its Attorney In Fact, CCTMO LLC, a Delaware limited liability company, having a mailing address of 2000 Corporate Drive, Canonsburg, Pennsylvania 15317 (hereinafter referred to as "Tenant").

1. Landlord and VoiceStream PCS II Corporation, a Delaware corporation ("Original Tenant") entered into a Lease Agreement with Option dated May 13, 2004 (the "Original Agreement"), whereby Original Tenant leased certain real property, together with access and utility easements, located in Utah County, Utah from Landlord (the "Premises"), all located within certain real property owned by Landlord ("Landlord's Property"). Landlord's Property, of which the Premises is a part, is more particularly described on Exhibit A attached hereto.

2. The Original Agreement was amended by that certain First Amendment to Lease Agreement with Option dated May 19, 2009 ("First Amendment"), and by that certain Second Amendment to Lease Agreement with Option dated August 20, 2015, a memorandum of which was recorded in the official records of Utah County, Utah ("Official Records") on October 7, 2015 at Entry No. 91959:2015 ("Second Amendment") (hereinafter the Original Agreement and all subsequent amendments are collectively referred to as the "Agreement").

3. T-Mobile West Tower LLC is currently the Tenant under the Agreement as successor in interest to the Original Tenant.

4. The Agreement had an initial term that commenced on May 3, 2005 and expired on May 31, 2010. The Agreement provides for five (5) extensions of five (5) years each, four (4) of which were exercised by Tenant (each extension is referred to as an "Extension Term"). According to the Agreement, the final Extension Term expires May 31, 2035.

5. Landlord and Tenant have entered into a Third Amendment to Lease Agreement with Option (the "Third Amendment"), of which this is a Memorandum, providing for six (6) additional Extension Terms of five (5) years each. Pursuant to the Third Amendment, the final Extension Term expires on May 31, 2065.

6. By the Third Amendment, Landlord granted to Tenant the right of first refusal to purchase a portion of the Landlord's Property, under the following terms:

If Landlord receives an offer that it intends to accept from any person or entity that owns towers or other wireless telecommunications facilities (or is in the business of acquiring Landlord's interest in the Agreement) to purchase fee title, an easement, a lease, a license, or any other interest in the Premises, or Landlord's interest in the Agreement, or an option for any of the foregoing, Landlord shall provide written notice to Tenant of said offer, and Tenant shall have a right of first refusal to acquire such interest, including all of Landlord's right, title and interest in the Agreement, on the same terms and conditions in the offer, excluding any terms or conditions which are (i) not imposed in good faith or (ii) directly or indirectly designed to defeat or undermine Tenant's possessory or economic interest in the Premises. Landlord's notice shall include the prospective buyer's name, the purchase price and/or other consideration being offered, the other terms and conditions of the offer, the due diligence period, and the proposed closing date. If the Landlord's notice shall provide for a due diligence period of less than sixty (60) days, then the due diligence period shall be extended to be sixty (60) days from exercise of the right of first refusal and closing shall occur no earlier than fifteen (15) days thereafter. If Tenant does not exercise its right of first refusal by written notice to Landlord given within thirty (30) days, Landlord may convey the property as described in the Landlord's notice. If Tenant declines to exercise its right of first refusal, then the Agreement shall continue in full force and effect and Tenant's right of first refusal shall survive any such conveyance. Tenant shall have the right, at its sole discretion, to assign the right of first refusal to any person or entity, either separate from an assignment of the Agreement or as part of an assignment of the Agreement. Such assignment may occur either prior to or after Tenant's receipt of Landlord's notice and the assignment shall be effective upon written notice to Landlord.

7. By the Third Amendment, Landlord granted to Tenant the option to expand the Premises by up to an additional three hundred (300) square feet adjacent to the Premises. Additional details of the foregoing expansion are set forth in the Third Amendment.

8. The terms, covenants and provisions of the Third Amendment shall extend to and be binding upon the respective executors, administrators, heirs, successors and assigns of Landlord and Tenant.

9. This Memorandum does not contain the social security number of any person.
10. A copy of the Third Amendment is on file with Landlord and Tenant.

[Execution Pages Follow]

IN WITNESS WHEREOF, hereunto and to duplicates hereof, Landlord and Tenant have caused this Memorandum to be duly executed on the day and year first written above.

LANDLORD:

THE BOARD OF EDUCATION OF ALPINE
SCHOOL DISTRICT, a Body corporate

By: _____

Print Name: _____

Title: _____

Date: _____

STATE OF _____)
)ss.
COUNTY OF _____)

On this ____ day of _____ 2025, before me, the subscriber, a Notary Public in and for said State and County, personally appeared _____, the _____ of THE BOARD OF EDUCATION OF ALPINE SCHOOL DISTRICT, known or identified to me to be the person whose name is subscribed to the foregoing Memorandum of Third Amendment to Lease Agreement with Option, and in due form of law acknowledged that he/she is authorized on behalf of said school district to execute all documents pertaining hereto and acknowledged to me that he/she executed the same as his/her voluntary act and deed on behalf of said school district.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my seal in said State and County on the day and year last above written.

Notary Seal

(Signature of Notary)

My Commission Expires: _____

TENANT:
T-MOBILE WEST TOWER LLC, a Delaware
limited liability company

By: CCTMO LLC, a Delaware limited
liability company
Its: Attorney In Fact

By: _____
Print Name: _____
Title: _____
Date: _____

STATE OF _____)
)ss.
COUNTY OF _____)

On this ____ day of _____ 2025, before me, the subscriber, a Notary Public in
and for said State and County, personally appeared _____, the
_____ of CCTMO LLC, known or identified to me to be the
person whose name is subscribed to the foregoing Memorandum of Third Amendment to Lease
Agreement with Option, and in due form of law acknowledged that he/she is authorized on
behalf of said company to execute all documents pertaining hereto and acknowledged to me that
he/she executed the same as his/her voluntary act and deed on behalf of said company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my seal in said
State and County on the day and year last above written.

Notary Seal

(Signature of Notary)

My Commission Expires: _____

EXHIBIT A
(Legal Description of Landlord's Property)

SITUATE IN THE COUNTY OF UTAH, STATE OF UTAH, DESCRIBED AS FOLLOWS:

COMMENCING 13.5 FEET EAST FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN; THENCE EAST 1306.2 FEET TO THE WEST LINE OF 600 WEST STREET; THENCE SOUTH 660 FEET ALONG 600 WEST STREET; THENCE WEST 1306.5 FEET TO THE EAST LINE OF 800 WEST STREET; THENCE NORTH 660 FEET ALONG 800 WEST STREET TO THE PLACE OF BEGINNING.