

**CARBON COUNTY RECREATION AND TRANSPORTATION SPECIAL SERVICE DISTRICT
LOCAL BUILDING AUTHORITY**

MEETING MINUTES – December 8, 2025

IN ATTENDANCE:

Dennis Christensen, Chair
Laurie Bowman, Clerk
Wendy Berryman, Board Member
Jared Haddock, Commission Board Member
Kevin Axelgard, Treasurer
Christian Bryner, Legal Counsel
Smuin Rich & Marsing, Financial Consultant – Doug Rasmussen
Carbon County Golf Course –Seth Butterfield, Tom King
Geni Hawk, Secretary - Absent

OTHERS ATTENDING:

Dave Jones

The meeting was called to order at 4:00 p.m. in the 1st floor Conference Room of the County Administration Building by Dennis Christensen.

1. Roll call – See above
2. Local Building Authority Check Register - None
3. Local Building Authority financial report See attached – Jan through Nov Interest earnings 13,780.02. expenses 3,512 Net Income of 10,268. Checking and Savings account is 347,665.27. Interest earnings for Nov 1,167.30.
Motion – Laurie
Seconded – Wendy
Unanimous
4. Approval of P.O.'s, Payments and bids over \$2,000 – None
5. Public Hearing for the 2026 budget and to open and amend the 2025 budget for the Local Building Authority
Motion to Open the Public hearing – Laurie
Seconded – Jared
Unanimous
Doug – the Tentative budget that was authorized in the last meeting there have been no changes. Interest Earnings 13,000 administrative expenses for insurance 4,000.
Dennis - Public call for formal comments. No Comments
Motion to close the public hearing – Laurie
Seconded – Kevin
Unanimous
6. Doug - We do not anticipate making any adjustments to the 2025 budget. So we do not need any consideration

7. Consideration and possible approval of the Carbon County Local Building Authority 2026 Budget just to be clear Christian stated that nothing has changed since the tentative budget and Doug said that was correct.
Motion – Laurie
Seconded – Wendy
Unanimous
8. Adjourn as Local Building Authority and Convene as Recreation Transportation SSD.
Motion – Jared
Seconded – Kevin
Unanimous

Recreation and Transportation SSD

1. Approval of minutes
Motion – Wendy
Seconded – Kevin
Unanimous
2. Golf Course update – Tom said not much changed from last month, all winterized. Trying to time the fungicide. Maintenance on machines and winter projects. Brett is officially gone and Seth is in charge. Dennis asked if everything was set with IFA and Tome said yes and they would start on the bid for next year. New manager now with IFA and we had some struggles. They will look at what they think will be best going forward.
3. Consideration and possible approval of Ordinance #2025.01 the 2026 Meeting Schedule of the Carbon County Recreation Transportation Special Service District and Local Building Authority
Motion – Jared
Seconded – Kevin
Unanimous
4. Consideration and possible approval on Lot 10 Broken Mesa Phase 3, bid form and to establish a minimum bid amount – Tom visited the site with Mr. Gagon in and before we put that easement in using the sewer line as a reference point. So Christian can do his part in drafting the bid notice. Christian presented and read the draft – this is what would be in the newspaper. See attached. Christian - One question is, does the board want a title search or sold as is? Typically, the seller pays for the title search and closing costs are shared equally. But were as we are selling at the request of an individual. We could recoup that in the sales price or request the buyer to do that. But we don't have to. We likely won't have many bids. For a title report will be another 4 or 500 and then split escrow fees and have it close through a title company because it protects everyone involved. Just incase anything crazy happens. That is Christians recommendation but you can do it as is. He also would put in the contract what the actual easement would be and have the title company look at the easement, and have them actually draft the

easement. The easement would be in the contract and also in the final deed. Tom asks – So if Mike goes to sell his property in the future that easement would stay with the property? Christian said it would. It will have to be spelled out in the deed. That is another reason Christian would recommend a title company, but this gives them what they are looking for, where we want it placed and the shape. Jared would recommend going through escrow also. And he wonders if the easement needs to be spelled out a little bit more. Christian asked the Width of the easement, Tom said it is 10ft north and northwest of the sewer line and run parallel to that to the north end of the property line. It is pie shaped so it is narrower at the east side than the west side. Mr. Gagon said it is roughly about 1/3 of the lot. Laurie is it acceptable to change a bid if it comes in low. Christian said no. Christian said you could also hire a broker. Dennis – unbuildable property for a home. Dennis asked if Mr. Gagon paid for the appraisal. Mr. Gagon stated that Jeff called him so Mr. Gagon Paid for it and then the board paid and then Mr. Gagon was reimbursed. Mike said you could recover the appraisal cost at closing also. The sealed bids will be sent to Geni's office. Doug said in 2014 the district paid \$45,570.19 for the property. Christian – 2 things if a motion is going to be made is 1 -do you want to include minimum bid amount and do you want to reserve mineral rights. The County has a policy of reserving mineral rights on something like this I think it would cause a hang up if the new owner were to try and sell it and half the property had mineral rights tied up. Get rid of the mineral rights also. 2- Set a minimum bid amount. Jared recommends the \$11,000 appraisal as the minimum bid. Dennis wants every board member's opinion if they think we should sell the property.

Laurie – yes

Jared – yes

Wendy – Yes

Kevin – Yes

Dennis – Yes

Title work will be another 5-600 and the appraisal recoup 400 so another \$1,000. Dennis said 15,000 will cover it and Christian said we could put buyer will cover all closing costs. Jared said if we put it at 11,000 as the minimum and pass on those closing costs. Who is paying what as long as everyone knows up front and its no surprise. Christian agreed the more precise way is to say here is the minimum then on top of that the buyer will reimburse for the appraisal for the escrow and closing costs and those do not have to be set out as an additional cost at closing. Dennis recommends that language and the minimum bid at 11,000

Motion – Jared Haddock

Seconded – Wendy

Unanimous

Christian said he will get it in the paper tomorrow and run twice Dec 17 and Dec 24th. And have bids due on Jan 5th. And open at board meeting on January 12th.

5. Approval of P.O.'s payments and bids over & 2,000.

6. Consideration and possible approval of Special Service District check register
Motion – Jared
Seconded – Kevin
Unanimous
7. Consideration and possible approval of Special Service District financial report Doug –
Administrative expenses for travel the county contract 712,000. Board expenses 8,000
accounting services 4,000 legal services 3,000 annual audit services of 12,000 Insurance
of 5,000. Property Management and Maintenance 8,000 basically is repairs
maintenance improvements for the golf course. We have debt payments of 1million
53,000 that figure was provided by Seth from the County. With all of those expenses we
anticipate that we are going to increase the fund balance for the general fund by that
423,750 in order to get the total expenses to match 2,322,000 and that is the General
fund budget. The Capital Projects fund budget we anticipate 210,000 in interest
earnings, pasture lease of 1,500 for a total income of 211,500 the expenses are 3,500
for Scofield property Management, the golf course equipment 75,000, Garley wash at
35,000 and flood mitigation 2,000 so total expenses for Capital Projects 115,500.00 so
we anticipate that there will be a surplus of 96,000 in the Capital Projects fund.
Motion –
Seconded –
Unanimous
8. Public Hearing for the 2026 budget and to open and amend the 2025 budget of the
Recreation Transportation Special Service District Doug - Administrative expenses for
travel the county contract 712,000. Board expenses 8,000 accounting services 4,000
legal services 3,000 annual audit services of 12,000 Insurance of 5,000. Property
Management and Maintenance 8,000 basically is repairs maintenance improvements for
the golf course. We have debt payments of 1million 53,000 that figure was provided by
Seth from the County. With all of those expenses we anticipate that we are going to
increase the fund balance for the general fund by that 423,750 in order to get the total
expenses to match 2,322,000 and that is the General fund budget. The Capital Projects
fund budget we anticipate 210,000 in interest earnings, pasture lease of 1,500 for a total
income of 211,500 the expenses are 3,500 for Scofield property Management, the golf
course equipment 75,000, Garley wash at 35,000 and flood mitigation 2,000 so total
expenses for Capital Projects 115,500.00 so we anticipate that there will be a surplus of
96,000 in the Capital Projects fund.
Any public comments – Dave Jones asked what the contract were but could have that
answered at a future time. What is A What is B. Doug said the County contract A is
anticipated expenses that the County has asked for usually it has been for equipment
and it all has to do with Roads and transportation and could be recreation but mostly for
the roads and transportation and they have actually sent over and asked for
expenditures for equipment was anticipated to be 540,000. The county would spend
and then be reimbursed from the district. It is usually equipment and then the 160,000

is usually in the past when the County has asked for that is the County provides the State PILT money which is anticipated to be about 162,000 and that is the money coming into the district and if the County asked for that money back then the district approves that money to go back. They didn't send it last year but this year they did. Then the 10,000 is administrative costs. The District uses Geni's services, which is the Commission Secretary for her services and the county has asked for that.

Motion –

Seconded –

Unanimous

9. Consideration and possible approval to open and amend the Carbon County Recreation 2025 Budget

Motion –

Seconded –

Unanimous

10. Consideration and possible approval of the Carbon County Recreation Special Service District 2026 Budget

Motion –

Seconded –

Unanimous

11. Other District Business: Trail Discussion

Motion to adjourn:

Seconded:

Unanimous



Dennis Christensen, Chair

A NOTICE OF A BOARD MEETING OF THE CARBON COUNTY RECREATION/TRANSPORTATION SPECIAL SERVICE DISTRICT AND LOCAL BUILDING AUTHORITY

Notice is hereby given that the Carbon County Recreation and Transportation Special Service District, Carbon County, State of Utah, will hold a regular meeting in the first floor conference room of the Carbon County Administration Building, 751 East 100 North, Price Utah, and Commencing at 4:00 p.m. on Monday December 8, 2025. Members unable to attend please call 435-636-3226.

AGENDA

Local Building Authority

1. Roll Call
2. Consideration and possible approval of the Local Building Authority check register
3. Consideration and possible approval of the Local Building Authority financial report
4. Approval of P.O.'s, payments and bids over \$2,000
5. Public Hearing for the 2026 budget and to open and amend the 2025 budget for the Local Building Authority
6. Consideration and possible approval to open and amend the Carbon County Local Building Authority 2025 budget
7. Consideration and possible approval of the Carbon County Local Building Authority 2026 Budget
8. Adjourn as the Local Building Authority and Convene as the Carbon County Recreation/Transportation Special Service District

Recreation and Transportation Special Service District

1. Approval of Special Service District Minutes
2. Golf Course Update –
3. Consideration and possible approval of Ordinance #2026.01 the 2026 Meeting Schedule of the Carbon County Recreation Transportation Special Service District and Local Building Authority
4. Consideration and possible approval on Lot 10 Broken Mesa Phase 3 bid form and to establish a minimum bid amount
5. Approval of P.O.'s, payments and bids over \$2,000

6. Consideration and possible approval of Special Service District check register
7. Consideration and possible approval of Special Service District financial report
8. Public Hearing for the 2026 budget and to open and amend the 2025 budget of the Recreation Transportation Special Service District
9. Consideration and possible approval to open and amend the Carbon County Recreation 2025 Budget
10. Consideration and possible approval of the Carbon County Recreation Special Service District 2026 Budget
11. Other District Business – Trail Discussion

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Carbon County Commission Office at (435)636-3226 at least 24 hours prior to meeting.

**NOTICE OF PUBLIC HEARING ON 2026 CARBON COUNTY RECREATION AND
TRANSPORTATION SPECIAL SERVICE DISTRICT & LOCAL BUILDING
AUTHORITY BUDGET**

The Carbon County Recreation and Transportation Special Service & Local Building Authority will hold a public hearing to receive public comment for or against the estimates of revenue and expenditures or any item in any fund in its 2026 tentative budget. All interested persons shall have an opportunity to be heard.

The hearing will be held **December 8, 2025**, during the regularly scheduled meeting of the Special Service District's Administrative Control Board at **4:00 p.m.** at the Carbon County Administration Building, First Floor Conference Room, located **751 East 100 North, Price, Utah.**

The tentative budget is available for review at the office of the County Clerk at 751 East 100 North, Price, Utah 84501.

NOTICE OF PUBLIC HEARING

ON 2026 CARBON COUNTY RECREATION AND TRANSPORTATION SPECIAL SERVICE DISTRICT & LOCAL BUILDING AUTHORITY BUDGET

The Carbon County Recreation and Transportation Special Service & Local Building Authority will hold a public hearing to receive public comment for or against the estimates of revenue and expenditures or any item in any fund in its 2026 tentative budget. All interested persons shall have an opportunity to be heard.

The hearing will be held December 8, 2025, during the regularly scheduled meeting of the Special Service District's Administrative Control Board at 4:00 p.m. at the Carbon County Administration Building, First Floor Conference Room, located 751 East 100 North, Price, Utah.

The tentative budget is available for review at the office of the County Clerk at 751 East 100 North, Price, Utah 84501.

Published in the ETV Newspaper November 26 and
December 3, 2025.

**NOTICE OF PUBLIC HEARING TO OPEN AND ADJUST 2025 CARBON COUNTY
RECREATION AND TRANSPORTATION SPECIAL SERVICE DISTRICT & LOCAL
BUILDING AUTHORITY BUDGET**

The Carbon County Recreation and Transportation Special Service District & Local Building Authority will hold a public hearing to open and adjust its 2025 budget, pursuant to Utah Code Annotated section 17B-1-621. The purpose of the public hearing is to receive public comment pertaining to any proposed increases or amendments to the 2025 budgets of the Special Service District. All interested persons shall have an opportunity to be heard.

The hearing will be held **Monday, December 8, 2025**, during a meeting of the Board scheduled for **4:00 p.m.** at the Carbon County Administration Building, First Floor, located **751 East 100 North, Price, Utah**.

NOTICE OF PUBLIC HEARING

TO OPEN AND ADJUST 2025 CARBON COUNTY RECREATION AND TRANSPORTATION SPECIAL SERVICE DISTRICT & LOCAL BUILDING AUTHORITY BUDGET

The Carbon County Recreation and Transportation Special Service District & Local Building Authority will hold a public hearing to open and adjust its 2025 budget, pursuant to Utah Code Annotated section 17B-1-621. The purpose of the public hearing is to receive public comment pertaining to any proposed increases or amendments to the 2025 budgets of the Special Service District. All interested persons shall have an opportunity to be heard.

The hearing will be held Monday, December 8, 2025, during a meeting of the Board scheduled for 4:00 p.m. at the Carbon County Administration Building, First Floor, located 751 East 100 North, Price, Utah.

Published in the ETV Newspaper November 26 and December 3, 2025.

PUBLIC NOTICE WEBSITE ADMIN
DIVISION OF ARCHIVES AND RECORDS SERVICE

[Log Out](#)

Notice Added

Your notice has been saved successfully.

General Information

Government Type:

Special Service District

Entity:

Carbon County Recreation and Transportation Special Service District

Public Body:

Carbon County Recreation and Transportation Special Service District

Notice Information

Emergency Notice:

No

Notice Title:

Recreation Transportation Special Service District Board Meeting

Notice Type(s):

Notice, Meeting, Hearing

Event Start Date & Time:

December 8, 2025 04:00 PM

Description/Agenda:

AGENDA

Local Building Authority

1. Roll Call
2. Consideration and possible approval of the Local Building Authority check register
3. Consideration and possible approval of the Local Building Authority financial report
4. Approval of P.O.'s, payments and bids over \$2,000
5. Public Hearing for the 2026 budget and to open and amend the 2025 budget for the Local Building Authority
6. Consideration and possible approval to open and amend the Carbon County Local Building Authority 2025 budget
7. Consideration and possible approval of the Carbon County Local Building Authority 2026 Budget

Adjourn as the Local Building Authority and Convene as the Carbon County Recreation/Transportation Special Service District

Recreation and Transportation Special Service District

1. Approval of Special Service District Minutes
 2. Golf Course Update -
 3. Consideration and possible approval of Ordinance #2026.01 the 2026 Meeting Schedule of the Carbon County Recreation Transportation Special Service District and Local Building Authority
 4. Consideration and possible approval on Lot 10 Broken Mesa Phase 3, bid form and to establish a minimum bid amount
 5. Approval of P.O.'s, payments and bids over \$2,000
 6. Consideration and possible approval of Special Service District check register
 7. Consideration and possible approval of Special Service District financial report
 8. Public Hearing for the 2026 budget and to open and amend the 2025 budget of the Recreation Transportation Special Service District
 9. Consideration and possible approval to open and amend the Carbon County Recreation 2025 Budget
 10. Consideration and possible approval of the Carbon County Recreation Special Service District 2026 Budget
 11. Other District Business
-

Notice of Special Accommodations (ADA):

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call David Petty at (435) 650-3065 at least 24 hours prior to the meeting

Notice of Electronic or Telephone Participation:

NA

Meeting Information

Street Address:

751 East 100 North

City:

Price

ZIP Code:

84501

Download Attachments

File Name	Category	Date Added
12.8.2025 Agenda.pdf	Other	2025/12/02 12:22 PM

 *** FAX MULTI TX REPORT ***

JOB NO. 4179
 PGS. 2

TX INCOMPLETE -----
 TRANSACTION OK 96378191
 94358883534
 ERROR 96371177

KUSA
 ETV10
 KOAL

A NOTICE OF A BOARD MEETING OF THE CARBON COUNTY RECREATION/TRANSPORTATION SPECIAL SERVICE DISTRICT AND LOCAL BUILDING AUTHORITY

.....

Notice is hereby given that the Carbon County Recreation and Transportation Special Service District, Carbon County, State of Utah, will hold a regular meeting in the first floor conference room of the Carbon County Administration Building, 751 East 100 North, Price Utah, and Commencing at 4:00 p.m. on Monday December 8, 2025. Members unable to attend please call 435-636-3226.

AGENDA

Local Building Authority

1. Roll Call
2. Consideration and possible approval of the Local Building Authority check register
3. Consideration and possible approval of the Local Building Authority financial report
4. Approval of P.O.'s, payments and bids over \$2,000
5. Public Hearing for the 2026 budget and to open and amend the 2025 budget for the Local Building Authority
6. Consideration and possible approval to open and amend the Carbon County Local Building Authority 2025 budget
7. Consideration and possible approval of the Carbon County Local Building Authority 2026 Budget
8. Adjourn as the Local Building Authority and Convene as the Carbon County Recreation/Transportation Special Service District

Recreation and Transportation Special Service District

1. Approval of Special Service District Minutes
2. Golf Course Update –
3. Consideration and possible approval of Ordinance #2026.01 the 2026

 *** TX REPORT ***

JOB NO. 4179
 ST. TIME 12/02 10:04
 SHEETS 2
 FILE NAME

TX INCOMPLETE -----
 TRANSACTION OK 96378191
 94358883534
 ERROR 96371177

KUSA
 ETV10
 KOAL

A NOTICE OF A BOARD MEETING OF THE CARBON COUNTY RECREATION/TRANSPORTATION SPECIAL SERVICE DISTRICT AND LOCAL BUILDING AUTHORITY

.....

Notice is hereby given that the Carbon County Recreation and Transportation Special Service District, Carbon County, State of Utah, will hold a regular meeting in the first floor conference room of the Carbon County Administration Building, 751 East 100 North, Price Utah, and Commencing at 4:00 p.m. on Monday December 8, 2025. Members unable to attend please call 435-636-3226.

AGENDA

Local Building Authority

1. Roll Call
2. Consideration and possible approval of the Local Building Authority check register
3. Consideration and possible approval of the Local Building Authority financial report
4. Approval of P.O.'s, payments and bids over \$2,000
5. Public Hearing for the 2026 budget and to open and amend the 2025 budget for the Local Building Authority
6. Consideration and possible approval to open and amend the Carbon County Local Building Authority 2025 budget
7. Consideration and possible approval of the Carbon County Local Building Authority 2026 Budget
8. Adjourn as the Local Building Authority and Convene as the Carbon County Recreation/Transportation Special Service District

Recreation and Transportation Special Service District

1. Approval of Special Service District Minutes
2. Golf Course Update –