

Minutes of the Commission Meeting of the Board of Commissioners, Carbon County, State of Utah, held Wednesday, August 20, 2025 in the Commission Room of the Administration Building, Price, Utah, commencing at 4:30 p.m.

Those present: Larry Jensen, Commission Chair
Jared Haddock, Commissioner
Tony Martines, Commissioner

Also present: Lyn Hansen, Deputy Attorney
Geni Hawk, Commission Secretary
Seth Marsing, Clerk/Auditor
Lori Perez, Chief Deputy Clerk
Kellie Payne, HR Director
Jeff Wood, Sheriff

Commissioner Jensen welcomed everyone to the meeting and led the Pledge of Allegiance.

1) Approval of Minutes

Commissioner Martines said at the meeting on August 6th, the Carbon County Royalty attended and gave an update of their year. Since then a new Miss Carbon County has been crowned. We would like to congratulate Miss Ivy Beecher and hope she has a fun and eventful year.

Commissioner Haddock made motion to approve the August 6, 2025 Commission Meeting minutes.
Commissioner Martines seconded. Motion carried.

2) Employee of the Month – Kellie Payne, HR Director

Kellie said she is happy to present the Employee of the Month to Nathan Hepworth. Nathan has been with Carbon County since March 2015. He was nominated by his Sergeant, Sawyer Leonard. Kellie turned the time over to Sgt. Leonard.

Sgt. Leonard said there are a million reasons why Deputy Hepworth was nominated. He said Nathan has been an exemplary employee of the Sheriff's Office. His dedication, professionalism and service make him more than deserving of this recognition. He has served as a deputy for over a decade and in that time, he has completed extensive training including team leader on the SWAT team. He is highly knowledgeable and takes the initiative to organize multiple trainings each year. He is involved in the Carbon County School District Guardians program where he serves as the fire arms instructor. This is crucial to increase school safety throughout the State of Utah. He has a tireless work ethic, he shows up each day no matter the task, brings a positive attitude and a passion for the work he does. He is also a member of the Price City Fire Department. Nathan's commitment to public safety is unwavering. For all of these reasons, Nathan Hepworth is the Carbon County Employee of the Month.

Nathan said he appreciates everything and thanked all.

3) Assessor Office updates – Amy Schmidt-Peters, Assessor and Keven Ewell, Chief Deputy

Amy said so far, they have received 272 Board of Equalization appeals. Many are being worked through the assessor's office. If their characteristics were wrong they are updating the information and then offering the property owner the chance to sign off on the appeal. They are suggesting to the public, that to file an appeal they need to provide several property comparables. A comparable is a similar property in size and construction.

The questionnaire that was sent out to Price City property owners has been well received. The response has been great and is appreciated. This will make the reappraisal easier.

The County Assessors in the State received a request from the State Auditor asking for five years of data on all of the parcels. The Assessor's Office has sent this data. What was submitted was public information.

Keven said they have been working with IT to get the web site updated. All of the property characteristics are now available for both residential and commercial properties on the web page. There are still a few things missing and they are working with Barry to complete this.

They are taking the property sketches as they redo them and splitting the layers out so it is easier to see and understand. This will reduce errors and allow the public to see that information. It is located on the website under the link called "property characteristics". This will take you to your property and show you everything that has been collected. It shows a quality and a number score. Keven asked the public to focus on the number score.

Commissioner Jensen said he appreciates what they have been doing and correcting records. Keven said he feels that Board of Equalization is going well this year. There have been areas of concern and they have been addressed head on. Right now, they are at 272 appeals filed. About 100 of those are from the tax payers and the rest are assessor initiated.

Commissioner Haddock said he appreciates having the property characteristics available to the public to review. This is essential so the public knows why the property is valued as it is.

Keven said it allows the property owners to review their property characteristics and come in and report when something is off and needs fixing.

4) Review and possible approval of the 2025 Board of Equalization property adjustments and stipulations to date – Keven Ewell

Commissioner Martines made a motion to adjourn as the Carbon County Commission and convene as the Board of Equalization. Commissioner Haddock seconded. Motion carried.

Keven said there are fifty-four parcels on this list and asked if there were any questions. He is going to provide a new list every two weeks so that it is not overwhelming. He is providing the parcel number, the appeal number, the person's name and the reason for the justification that was arrived at.

Commissioner Hopes said he has no questions. Commissioner Haddock asked about a parcel in East Carbon City that should have been exempt. Keven said they are working hard to make sure that the exempt parcels stay exempt in both systems. There are some parcels on the list that were exempt that should not have been. These went from zero value to a value. The Clear Creek HOA moved their common areas to zero value and that value was moved to the residents in Clear Creek on their individual parcels.

Commissioner Martines made a motion to approve the 2025 Board of Equalization property adjustments and stipulations to date. Commissioner Haddock seconded. Motion carried.

Commissioner Martines made a motion to adjourn as the Board of the Equalization and re-convene as the Carbon County Commissioners. Commissioner Haddock seconded. Motion carried.

Bob Teny from the audience was allowed to come to the microphone. He said he filed an appeal on his taxes and asked how could property values have gone extremely high in one year. He doesn't understand how his home value increased by \$100,000 in a year.

Keven said he would have to look at Bob's property characteristics. Some properties had a large increase because they were way undervalued last year but he doesn't know if this is the case for this property. Keven said they can take a look at it since he has filed an appeal. Other properties have seen a lowering of their value.

Keven explained that they take the property characteristics and look at house sells for the area. Then they adjust the values to the market whether that is up or down. Price City did not have a large factor that raised or lowered the taxes. If your characteristics are wrong, your value will be wrong. If they are correct then the value is close. They will take a look at Mr. Teny's appeal.

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Bob said so, our taxes are evaluated on what the real-estate market is, and the real-estate market is a for profit organization. Why are we looking at real-estate? Why isn't the County Assessor assessing the value and not relying on what the real-estate companies say?

Keven said it is rated on the fair market value, which is what properties sell for. That is by State statute. The taxes don't necessarily go up or down. The value of the home goes up and the taxes remain the same because you are floating with the rest of the market. As property values rise the tax rates fall so that they collect the same amount of taxes. The amount of taxes collected each year remains the same. As long as your characteristics remain the same then there is no increase or decrease. Keven further explained how it works.

Bob still asked why property values still increased so much. It doesn't make sense to him. Keven said it takes time to make sure that the characteristics are correct and that it is collected correctly so the valuations can be made. Bob continued to comment.

Commissioner Jensen suggested that Mr. Teny talk to the Assessor's Office.

5) **Consideration and possible approval of the Carbon County Media Protection Policy – Barry Horsley**

Barry said this is an IT and County policy required by the Bureau of Criminal Investigation in order for us to access their data. We have to have a policy in place on how we handle media. This is not only electronic media but paper records as well. This policy satisfies the need for us to access their data and controls how records are maintained, secured and destroyed.

Commissioner Haddock made a motion to approve the Carbon County Media Protection Policy which is a continuation of other policies that have been ratified. Commissioner Martines seconded. Motion carried.

6) **United Way Day of Caring scheduled on September 6, 2025**

Commissioner Haddock said he wanted to encourage everyone to come and participate in the Day of Caring. If you have any projects to submit, the deadline is August 29. Those projects need to be given to Pam Boyd. Projects include cleaning up and beautify our area. The gathering place is Lin's parking lot at 8:00 a.m. on September 6. Breakfast will be served and lunch will be provided. It is a wonderful day of service.

7) **Consideration and possible approval of a Proclamation by the County Commissioners of Carbon County, Utah, proclaiming September 2025 as Suicide Prevention and Awareness Month**

Commissioner Jensen said this was discussed in the August 6, 2025 meeting but it was not on the agenda so it could not be approved. We need to approve the proclamation to make it official.

Commissioner Martines made a motion to approve the Proclamation by the County Commissioners of Carbon County, Utah proclaiming September 2025 as Suicide Prevention and Awareness Month. Commissioner Haddock seconded. Motion carried.

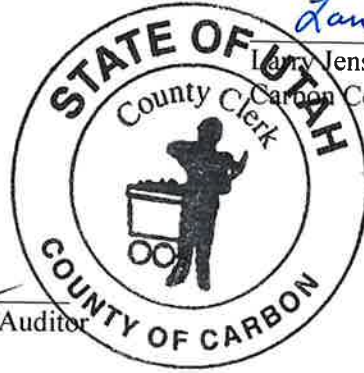
8) Review and approval of departmental reports

Commissioner Martines made a motion to adjourn.

The meeting adjourned at 4:53 p.m.



Larry Jensen, Commission Chair
Carbon County Commission



ATTEST:


Seth Marsing, County Clerk/Auditor



RECOVERY DAY PROCLAMATION

Whereas, it is evident that individuals in our community, through treatment and community supports, do recover from addictions and the harmful effects those addictions create in their lives and the lives of their families; and

Whereas, the families of those suffering from addiction provides ongoing love and support to those on the road to recovery; and

Whereas, volunteers throughout our community offer their time and service to assist individuals and families recovering from addiction; and

Whereas, our community of professionals dedicate their work to further each individual's progress in their personal recovery; and

Whereas, recovery from addiction results in stronger citizens who contribute to our community in meaningful ways and assist others who are living the same ladder of recovery; and

Whereas, celebrating the successful recovery stories of these individuals, families, volunteers and professionals reinforces those successes and encourages others that there is hope, that treatment is effective and recovery is possible.

Now, Therefore, Commissioners of Carbon County, Utah, do hereby proclaim September 5th, 2025 as

RECOVERY DAY

In Carbon County Utah, the Carbon County Commissioners call upon all citizens, community agencies, religious organizations, medical facilities and businesses to join in this celebration of individual, family and community recovery from the effects of addiction, thereby strengthening this community in which we live.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the seal of the of Carbon County, Utah this 5th day of September, 2025.

Larry Jensen

Carbon County Commission Chair of Carbon County, Utah

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