

Minutes of the Commission Meeting of the Board of Commissioners, Carbon County, State of Utah, held Wednesday, December 3, 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: Christian Bryner, Attorney  
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.

Commissioner Jensen said there was a public notice issued for the consideration and approval of the 2025 Budget Amendments and for the 2026 Tentative Budget but because it was not published in the newspaper it will be moved to the December 17, 2025 meeting.

**1) Approval of Minutes**

Commissioner Haddock made a motion to approve the November 19, 2025 Commission Meeting.  
Commissioner Martines seconded. Motion carried.

**2) Employee of the Month – Kellie Payne**

Kellie said there are four Employees of the Month to recognize and all are from the Senior Center. They were nominated by their supervisor, Tammy Ellis who is the Mobile Meals coordinator. The employees are Marlinda Tucker, Emily Prescott, Michelle Tanner, who couldn't be here today and Amber Goulding-Decker.

Tammy Ellis said she nominated all of the Mobile Meal Drivers because they are heroes to the homebound seniors in our community. Not only do they bring food to them, they also brighten their day with a smile and conversation. They do a great job connecting with the people they serve. The Senior Center has been short staffed this year and these employees have gone above and beyond. They are a great example of team work and will step in and help where needed. They make Tammy's job a lot easier.

Commissioner Jensen congratulated them for doing a very needed job in our community for our seniors.

**3) Ratification of the Outdoor Recreation Initiative (ORI) Grant Contract**

Commissioner Jensen said this is a ratification for a grant that will allow the Rock Crawler's Club to have work completed on the trails that they would like to open for public events. The grant is for \$95,000 from the State of Utah to pay for the environmental work on these trails. This will be a great addition to our County and a good activity for this club. This will help them promote events in our area.

Commissioner Martines made a motion to ratify the Outdoor Recreation Initiative Grant contract.  
Commissioner Haddock seconded. Motion carried.

**4) Open sealed bids for a wildland fire truck – Justin Needles (Sheriff Wood)**

Seth said four bids were received:

Outback Fire Apparatus, Inc	\$204,995 the estimated completion time is 35 business days from notice of receipt
Fire Trucks Unlimited	\$255,000 – the bid shows different trucks
Rebel Brush Trucks	\$240,000 does not include delivery

Siddons-Martin Emergency

Bid 1 - \$164,047 plus equipment costs \$24,372 for a total of \$188,419  
Bid 2 - \$217,047 for a Skeeter F450 commercial

Commissioner Jensen said the State of Utah allows for each county to enter into an agreement that if the county provides \$293,000 dollars' worth of work for fuels mitigation in forested areas or washes then if a fire starts the State will pay for that cost. This is a good insurance policy for us. We can either do the mitigation work or purchase equipment to fight fires. The choice that has been made by the team this year is to purchase a truck. Next year they may do more mitigation work. This is an ongoing program. The County has to do the in-kind work, purchase equipment or send a check to the State of Utah for the \$293,000.

Commissioner Martines made a motion to accept the four bids and let Justin Needles, Sheriff Wood and Commissioner Haddock review and choose the best value for the County. Commissioner Haddock seconded. Motion carried.

**5) Ratification of Campbell Architecture Work Order and Agreement – Shelley Wright**

Commissioner Jensen said this agreement is for a project for the Children's Justice Center. Shelley has asked that some simple plans be drawn up for a remodel project needed at the Castle Dale Children's Justice Center. Shelley said this is a long time coming. They have started to grow out of the Emery County Center. They currently hold their meetings in the kitchen area. To make it more comfortable and efficient they are going to turn the garage into a conference room.

Commissioner Jensen said it is a small amount of money and the agreement is that it not exceed \$5,000. They need a drawing that can be used to get a building permit and ask for bids from contractors. This agreement has already been signed and this is a ratification.

Commissioner Haddock made a motion to ratify the Campbell Architecture Work Order and Agreement. Commissioner Martines seconded. Motion carried.

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

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

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

Amy said there are four items on this part of the agenda that will need an approval or a denial.

Number 1 is a request for an escaped property from the 2025 Tax Roll which involves three different entities. We can go back five years on escaped property which means that we did not value them and they were not on the tax roll. The procedure for this is Code 59-2-1002 which says you will need to direct the Assessor's Office to add these to the tax roll and then the Clerk's office will continue to send out the disclosure notice.

Commissioner Jensen said these are properties that the State assessed in previous years and then shifted them to us. Amy said the first one (Emery Telcom) were centrally assessed and this year they did not get the tax notice. The second one is Energy Transfer who in 2024 was another one that looked like it was centrally assessed but the box was not checked. The third one (Rick Dahl) the name was not recorded correctly when it was purchased from the County.

So, these parcels did not get our value on it and they did not receive a tax notice.

Commissioner Haddock made a motion that we approve the escaped property per Code 59-2-1002. Commissioner Martines seconded. Motion carried.

Keven said there is one addition to the list for approval of the appeals for Amazon. He was able to stipulate with them for appeal number 2025-741 for \$1,966,789.

Keven said the first section of the spreadsheet are the properties who have stipulated or he has a verbal agreement with them but who could not come to the office to sign the stipulation so it is a recommendation. He asked for any questions. The ones at the bottom of the first page has the wrong commentary, he copied the wrong column. He will get that information to the commissioners. Most of these were lot adjustments.

Commissioner Martines made a motion to accept the Assessor adjustments. Commissioner Haddock seconded. Motion carried.

Keven said the second section is for Graphite Solar. This is a personal property appeal that has been under appeal since 2023. Rather than sticking our fingers in the middle, he recommends that it be denied and send it to the State so that it can be heard with the other appeals for 2023, 2024 and now 2025.

Commissioner Haddock made motion to deny Graphite Solar. Commissioner Martines seconded. Motion carried.

Keven said the next section that is labeled green were late appeals for factual errors. He recommends that they are accepted but will review them individually.

Appeal #2025-883, this is increasing the value but lowering the taxes. He explained that it was entered as a salvage residence which means no one lives there but someone does live there. We can move it from a salvage residence to a non-salvage residence which then gives them the residential exception. The value went up slightly but it does lower the taxes for that individual.

Appeal #2025-886, this one should have been in green belt but was not. The value stays the same. We put it in greenbelt, which was signed in 2023 but was never put into the system.

Appeal #2025-887, the quality construction was off and a portion of the lot should have been classified at a minimum because of its topography. So, this was reduced down.

Appeal #2025-888, this one had some minimal value according to the land. Keven asked that this one be tabled until the next meeting because he does not have his notes with him.

Appeal #2025-890, this is a back piece of land in East Carbon. The home owner owns the land in front. It is on a steep slope with a big ravine that runs down the middle so they split it between acreage and minimum value and reduced the value.

Appeal #2025-895, the home was on the wrong lot and she has been paying for a house she doesn't own or live in. They have now corrected this.

Commissioner Haddock made a motion to approve eight appeals due to factual errors on #2025-883, 886, 887, 890, and 895 and table appeal #2025-888. Commissioner Martines seconded. Motion carried.

Keven said he would like to get an approval for the values of those that were just approved. He has already worked in the factual error. You can only correct it for the error found. The current new values are listed below.

Appeal #2025-883	\$89,311
Appeal #2025-886	\$248,712 and put into greenbelt status
Appeal #2025-887	\$929,071
Appeal #2025-890	\$20,997
Appeal #2025-895	\$95,050

Commissioner Martines made a motion to adjust to the recommended values on late appeals #2025-883, 886, 887, 890, and 895. Commissioner Haddock seconded. Motion carried.

Keven said on Appeal #2025-893, they filed a late appeal for a factual error claiming the factual error was their value. The value is not a factual error. A factual error is something in the property record that is noted as an error on the property record so it can be fixed. The value is not a part of the property record. He can research it

and find factual errors if the Commission wants. This is the old animal shelter building that was purchased from the County and it looks like it is overvalued and briefly looking at the parcel he can see errors. The property owner does not designate what errors are there so he cannot agree that there is a factual error because he does not know what error the owner is pointing too.

Commissioner Martines said it might be wise to take a second look at this one. Keven said he would appreciate it if the commission would open it back up so he can look at it.

Commissioner Haddock made a motion to approve #2025-893 in order for Keven to make an adjustment. Commissioner Martines seconded. Motion carried.

Keven said the last section are three properties who are appealing their tax-exempt status. They are all low-income housing properties who were denied for one reason or another earlier by the Board of Equalization. They are appealing that and the first step is to appeal their exempt status to the board. These are for: Woodside Price LLC, and two parcels for Western Regional Non-Profit Portree LLC.

Commissioner Haddock asked Seth to talk about the tax-exempt properties and what qualifies them to be tax exempt and why these decisions are made.

Seth said there is State code that provides better guidelines on some types of properties and some that are not so great. In those situations, it is up to the commission whether tax exemption is granted. If it is a nonprofit, like a church or charity anything that has an obvious benefit to residents of the area, then we do not have a problem to approve them as tax exempt. These types have filed as a non-profit, have a 501c3, and have articles of incorporation. Where it gets vague, is deciding if there is an obvious benefit to the residents of the County. It gets difficult with housing developments who claim that they are low income but when you look at their financials and what they are charging for rent in comparison to the market rate to see if they are the same or higher. The code is vague and it is up to the commission to decide.

Commissioner Martines said just because they are called a non-profit does not mean they are tax exempt. Amy said there is a nationwide database available and we know when they receive low income tax credits.

Keven said when they claim low income properties, we give them the ability to turn in their financials in order to see their rents and their expenses. They are valued according to the information. Whereas everyone else is not classified as a low income and does not have the same opportunity. It is not a market value that is put on these properties, it is a reduced value because of the type of property that they are. There is a law that covers this.

Commissioner Haddock said that clarifies things and it is a tax credit to help build the buildings. When we look at the rents being collected and it's above the market rates, we have a problem.

Commissioner Haddock made a motion to deny these three properties, appeals #2025-007, 2025-632 and 2025-633. Commissioner Martines seconded. Motion carried.

Keven said we have two parcels that were purchased by the Association of Governments. They were purchased in August and they have partial tax-exempt status. Seth said the Association of Governments asked for a tax-exempt status for this year. There was a discussion on how it would work with the title company. We called the title company who confirmed that there is a \$211 credit to the Association of Governments on each parcel to pay taxes from January to August when it was purchased. They requested to make them tax exempt and credit them for taxes from August until December because it was owned by the Association of Governments.

Commissioner Jensen asked who paid the taxes at the closing? Seth said they haven't paid yet. How the closing documents were written, they were credited \$211 for each parcel for the taxes. If approved, we would have to make an adjustment to their taxes so that they only owe \$211 on each parcel.

Commissioner Martines said going forward those two parcels would be exempt until something is built on them. The parcels involved are 01-1650-0001 and 01-1650-0002.

Commissioner Martines made a motion to do a tax adjustment for parcel #01-1650-0001 and \$01-1650-0002 in the amount of \$211 for each parcel. Commissioner Haddock seconded. Motion carried.

8) **Adjourn as Carbon County Board of Equalization and reconvene as Carbon County Board of Commissioners**

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

9) **Consideration and possible approval of Resolution #2025-06 Appointment of Board Applicants to Carbon County Boards for 2026**

Commissioner Jensen said we have multiple boards in the County. Local people are invited to apply and be appointed to these boards for 2026. Each of the board positions have a term associated with them. Some are two years, some three and some are four. The openings were published in the newspaper and yesterday was the deadline to receive those applications. We will go through those one at a time.

**Friends of Carbon/Emery Counties Children's Justice Centers and Family Service Centers -** Currently there are five vacancies and since the advertisement was placed there are two more for a total of seven vacancies. We have received four applications. The following have been received: Laura Milchak, Alycia Sandoval, and Rose Barnes who are already on the board and would like to continue. A new application was received from Mike Kourianous who would like to serve on this board.

Commissioner Martines made a motion to accept the four applications for the Children's Justice Center. Commissioner Haddock seconded. Motion carried. This leaves three empty seats and they will continue to take applications.

**Scofield Reservoir Special Service District -** This is a special service district formed for the sewer systems around Scofield Reservoir who are from different camps. This District takes care of the loan payments and collecting fees. The term is up for the Singleton Subdivision. Casey Williams is serving on this board and has expressed interest in continuing to serve. He is the only applicant.

Commissioner Haddock made a motion to acknowledge and approve Casey Williams for the Scofield Reservoir Special Service District. Commissioner Martines seconded. Motion carried.

**Carbon County Tourism Tax Advisory Board -** Currently there are four two-year term vacancies up and two vacancies because of job changes and they no longer qualify for the board. Their time is up in a year. More than half of this board has to come from the restaurant and hotel industry.

We currently have four who are serving and would like to continue. They are Barbie Haeck from the Chamber of Commerce, Scottie (Draper) Kraync from AJB Broadcasting and Buskin Productions, Tim Riley from the USUE Museum and Lenise Peterman from the Helper Museum. Both the museum and the chamber are associated with the tourism activities and qualify. We have four applicants: Tifnie Hansen from Utah State Parks, Mike Kourianos does not represent anyone, Joshua Patterson is from the Nine Mile RV Resort and Jessica Isidro with SureStay Hotel.

The two vacancies needing to be replaced would only be appointed for one year to complete the term of the individual. We have eight applicants and we need four filled for the two-year term and two for the one-year term.

Commissioner Haddock made a motion to approve Lenise Peterman, Tim Riley, Scottie Kraync and Barbie Haeck for the two-year term. Commissioner Martines seconded. Motion carried.

Commissioner Jensen said now we will consider the one-year term and we have four to choose from: Tifnie Hansen, Mike Kourianos, Joshua Patterson and Jessica Isidro.

Commissioner Martines made a motion to approve Tifnie Hansen and Joshua Patterson for the one-year term. Commissioner Haddock seconded. Motion carried.

**Housing Authority of Carbon County** – This board is made up from people who assist with the County Housing Authority. Their offices are behind Walmart and they take care of apartment rentals under Section 8. There are two vacancies but we have received only one application from Mike Kourianos.

Commissioner Haddock made a motion to approve Mike Kourianos to fill the vacancy for the Housing Authority board. Commissioner Martines seconded. Motion carried.

**Planning Commission**- There are three vacancies for four-year terms and one that needs to be assigned as an alternate. This is an insurance policy so that there is always a quorum when they vote in their meetings. This board approves conditional use permits for subdivisions and other things. Commissioner Jensen said there are three who are currently serving and have agreed to stay. They are: Gary Taylor, Jeff Peters, and Trapper Burdick and there are three applicants that would like to serve on this board. They are: Warren Stainbrook, who is the current alternate, Mackenzie Burnett from East Carbon, Mike Kourianos and Jade Powell. We need to choose three to serve as regular board members and one as an alternate.

Commissioner Martines made a motion that we move Warren Stainbrook from alternate to the regular Planning Commission Board and approve Gary Taylor, Mackenzie Burnett and approve Jade Powell as the alternate. Commissioner Haddock seconded. Motion carried.

**Southeastern Utah Board of Health** – The County has the responsibility for the health and mental health of the County. There are two agencies that assist us: Four Corners takes care of mental health and Southeastern Utah Health Department takes care of health. There are three members assigned from each of the counties associated with this group. For our County one of the commissioners has to be assigned to this board and Commissioner Jensen is filling that position. In addition, we have Zak Konakis and Debbie Peet. Both would like to continue. Mike Kourianos is a third possibility.

Commissioner Martines made a motion to approve Dr. Zak Konakis and Debbie Peet be placed on the Southeastern Utah Health board. Commissioner Haddock seconded. Motion carried.

**13) Review and approval of departmental reports**

Commissioner Martines made a motion to adjourn.

The meeting adjourned at 5:21 p.m.



Larry Jensen, Commission Chair  
Carbon County Commission

ATTEST:

  
Seth Marsing, County Clerk/Auditor