

SANPETE COUNTY COMMISSION MEETING

March 17, 2026, 2:00 PM

Sanpete County Courthouse, 160 North Main, Suite 101, Manti, Utah

Present are: Commission Chair Scott Bartholomew, Commissioners Mike Bennett and Jim Cheney. County Attorney Kevin Daniels (joins at the end) and County Clerk Linda Christiansen.

Meeting is called to order by Commission Chair Scott Bartholomew.

OPENING PRAYER OR REMARKS AND PLEDGE OF ALLEGIANCE

Prayer is offered by Commission Chair Scott Bartholomew. Pledge of allegiance is recited by all.

STACEY LYON: APPROVAL OF CLAIMS AND APPROVAL OF FINANCES.

Auditor Stacey Lyon presents the agenda items. No questions or concerns are voiced in regards to the claims. Motion is made by Commissioner Bennett to approve payment of claims #363909 through #363988 and EFT's 233-262. The motion is seconded by Commissioner Cheney. Vote by voice is taken: Commissioner Cheney votes aye, Commissioner Bartholomew votes yes, and Commissioner Bennett votes yes. The vote is unanimous and the motion passes.

No questions or concerns are voiced. Motion to approve the finances as of March 17th, 2026, is made by Commissioner Bennett. The motion is seconded by Commissioner Cheney, and the motion passes.

DISCUSSION AND POTENTIAL APPROVAL OF BIDS FROM INTERESTED PERSONS FOR CONSIDERATION TO PURCHASE SANPETE COUNTY OWNED PROPERTY, PARCEL # 10123.

Commissioner Bartholomew opens the one bid that the County received. The bid is from Jay Yardley in the amount of \$450.00 for parcel #10123. Jay Yardley addresses the Commission and describes the location of said property. Linda Christiansen states the minimum bid was \$402.42 and that covers the County's back taxes, fees and penalties. Motion is made by Commissioner Bennett to accept the bid in the amount of \$450.00 for parcel # 10123 from Jay and Jan Yardley (J&J Farms LLC). The motion is seconded by Commissioner Cheney, and the motion passes. Ms. Christiansen states a deed has been prepared by the County Recorder to take care of the sale today. The previous resolution in regards to county owned property sales stated the buyer would receive credit towards the total bid amount for the \$50.00 application fee paid to the Clerk; therefore Mr. Yardley will pay \$400.00 to the County for the purchase. The County Recorder takes Mr. Yardley upstairs to the Auditor.

DISCUSSION AND POTENTIAL APPROVAL OF RIGHT-OF-WAY APPLICATION FOR S.G MAYNE EXCAVATION TO INSTALL 3" POWER CONDUIT ACROSS THE ROAD, LOCATED AT THE END OF PEA ROAD, MORONI.

Tom Seely has approved the application. Mr. Seely explains approximately three years ago, the County oiled to the turn at Pea Valley Road. Everything looks good with the application and Mr. Seely has approved it. Mr. Mayne is cutting the dirt portion, the oiled portion of the road will not be affected. Motion is made by Commissioner Bennett to approve the right-of-way application for S.G. Mayne Excavation to install 3" power conduit across the road, located at the end of Pea Road in Moroni. The motion is seconded by Commissioner Cheney, and the

motion passes. Commissioner Bartholomew signs the front page of the application due to the missing second page.

TOM SEELY: DISCUSSION AND POTENTIAL APPROVAL OF CRACK SEAL ON TWO COUNTY ROADS.

Tom Seely presents the agenda item. Mr. Seely states he spoke to the Commissioners a few weeks ago regarding crack seal that needs to be done. Two sections need to be done; one is from Brick Hill to the ticket booth at Palisades and north of Wales. Both of the roads are a few years out for chipping so he would like to repair some of the big cracks to buy a little time. Mr. Seely received two bids; one for \$3,500.00 and one for \$3,000.00 per pallet. Motion is made by Commissioner Cheney to approve the sales quote from Carlson + Johnson for the amount of \$3,000.00 a pallet, for crack seal. The motion is seconded by Commissioner Bennett, and the motion passes.

MARADEE PETERSON REPRESENTING R6: DISCUSSION REGARDING PROGRAMS THAT R6 OFFERS.

Maradee Peterson presents the agenda item. Ms. Peterson introduces herself as the new aging services director. Ms. Peterson speaks in regards to an aging program that they offer which is called Senior Companion. The Senior Companion program allows volunteers to assist individuals age 55 and older by providing trips to the store, doctor visits, read to them and any other ways allowed, to provide social interaction, as well as provide help with daily tasks that may be hard for them to do alone. They are always looking for volunteers. The Commissioners ask if she has distributed information into the community to ask for volunteers; the only place she has distributed flyers so far is in the Senior Centers. The Commissioners give suggestions of individuals and places that they can think of to distribute flyers in regards to the program. Cade Penney suggests having some of the program directors attend the Mayor's meeting to explain some of the programs offered

NATHAN STRAIT AND RICHARD ANDERSON REPRESENTING CENTRAL UTAH COUNSELING CENTER: REPORT ON INDEPENDENT AUDIT FOR FISCAL YEAR 2025.

Nathan Strait and Richard Anderson present the agenda item. A copy of the Central Utah Counseling Center Financial Statements from June 30, 2025 are distributed to the Commissioners and the Clerk. Discussion ensues in regards to personal hobbies. Richard Anderson addresses the Commissioners; he expresses gratitude for the meeting reminder but also realized how they can spread the word at their facility for some of the R6 programs. Commissioner Bartholomew instructs them to speak with Cade Penney. Cade Penney is in the audience and offers help in finding the right people for the programs that could benefit their clients. Mr. Anderson proceeds to review the independent financial audit that was performed by Kimball & Roberts in December of 2025. Mr. Anderson reads from page 3 of the report, under opinions. Mr. Anderson then proceeds to page 44; titled Central Utah Counseling Center Combining statement of revenue, expenses, and changes in net position proprietary fund by department for the fiscal year ended June 30, 2025. Mr. Anderson highlights the sixth line down which is Counties Contributions for a total of \$403,183.00. This represents a combined County match that is required for the six counties that they serve. The amount is divided between the counties based on population; Sanpete pays a major share. Mr. Anderson reviews some line items that reflect State funds. No questions or concerns are voiced. Commissioner Bartholomew explains the uniqueness of their operating because most of their revenue is

federal dollars. Mr. Anderson then refers to page 60; and reads the state compliance requirements that were tested for the year ended June 30, 2025. The following areas are: Budgetary Compliance, Public Treasurer's Bond, Fraud Risk Assessment and Utah Retirement Systems. Mr. Anderson reads the statement at the end of the report which states. In our opinion, Central Utah Counseling Center complied in all material respects, with the state compliance requirements referred to above for the year ended June 30, 2025. He then proceeds to page 61, and reads the Other Matters section. It states, the results of our auditing procedures disclosed no instances of noncompliance, which are required to be reported in accordance with the State Compliance Audit Guide. Nathan Strait addresses the Commissioners and asks if they have any questions or concerns that they can assist with. Mr. Strait reports a Receiving Center will be built in Richfield to serve Sanpete residents. The Receiving Center is similar to an emergency room but it is specifically for those that are suffering from a mental illness. The facility is fully funded by the State Crisis Commission. Sheriff Buchanan questions how this will effect MCOT. Sheriff Buchanan states MCOT is a great tool and he doesn't want to see it go away. They reassure him the Receiving Center will enhance the services that MCOT provides. Mr. Anderson speaks of a few recent tragedies in Wayne and Piute County that benefitted from the services of MCOT. Richard Anderson states MCOT stands for; Mobile Crisis Outreach Team. The construction of the Receiving Center has just begun and should take approximately a year to build. The biggest issue will be finding the funding to operate the center. The hope is that Legislation will appropriate the funds, beginning July of 2027. Currently, the closest Receiving Center for Sanpete residents is either Provo or St. George.

SHERIFF JARED BUCHANAN: APPROVAL TO PAY LAYTON AUTOBODY FOR DAMAGES TO 2024 FORD F-150 PATROL VEHICLE; APPROVAL TO PAY THE WRAP FOR ADDED SHIPPING COSTS; APPROVAL TO PAY CHARM-TEX FOR TABLES FOR PROGRAMMING IN JAIL FROM BEER TAX; APPROVAL TO HIRE D. NICHOLE ATOA AS A CONTROL ROOM OPERATOR.

Sheriff Jared Buchanan presents the agenda item. Sheriff Buchanan explains this is a different claim than discussed in the last meeting. He will have another one soon because a deputy hit a deer yesterday. The claim he is requesting approval on today should come out of insurance. He believes the other vehicle was at fault. An additional bill from Premier will follow because the lighting on the truck wasn't working properly. Sheriff Buchanan states the accident involved Deputy Spencer with another vehicle between Moroni and Fountain Green. Motion is made by Commissioner Bennett to approve to pay the invoice quote (4612) to Layton Autobody for the 2024 Ford F-150 in the amount of \$22,233.03. The motion is seconded by Commissioner Cheney, and the motion passes. Sheriff Buchanan states the bill for The Wrap was already approved but there were additional shipping costs in the amount of \$150.00. Motion is made by Commissioner Cheney to approve the adjustment to the payment to The Wrap in the amount of \$2,574.12 (10-4230-250). The motion is seconded by Commissioner Bennett, and the motion passes. The next agenda item is for programming in the jail for classroom tables. The money will come out of beer tax. Motion is made by Commissioner Bennett to approve the quote 0374159 from Charm-Tex for tables for programming in the jail in the amount of \$3,345.80 (10-4218-320). The motion is seconded by Commissioner Cheney, and the motion passes. Sheriff Buchanan states Jim Nielsen retired and Nichole Atoa will fill the open position. Motion is made by Commissioner Cheney to approve the hiring of the Control Room Operator, D. Nichole Atoa, starting at Grade 3, Step 1, at an hourly wage of \$19.83, effective 3/16/2026. The motion is seconded by Commissioner Bennett, and the

motion passes.

JON LARSON REPRESENTING TAKE THE OATH: DISCUSSION AND POTENTIAL APPROVAL OF TRACTOR USE, WATER TRUCK AND THE EVENT CENTER (FOR LUNCHEON) TO BE INCLUDED IN THE ARENA RESERVATION.

Jon Larson presents the agenda item. Mr. Larson first compliments the Commissioners on the rodeo grounds. Mr. Larson is before the Commissioners to request a reduction; Take the Oath is a registered 501(c) (3). No one on the committee takes any money that is collected or raised; it all goes back into the community. Mr. Larson names some of the local projects and organizations that have received donations. Mr. Larson expresses the issues they encounter with ticket sales. Memorial Day can be hot, cold, rainy and even snowy. In years past, there were times the ticket sales did not cover the cost to rent the facility. Mr. Larson knows they need to pay something for the upkeep of the arena; the cost is around \$3,900.00 to rent the fairgrounds for this event. Mr. Larson also voices concern in regards to Commissioner Bennett spending every Memorial weekend tending to the arena by working the dirt with the County tractor and water truck. Mr. Larson is requesting permission to certify someone else to use the equipment in order to give Commissioner Bennett a break. Commissioner Bennett does not mind helping and his wife will be helping in the ticket sales booth. Due to the Memorial holiday, not many establishments are open to eat. The committee provides a hot meal for the rodeo participants and Mr. Larson questions the Event Center rental cost for that as well. Kevin Christensen states the government rental rate for half a day is \$163.00. Mr. Larson does not see a need for a discount on that because it is reasonable for the space provided. They will not need the kitchen and will only use it from 4-8 pm, on Memorial Day. Commissioner Bartholomew requests that Mr. Larson get the reservation secured with Kevin Christensen. Commissioner Bennett states the County will cover the water truck and tractor. Commissioner Bennett asks Mr. Larson to give them an idea of the cost he thinks would be fair. Mr. Larson gives examples of other rodeo ground costs to host the event. Mr. Larson proposes cutting the rental cost in half or at least \$2,000.00 for the maximum. Commissioner Bennett questions how much a ticket is sold for. Mr. Larson responds; this year, general admission will be \$15.00 and reserved \$18.00. He states the number of ticket sales averages 3200-3500 each year. Mr. Larson states approximately 100-150 of the tickets are given to sponsors, veterans and first responders. Commissioner Bennett proposes the County receive \$1.00 a ticket to pay for the rental of the facility. In case of inclement weather, the organization won't be expected to pay as much if ticket sales are low. Discussion ensues with different scenarios of how to charge for the rental. Commissioner Bennett proposes charging \$1.00 a ticket, up to \$4,000.00, with no base charge. Mr. Larson feels that is a fair offer. Commissioner Bennett sees the benefits of the organization giving back to the County; not all of the events that utilize the Fairpark do that. Commissioner Cheney suggests requiring them to come back to the County after the event to report the number of tickets sold and list the projects that money was donated to for documentation that money went back to County projects. Mr. Larson is more than willing to do that and he states if they break something, they will fix it. Kevin Christensen thinks that is a fair proposal. Motion is made by Commissioner Bennett to approve charging Take the Oath Memorial \$1.00 per ticket, up to the regular rental amount for the arena and the regular rental cost of the Event Center of \$163.00 for the luncheon and they (Take the Oath) will report back on the number of tickets sold and where the money goes before the next event. The motion is seconded by Commissioner Cheney, and the motion passes. Commissioner Bennett then addresses the bathroom facility at the Fairpark. He

informs Mr. Larson that they are responsible to clean the restrooms but if there is an issue they need to contact him. The bathrooms will be stocked with paper products and cleaning supplies. Kevin Christensen states they will have a dumpster available but they need to make sure someone keeps up with the garbage cans during the event.

DISCUSSION AND POSSIBLE SIGNING OF A 1-LOT SMALL SUBDIVISION (BC POULSON PROPERTIES) APPLICATION BY BRAD POULSON. THE PROPOSED SUBDIVISION IS LOCATED EAST OF MORONI IN THE AGRICULTURE ZONE AND WOULD CONSIST OF 1- LOT OF 5.03 ACRES. PARCEL # S-27449X17.

Heidi Sorensen presents the agenda item. Ms. Sorensen states Brad Poulson has completed his application and submitted all of the required documents. The application has been approved by the Planning Commission and is ready for the signing of the Commissioners. Kevin Daniels has not made it to the meeting yet. Ms. Sorensen spoke to Mr. Daniels and he will be there shortly; if not, she can take the Mylar's to him for signing. The subdivision is along a county road. Motion is made by Commissioner Bennett to approve the signing of a 1-lot small subdivision (BC Poulson Properties) application by Brad Poulson. The proposed subdivision is located east of Moroni in the Agriculture Zone and would consist of 1-lot of 5.03 acres, parcel # S-27449x17. The motion is seconded by Commissioner Cheney, and the motion passes. The Mylar is signed by Commissioner Bartholomew and County Clerk Linda Christiansen.

DISCUSSION AND POSSIBLE SIGNING OF A 6-LOT MAJOR SUBDIVISION (SOUTHFIELD HEIGHTS SUBDIVISION) APPLICATION BY GORDON ANDERSEN. THE PROPOSED SUBDIVISION IS LOCATED SOUTH OF MAYFIELD IN THE RA-1 ZONE. LOT - 1 OF 3.69 ACRES, LOT - 2 OF 0.56 ACRES, LOT - 3 OF 1.33 ACRES, LOT - 4 OF 2.81 ACRES, LOT 5 OF 4.83 ACRES, AND LOT - 6 OF 3.80 ACRES. PARCEL #S-11117.

Heidi Sorensen presents the agenda item. Ms. Sorensen states the application was submitted with all required documents including proof of water, power and septic. The application has been approved by the Planning Commission. Discussion ensues in regards to the location of the subdivision. Motion is made by Commissioner Bennett to approve the signing of a 6-lot major subdivision (Southfield Heights Subdivision) application by Gordon Andersen, parcel # S-11117. The motion is seconded by Commissioner Cheney, and the motion passes. The Mylar is signed by Commissioner Bartholomew and County Clerk Linda Christiansen.

DISCUSSION AND POSSIBLE SIGNING OF A PETITION FILED BY CAMERON WHITE TO AMEND THE PLAT OF THE GOLDEN ACRES SUBDIVISION. THE AFFECTED PROPERTY IS LOCATED SOUTHEAST OF FAIRVIEW IN THE AGRICULTURE ZONE. THIS AMENDMENT WOULD ADD TWO ADDITIONAL LOTS TO THE SUBDIVISION. LOT - 1 OF 5.50 ACRES, LOT - 2 OF 5.50 ACRES, LOT - 3 OF 5.50 ACRES AND LOT - 4 OF 5.72 ACRES. PARCEL #'S S-64585, S-64586, S-22025X & S-22025X1

Heidi Sorensen presents the agenda item. Ms. Sorensen states Cameron White submitted the application and required documents. The application was approved by the Planning Commission and is ready for signing. The well has been drilled and power is on site. The property is located near Skyline Mountain Resort. Ms. Sorensen explains there were two lots originally in the subdivision and the amendment added two more lots. Ms. Sorensen states the original subdivision was approved to use irrigation shares; .45 acre feet of domestic use and .55 irrigation per lot. The water allotment previously approved is still stated in the ordinance so

that is what they allotted for the additional lots. The subdivision has an HOA and the water irrigation shares will stay with each lot. The subdivision has a shared well with a shared well agreement. Scott Olsen states the Planning Commission requested that the County Attorney review the ordinance in regards to allowing irrigation shares to reach the one-acre foot requirement. The County Attorney confirmed it is allowable. Motion is made by Commissioner Bennett to approve the signing of a petition filed by Cameron White to amend the plat of the Golden Acres Subdivision. The affected property is located southeast of Fairview in the Agriculture Zone, parcel # S-64585, 64586, 22025X & 22025X1. The motion is seconded by Commissioner Cheney, and the motion passes. Don Mecham addresses the Commission. Mr. Mecham gives a brief explanation and history of the Golden Acres Subdivision. Mr. Mecham displays the previous Mylar that was approved in 2022. The Mylar is signed by Commissioner Bartholomew and County Clerk Linda Christiansen. Commissioner Bartholomew addresses Shenoor Grewal to verify if she is representing Kevin Daniels; she is not.

DISCUSSION AND POSSIBLE SIGNING OF A 2-LOT MAJOR SUBDIVISION (LAMB SUBDIVISION) APPLICATION BY DON PERRY. THE PROPOSED SUBDIVISION IS LOCATED NORTH OF WALES IN THE AGRICULTURE ZONE. LOT - 1 OF 6.18 AND LOT - 2 OF 6.18 ACRES. PARCEL #'S S-25579X2 AND S-25579X3.

Heidi Sorensen presents the agenda item. Ms. Sorensen reports Don Perry completed the application and has submitted all of the required documents. The property is located on the West Side Road outside of Wales. The application has been approved by the Planning Commission. The only thing they had been waiting on is the well's being drilled on site and that has been completed. Motion is made by Commissioner Bennett to approve the signing of a 2-lot major subdivision (Lamb Subdivision) application by Don "Fuzzy" Perry. The subdivision is located north of Wales in the Agriculture Zone, parcel's # S-25579X2 & 22579X3. The motion is seconded by Commissioner Cheney, and the motion passes. The Mylar is signed by Commissioner Bartholomew and County Clerk Linda Christiansen.

RATIFY APPROVAL OF THE INVOICE FROM BIG RIG CONSTRUCTION FOR THE NEW COMMISSION CHAMBERS.

Kevin Daniels arrives in the meeting. Motion is made by Commissioner Cheney to ratify the motion from the last Commission Meeting of the approval to pay Big Rig Construction in the amount of \$14,778.48. The motion is seconded by Commissioner Bennett, and the motion passes.

APPROVAL OF MINUTES

No issues or concerns are voiced in regards to the minutes. Motion is made by Commissioner Cheney to approve the minutes. The motion is seconded by Commissioner Bennett, and the motion passes.


Shenoor Grewal states she would like to request a closed session in regards to property taxes. Kevin Daniels states that is not a valid reason under statute. Kevin Daniels will need to request a closed session next meeting. Ms. Grewal would like to discuss a personal issue due to back taxes but her item was not properly listed on the agenda. Kevin Daniels explains the Commissioners could talk to her but no decision could be made. Ms. Grewal will complete an agenda request for the next meeting.

CLOSED SESSION

No closed session was needed.

Motion is made by Commissioner Bennett to adjourn. The motion is seconded by Commissioner Cheney, and the motion passes.

The meeting is adjourned at 3:14 P.M.

ATTEST: 
Linda Christiansen
Sanpete County Clerk

APPROVED: 
Scott Bartholomew
Commission Chair