

# GLEN CANYON SPECIAL SERVICE DISTRICT OF BIG WATER

## APPROVED MINUTES

### Wednesday December 17, 2025

60 N Aaron Burr Big Water, UT 84741

Meeting 5:30 PM

#### MEETING

1. **Call to Order** – 5:34 Jennie calls to order
2. **Roll Call** – Jim Lybarger, Jim Loyd, Jennie Lassen, Luke McConville, Graydon Meeks on google meets
3. **Statement of Conflict** -All none
4. **Citizen Comments** – None

#### 5. NEW BUSINESS

**A.) Discussion and Possible Action on Approving 2026 Regular Meeting Dates**-Luke motions to approve, Lybarger seconds. All in favor

**B.) Discussion and Possible Action on Closed Session to Discuss the Sale of Real Property as per Utah**

**Code § 52-4-205**- Josh our Realtor is available online for any questions. Jim Loyd asks Josh if he feels this is the best deal for the sale of this property with the market seeming to turn around. Josh says it is a fluctuation market and there does seem to be more interest.

Seller financing is just one option. This is just the means for this interested buyer. Whether it be that they are not in a position to take on a loan, or are waiting for the sale of another property, benefit is interest could be earned. Benefit would be that we would still own the property. Risk is that we would be essentially taking on a “tenant” and we couldn’t control what damage may be done to the property. However, it being a vacant lot, there is minimal risk of devaluation. Loyd asks what the buyers goal is. Josh says they are still in early planning stages but proposed would be commercial garages or storage rentals and a commercial store front such as a coffee shop.

Graydon verifies the county as Kane in the offer, and also that the ownership does actually change and the buyers name would be in their name. If they were to default, what could we do? Jennie- is there a way to know the buyers credit score or past experience? Josh says the buyer financial information form would be filled out and give us an idea of their financial status. Graydon- timeline with our lawyer being out of the country, he understands that Josh’s recommendation is to accept offer with stipulations to cancel later. The longer a buyer waits for a counteroffer, the more likely they are to get cold feet. Josh suggests a contingency to allow us to have our lawyer review which would then give us the opportunity to negotiate or cancel.

Jennie- the escrow account, how much would that cost? It says it would be split between the buyer and the seller. Josh is waiting to find the cost for these properties and lets us know that all these terms are negotiable and we can counter with whatever we are comfortable with. 3% commission would be paid by us to the realtor since he is representing both sides.

Jim Lybarger motions to go into closed session for the purpose of discussing the sale of real property. Loyd seconds. All in favor. Closed at 5:49pm

#### 6. CLOSED SESSION

**A.) Roll call of All Persons Present**-Call to order at 5:50pm Jim Loyd, here, Jim Lybarger, Luke McConville, Jennie Lassen, Graydon Meeks over the phone. Also Stephanie Burkett, clerk and David Schmuker, Water operator. All present.

**B.) Discussion of the Sale of Real Property**

**C.) Action to Return to Open Meeting-** Lybarger motions to close and go back into open meeting. Luke seconds. Lybarger aye, Loyd aye, McConville aye, Lassen aye, Meeks aye. All in favor. 6:26pm.

**D.) RETURN TO OPEN MEETING-**Called to order back in open session at 6:27pm Lybarger , Loyd, McConville, Lassen all here, Meeks over the phone.

**A. Discussion and Possible Action on Closed Session Topic-** Lybarger motions to move forward with consulting with the attorney and with the counter offer as discussed in the closed session, Luke seconds. All in favor.

**7. ADJOURNMENT –** Lybarger motions to adjourn, Luke seconds. All in favor. 6:28pm