

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

**MEETING MINUTES – December 8, 2025**

<b>IN ATTENDANCE:</b>	<b>OTHERS ATTENDING:</b>
Dennis Christensen, Chair	Dave Jones
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	

The meeting was called to order at 4:00 p.m. in the 1<sup>st</sup> 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 the 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 24<sup>th</sup>. And have bids due on Jan 5<sup>th</sup>. And open at board meeting on January 12<sup>th</sup>.

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  
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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 –

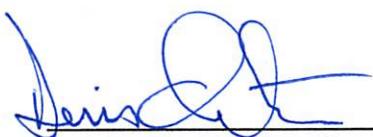
Unanimous

11. Other District Business: Trail Discussion

Motion to adjourn:

Seconded:

Unanimous



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Dennis Christensen, Chair

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

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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 SERICE 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 SERICE DISTRICT & LOCAL BUILDING AUTHORITY BUDGET

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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  
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AUTHORITY BUDGET**

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

## 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 Dristict Board Meeting

Notice Type(s):

Notice, Meeting, Hearing

Event Start Date & Time:

**December 8, 2025 04:00 PM**

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Description/Agenda:

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  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**

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Notice of Electronic or Telephone Participation:

NA

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## Meeting Information

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Street Address:

751 East 100 North

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City:

Price

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ZIP Code:

84501

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## Download Attachments

File Name	Category	Date Added
<a href="#"><u>12.8.2025 Agenda.pdf</u></a>	Other	2025/12/02 12:22 PM

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\*\*\* FAX MULTI TX REPORT \*\*\*  
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JOB NO. 4179  
PGS. 2

TX INCOMPLETE -----  
TRANSACTION OK 96378191 KUSA  
94358883534 ETV10  
ERROR 96371177 KOAL

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

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 \*\*\* TX REPORT \*\*\*  
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JOB NO.	4179	
ST. TIME	12/02 10:04	
SHEETS	2	
FILE NAME		
TX INCOMPLETE	-----	
TRANSACTION OK	96378191 94358883534	KUSA ETV10
ERROR	96371177	KOAL

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