

Minutes of the Commission Meeting of the Board of Commissioners, Carbon County, State of Utah, held Wednesday, September 17, 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

Approval of minutes was tabled. They had not been completed.

Commissioner Jensen read an order from the state that said, prior fire restriction have been lifted due to moderate fire danger and improved weather conditions which have resulted in reduced wildfire hazards for Utah. As a result, Stage 1 fire restrictions are hereby rescinded within certain areas. This affects all unincorporated, private and State lands throughout Utah including Carbon/Emery County. This does not affect private lands within incorporated towns or city limits.

You will still need a burn permit from Fire Warden Jeramy Jorgensen until October 31, 2025. Justin said after that date you can get a burn permit by calling dispatch.

2) Open Sealed Bids for Carpet Cleaning Services – Barry Horsley

Seth said one bid was received:

Clean Tech Management in Price – .35 per square foot, \$3.00 per stair. These are not their normal rates but felt that the volume of square footage allows them to make this competitive offer.

Commissioner Martines asked what facilities does this cover? Seth said the bid does not indicate which buildings this is for. Commissioner Jensen said the information he has is that it is for the Administration Building, Sheriff's Office, Event Center, Ambulance facility, Airport, and the 7th District Court Building.

Commissioner Haddock made a motion to accept the carpet cleaning bid. Commissioner Martines seconded. Motion carried.

3) Open Sealed Bids for Auditing Services – Seth Marsing

Seth said we did not receive any bids.

Commissioner Martines made a motion to acknowledge that no bids were received and allow the clerk/auditor to reach out to others and fill this contract. Seth said we have several in mind and we will solicit bids and look for the best one with the best price. Commissioner Haddock seconded. Motion carried.

4) Open Request for Proposal for Emergency Medical Services and Interfacility Transport – Justin Needles

Seth said one bid was received.

Carbon County Emergency Medical Services

Justin said Carbon County Ambulance is up for relicensure. The legislature changed the law and anyone who is up for relicensure has to go out for proposals including government entities. This is part of the process where we have to submit a bid and do a proposal.

Carbon County Ambulance is a 24/7, 365-day service. They have thirty employees, seven which are full time and 23 are part time. They operate under a twelve-hour cycle from 5 to 5. There are two EMT's or paramedics in the building at all times and the second crew is on call. Last year they received a total of 1866 calls, 1516 came from 911, 352 were interfacility transports.

Of that 1866 calls, only 1204 were billable calls. We spent \$1,707,393.79 on the ambulance service. We had a total of \$1,637,426.93 in revenue which is a difference of \$69,966.86. We lose money every year, some years we break even. Breakdowns of vehicles eat into their costs.

For quality and access, the calls came from: 1066 runs within Price City which is about 70%, 282 in Helper, 156 in Wellington and the rest were out in the county including Scofield and East Carbon. We cover a large area. The average from being called to arriving at the scene is 7.5 minutes. The average time at the scene is 18.6 minutes. The average time to arrive to the hospital is 10.1 minutes and the average time at the hospital is 28 minutes. Obviously if you are in Price City the response time is going to be quicker and if you are in Scofield the time is longer. This is the average county wide.

They have a robust training program and meet once a month. They also do a training where employees come in and run through a not breathing scenario. They do online training in order to keep up on continuing education hours. They try and provide the best service they can for the community.

Commissioner Martines said it is nice to have this service in this community. The training, the paramedics and the stats that you talk about are good. He thanked Justin for overseeing the facility.

Justin said we are licensed as a Paramedic Point One so that there is always an advanced EMT in house. They have two more advanced EMT's in the paramedic program right now which benefits us. The goal would be to have a full-time paramedic program but that takes a lot of training and hours to get everyone to that point.

Commissioner Jensen said we are in good hands. Justin said with this being the only proposal and if the commission is okay with it, a motion would be good in order to get the licensure in place. He will need a letter stating such.

Commissioner Haddock made a motion to approve Carbon Emergency Medical Services and Interfacility Transports. Commissioner Martines seconded. Motion carried.

5) **Consideration and possible approval of Resolution #2025-05 Carbon County Board of Commissioners supporting "A Bolder Way Forward" – Christina Pay**

Stacy said "A Bolder Way Forward" in Carbon County is a grassroots effort dedicated to lifting up women and girls. This in turn benefits all residents of our community. We believe that when we work together the whole is greater than the sum of its parts. We actively collaborate with existing programs and initiatives to make positive lasting change. Leading these efforts are herself, Stacey Ann Maxwell, Brenda Alley, and Christina Pay. Today she is excited to introduce all of the members of the coalition including Shelley Wright who is the child sexual abuse spoke, Amanda Riggs is the Home and Family spoke, and Tara Sumnall is new to working with the group but does not have a spoke yet.

Christina said there are eighteen spokes and each spoke is a concern or an area where girls and women are lacking in the State of Utah. She is glad to be here today to help represent the women and girls in Utah and especially in Carbon County. We do this because we love the girls and women in Carbon County and we want them to have the very best opportunities to be successful. We are seeking approval of a resolution. She read the resolution. (It will be attached to the minutes.) She is putting this resolution forward for consideration.

Commission Martines said we support the Miss Carbon County pageant and it is fun to see them progress. Anything we can do to support girls and ladies in the community is wonderful. Commissioner Haddock said he

is also a spoke in the program and he appreciates his time with The Bolder Way Forward. He appreciates their efforts and sees the importance of this.

Commission Martines made a motion to approve Resolution #2025-05 of the Carbon County Board of Commissioners supporting “A Bolder Way Forward”. Commissioner Haddock seconded. Motion carried.

Christina presented the commissioners with a framed certificate of recognition designating Carbon County as a Bolder Way Forward County, we are the third County in the State to be designated as such.

6) Review & Possible Approval of the 2025 Co-Op Marketing Grant Agreement – Tina Grange

Tina said this year their office again applied for the co-op marketing grant which was reduced. She applied for \$61,000 and we would then match that for a total marketing budget of \$122,000. We received and were awarded \$32,500 and with the match the total would be \$65,000. This is the memorandum and agreement between the Governor’s Office of Economic Opportunity, Utah Office of Tourism and Carbon County. If this is agreed upon today then our next step is to send an invoice to the Utah Office of Tourism and then they will provide 50% of the \$32,500. The other 50% will be at the end when we do our final report.

Commissioner Martines thanked Tina for her efforts, for pursuing this and keeping it going.

Commissioner Haddock made a motion to approve the 2025 Co-Op Marketing Grant Agreement. Commissioner Martines seconded. Motion carried.

(The meeting continued to Agenda Item 8)

7) Consideration and possible adoption of Ordinance 588, A Change to the Carbon County Zoning District Map from Rural Residential 2.5 acres (RR-2.5) to R-1-20,000 Square Foot Residential Zone (R-1-20k) on Parcel 02-1655-0003 for Terri McKendrick – Todd Thorne

(Commissioner Jensen moved to this item after Agenda Item 1) Todd said last week in Planning Commission this was reviewed. This property is located at the end of 600 West in a cul-de-sac and Terry’s property is west of the cul-de-sac. The homes all around this parcel are zoned 20,000 square feet which is approximately a half acre. There were no concerns by the Planning Commission, all of the water, sewer and utilities are in place. She wants the zone changes so she can do a one lot subdivision for a building lot. It was recommended unanimously by the Planning Commission.

Commissioner Martines made a motion to adopt Ordinance 588 - A Change to the Carbon County Zoning District Map from Rural Residential 2.5 acres (RR-2.5) to R-1-20,000 Square Foot Residential Zone (R-1-20k) on Parcel 02-1655-0003 for Terri McKendrick. Commissioner Haddock seconded. Motion carried.

8) Consideration and possible approval of deeds and reconveyance of Parcel 02-0953-0000 and 02-0954-0000

Commissioner Haddock made a motion to adjourn as the Carbon County Commission and convene as the Carbon County Municipal Building Authority. Commissioner Martines seconded. Motion carried.

Commissioner Jensen said this is the Division of Natural Resource building on Carbonville Road that Carbon County had bonds to build it. The agreement was that at the end of those bond payments the building and property would be turned over to the State of Utah. These documents will convey the ownership to the State of Utah. It was paid off a year early.

Commissioner Haddock said some of the debt the County has is not just ours, it is pass through debt. Commissioner Jensen said the 7th District Court on Main Street was also funded like this. The State of Utah leases it from us which makes the debt payment and pays for the maintenance.

Commissioner Martines made a motion to approve the deeds and reconveyance of Parcel 02-0953-0000 and 02-0954-0000. Commissioner Haddock seconded. Motion carried.

Commissioner Martines made a motion to adjourn as the Carbon County Municipal Building Authority and reconvene as the Carbon County Commission. Commissioner Haddock seconded. Motion carried.

9) **Assessor Update – Amy Peters, Carbon County Assessor**

Amy said 829 Board of Equalization appeals have been received through September 15. Out of that number, 199 of those appeals were Assessor Initiated. Completed so far is 267 either through agreement, stipulation or BOE hearings.

To educate the public, in order to identify your primary residence, you need to fill out the application and turn it in before September 15 to the Assessor's Office. The form that you fill out is the TC-473D which is available on the Utah State Tax Commission website. Along with that, this will give you a 45% exemption on your property tax. You only get one of these. You cannot have it on a secondary home. In order to get primary residence, you have to reside in the home for 183 consecutive days. The majority of Utah residences get this unless they have a secondary residence.

There has been confusion when we talk about types of property. Types of property on your valuation include residential primary land or secondary land or commercial. It is either commercial or residential. Residential breaks down into primary land or secondary land. Secondary land can be agricultural. This is a designation so we know that you are getting the Green Belt exemptions. If you have any questions please call the assessor's office.

She thanked them for their support and thanked the public for bringing in errors so they can be corrected.

10) **Adjourn as the Carbon County Board of Commissioners and convene as the Carbon County Board of Equalization**

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

11) **Consideration and possible approval of Assessor initiated adjustments – Keven Ewell**

Keven said we actually started in person hearings last week. There are two parcels that went through a hearing and have a recommendation from the hearing officer. These parcels were under Scofield Lake and the recommendation from the hearing officer is to maintain the current values because they are well below what the sales are under Scofield Lake. It was a good conversation to have with the property owners. These have all been corrected now.

Commissioner Jensen said there is a list of about 89. Keven said most have stipulated if not the property owner has been called. A stipulation means that we have signed a formal document and have agreed to the value and it ends appeal rights for this tax year. If they agree to the stipulation but do not have time to sign it, in that case we will say that it is recommended which means they agreed but we do not have a signature. In that case they still have appeal rights if they change their mind.

Commissioner Martines thanked Keven for his hard work and for the personal touch of working with people. Keven said they have inspected a lot of homes. They are doing five to six a week. One week they did fifteen. They are trying to get the characteristics correct. They are seeing errors such as manufactured homes with new additions. They have consistently been done wrong throughout the entire County. They will be working hard to correct those. The main error is that they were put in as modular homes and not as manufactured homes. They tried to fix it by calling it a fair quality instead of calling it a manufactured. In our system we can split the improvement as manufactured and stick built and value the separate components. Manufactured homes depreciate faster and are on a different schedule so we do a market adjustment cost. Stick built has an economic life of 60 to 65 years, where manufactured home has an economic life of 30 years. A few areas needed a little cleanup. They are doing a lot of training of the staff on how to pull and look at comps.

Commissioner Haddock said we have heard concerns from people who think that the Assessor's Office is trying to inflate values to bring in more taxes. Keven said he doesn't care about taxes. His job is to hit fair market value. If that lowers or raises someone's taxes it is not his concern. The reason it is not his concern is because he would become biased. His job and the Assessor's Office job is to find the fair market value of the property. When they look at appeals, the first thing they look at is the characteristics, what is the quality. The

last thing they look at is what is the value? They have to look at this to see if they are off or not. The second to the last thing is what does the homeowner think it is worth? They are trying to stay unbiased and to find the fair market value.

Commissioner Jensen said that is really important. We are trying to make it fair so no one is overtaxed. Keven said they have adjusted certain areas. One area was overvalued and they are now included with similar homes. This is a process and it does not happen overnight. The State mandates that we put a new value on every single parcel every year. The difference between re-evaluating and factoring is: factoring is taking last year's number and changing it a little bit and you do not look at the characteristics but factor it by a percentage. This leads to inequity over time. The State statute is written so that properties are valued every year. We look at property characteristics at a minimum of once every five years.

There may be changes every year, hopefully not much but within the market. But as the models and data are built, we will get better at what we are doing and there will be less of a bounce and the market is more stable. They are not there yet but they are working on it.

Commissioner Haddock made a motion to approve the assessor-initiated adjustments. Commissioner Martines seconded. Motion carried.

12) Adjourn as Carbon County Board of Equalization and convene as the Carbon County Board of Commissioners

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

13) Review and approval of departmental reports

Commissioner Martines made a motion to adjourn.

The meeting adjourned at 5:11 p.m.



Larry Jensen, Commission Chair
Carbon County Commission

ATTEST:



Seth Marsing, County Clerk/Auditor

