

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

**MEETING MINUTES – March 9, 2026**

**IN ATTENDANCE:**

**OTHERS ATTENDING:**

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Dennis Christensen, Chair

Laurie Bowman, Clerk

Wendy Berryman, Board Member

Jared Haddock, Commission Board Member - Absent

Kevin Axelgard, Treasurer

Christian Bryner, Legal Counsel

Smuin Rich & Marsing, Financial Consultant – Doug Rasmussen

Carbon County Golf Course – TK

Geni Hawk, Secretary

ED Chaves representing J.N. Auto

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 Doug - So, only activity that we have for the local building authority, again, is interest income.  
1026.94. So, year-to-date activity, we've earned interest January through February of 6053. Currently, it had no expenses. And the balance sheet shows that the local building authority has almost exactly \$351,000 between Zions and the PTIF account, and no liabilities

Motion – Laurie

Seconded – Kevin

Unanimous

1. Approval of P.O.'s, Payments and bids over \$2,000 – None
2. Adjourn as Local Building Authority and Convene as Recreation Transportation SSD.

Motion – Wendy

Seconded – Laurie

Unanimous

**Recreation and Transportation SSD**

1. Approval of minutes

Motion – Kevin

Seconded – Laurie

Unanimous

2. Open Sealed bids for Truck – Golf Course – Dennis –

J.N. Auto – 24 Chevrolet Silverado 49,995. That's a full-size truck 2<sup>nd</sup> one is 26 Toyota Tacoma four-wheel drive 44,795 it has 500 miles  
Auto Farm -2024 Ford Ranger XLT, four-wheel drive, four-door, \$35,985. No damage on it.

Jeep Gladiator, 2022, 13,000 miles, 40,000

Ford Ranger XLT, 2024 for 33,000.

Pittsburgh, Pennsylvania. Jeep Cherokee. Which is not a truck.

Blue Diamond 2021 GMC Canyon for 32,500.

General discussion on the trucks and trading in the old truck. It was decided to do a trade in and not go to surplus. The Board decided to approve a bid not to exceed \$40,000 and stay with the miles required in the bid. Geni will look for the original title on the old truck for the trade in.

Motion to approve the bid not to exceed \$40,000 and approve the trade in of the old truck for whatever you can get – Laurie

Seconded – Kevin

Unanimous

3. Consideration and possible approval on Property contract with Mike Gagon – Christian – Christian will talk to the title company and email contract to Mike Gagon. Table this item to the next meeting.
4. Consideration and possible approval of Resolution #2026.01 Moving 325 shares of water reserved to the Carbon County Club Inc DBA as Carbon Country Club Golf Management, leaving 47.57 at the Scofield property indefinitely, subject to reasonable notice by November 1<sup>st</sup> annually. Table this item to the next meeting. This water will be used for the entire golf course not just the back nine. TK has acquired Black Hawk for 160 shares.
5. Consideration and possible approval of an easement to run conduit from a power pole on the golf course to UDOT ROW – Christian forwarded email to Tom King. TK does not have a problem with this. Tom will talk to them and get question's by Seth Table this item to next meeting.
6. Golf Course update – TK – IFA Fertilizer price is locked in PO not to exceed 35,000– perpetual as needed. Seth got PO on sprinkler parts. Bid on hole #10 is \$6,100. Overlay is \$10,100 because of pot holes ect. It is 750 sq ft. Bids from Nelsons and Eccles paving. Opened last Monday. March 28<sup>th</sup> Tournament.

Motion to approve PO up to \$10,500 for paving of damaged path on hole #10

Motion to approve - Wendy

Seconded – Laurie

Unanimous

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

Motion to accept IFA Fertilizer PO not to exceed 35,000 – Laurie

Seconded – Wendy

Unanimous

Motion to accept Turf Irrigation PO not to exceed 13,000 – Laurie

Seconded – Kevin

Unanimous

8. Consideration and possible approval of Special Service District check register

Motion – Kevin

Seconded – Laurie

Unanimous

9. Consideration and possible approval of Special Service District financial report Doug – January through February activity Mineral lease payments 140,000 Interest earned a little over 6,000. Skyline situation so no production coming from Emery County or San Pete County. Expenses are Emery Telcom and Board expenses and accounting services so about 3,000. Year to date activity 140,000 mineral lease. 12,000 in Interest Earnings, expenses about 4,000 Net Income 148,000. Balance sheet for the General fund 2,063,923. Checking and savings no liabilities. Capital Projects – Interest Earnings 20,000. Year to date interest earnings and pasture lease a little over 43,000 no expenses. Balance sheet is 6,751,870 no liabilities.

Motion – Kevin

Seconded – Wendy

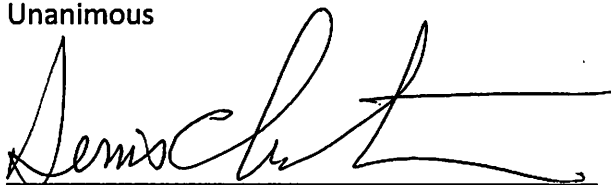
Unanimous

10. Other District Business: Sampinos irrigated in 2025 June the 9<sup>th</sup> and 16<sup>th</sup> with a full pipe. irrigated July 1 and Aug 8<sup>th</sup>, low flow. Aug 13 September 18 did not irrigate because cows were grazing. Sept 20<sup>th</sup> and 30<sup>th</sup> irrigated a full pipe.

Motion to adjourn - Laurie

Seconded - Wendy

Unanimous

A handwritten signature in black ink, appearing to read "Dennis Christensen", written over a horizontal line.

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 March 9, 2026. 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. 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. Open Sealed bids for Truck – Golf Course
3. Consideration and possible approval on Property contract with Mike Gagon
4. Consideration and possible approval of Resolution #2026.01 Moving 325 shares of water to the Carbon County Golf Course, leaving 47.57 at the Scofield property indefinitely, subject to reasonable notice by November 1<sup>st</sup> annually.
5. Consideration and possible approval of an easement to run conduit from a power pole on the golf course to UDOT ROW
6. Golf Course Update –
7. Approval of P.O.'s, payments and bids over \$2,000
8. Consideration and possible approval of Special Service District check register
9. Consideration and possible approval of Special Service District financial report
10. Other District Business

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.

10:44 AM  
03/05/26  
Accrual Basis

Carbon County Rec & Trans Local Building Authority  
**Profit & Loss Detail**  
February 2026

Type	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
Ordinary Income/Expense									
Income									
360-000 · Miscellaneous Revenue									
361-000 · <u>Interest Earnings Escrow Acct</u>									
Deposit	02/28/202				Interest	1110 · LB...		1,026.94	1,026.94
Total 361-000 · Interest Earnings Escrow Acct							0.00	1,026.94	1,026.94
Total 360-000 · Miscellaneous Revenue							0.00	1,026.94	1,026.94
Total Income							0.00	1,026.94	1,026.94
Net Ordinary <u>Income</u>							0.00	1,026.94	1,026.94
Net Income							0.00	<u>1,026.94</u>	<u>1,026.94</u>

10:51 AM  
03/05/26  
Accrual Basis

Carbon County Rec & Trans Local Building Authority  
Profit & Loss Budget vs. Actual  
January through February 2026

	<u>Jan - Feb 26</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
360-000 · Miscellaneous Revenue				
361-000 · Interest Earnings Escrow Acct	2,160.53	13,000.00	-10,839.47	16.6%
Total 360-000 · Miscellaneous Revenue	2,160.53	13,000.00	-10,839.47	16.6%
Total Income	2,160.53	13,000.00	-10,839.47	16.6%
Expense				
441-000 · Administration				
441-250 · Insurance	0.00	4,000.00	-4,000.00	0.0%
Total 441-000 · Administration	0.00	4,000.00	-4,000.00	0.0%
Total Expense	0.00	4,000.00	-4,000.00	0.0%
Net Ordinary Income	2,160.53	9,000.00	-6,839.47	24.0%
Net Income	2,160.53	9,000.00	-6,839.47	24.0%

Carbon County Rec & Trans Local Building Authority  
**Balance Sheet**  
As of February 28, 2026

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	<u>Feb 28, 26</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1100 · Local Building Authority-Zions	2,870.20
1110 · LBA General-PTIF 8016	<u>348,130.35</u>
<b>Total Checking/Savings</b>	<u>351,000.55</u>
<b>Total Current Assets</b>	<u>351,000.55</u>
<b>TOTAL ASSETS</b>	<u><u>351,000.55</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
32000 · Retained Earnings	348,840.02
Net Income	<u>2,160.53</u>
<b>Total Equity</b>	<u>351,000.55</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>351,000.55</u></u>

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

**MEETING MINUTES – February 9, 2026**

**IN ATTENDANCE:**

**OTHERS ATTENDING:**

Dennis Christensen, Chair

Tom King

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

Geni Hawk, Secretary

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 – Doug – Interest earnings 1,133.59. Balance sheet 349,973.61 in checking and savings.

Motion –

Seconded –

Unanimous

4. Approval of P.O.'s, Payments and bids over \$2,000 – None

5. Adjourn as Local Building Authority and Convene as Recreation Transportation SSD.

Motion – Kevin Axekgard

Seconded – Laurie Bowman

Unanimous

**Recreation and Transportation SSD**

1. Approval of minutes

Motion – Wendy Berryman

Seconded – Kevin Axelgard

Unanimous

2. Open sealed bids – We received 1 bid from Mike Gagon for 11,500. The bid stated the highest bidder over 11,000 so Mr. Gagon meets the criteria. The board accepted Mr. Gagon's bid. Christian will write up a contract for Mike Gagon. Accepted Bid of 11,500.00

Motion – Jared Haddock

Seconded – Wendy Berryman

**Unanimous**

3. Consideration and possible approval of making available all Scofield water shares for use at the golf course, except for 36 shares to be reserved for use on the Scofield property. Jared will get the exact numbers and bring it back to the board. Christian asked if this was an allocation for this year and Jared said that the County would like for year after year. Jared said multiple years. TK said if the golf course gives up the Black Hawk water they will need to have the County water. Christian said you can indicate that you are making them available to the Golf Course subject to your right to recall them for other uses with reasonable notice. Jared said that is exactly correct. TK will still make a deal with Black Hawk but just ask for less. Doug asked if this should be put in a resolution? Christian said that would be a good idea. Let's keep the motion but Christian will draw up a resolution for next agenda

Motion to allocate all but 36 shares of the districts water shares to the golf course, Indefinitely, subject to this boards right to recall those shares back for its own use by giving notice by November 1<sup>st</sup> on an annual basis if it is to be revoked – Jared Haddock

Seconded – Laurie Bowman

**Unanimous**

4. Golf Course update – Seth – shooting for march 1<sup>st</sup> opening, depending on weather. Have been selling passes. We had a situation with Maintenance truck, the head gasket went out on it. We have replaced the radiator twice, the water pump twice and now the head gasket. Seth talked to Dennis on the phone trying to figure out if we could come up an idea to replace this vehicle for Cody, our Maintenance man. Seth got bids but didn't know what he should look for and an exact ballpark on the cost. Dennis said we should get as new as we can afford. Seth said a smaller V8 truck, 4wheel drive. He did not reach out to Adams motor or JN Auto not knowing if we wanted to. Auto farm reached out and they sent several 2024 Ford Ranger 10,000 miles for \$36,000. 2022 27,000 miles for \$33,950. AT4 GMC Canyon 40,990. It was asked if this vehicle is just driving around the golf course? He also takes it to pick up parts. Laurie asked how many miles a year does he put on it? TK said maybe 10 to 12,000 per year. Dennis thinks he needs to get bids from JN Auto. Christian asked – You guys are wanting the district to buy a truck for you? Seth said they could go and get the head gasket replaced but the dealership said it wasn't worth it. The truck has 120,000 miles. Christian asked who owns that vehicle? TK stated that The District owns it. TK said they need to surplus some of the old stuff. Dennis said maybe we could authorize 30,000. Doug stated that criteria and specs needed to be placed in the bid. Laurie asked if the cost of the vehicle would be split because it is used on the front and back nine? TK said we have always just been on a capital improvement purchase and we take care of the maintenance on the vehicle unless there is something major. He stated the district has always bought all the vehicles and mowers. Christian – if this board feels it's appropriate to put out a bid, we can get the criteria from Seth and get a bid in the paper. Dennis said we could do that or they could take it out of their budget that we give them. TK asked if the board was ok with Seth and TK going out to get bids and Seth will submit them to the board instead of advertising it? Which is how we did it last time. Christian thinks it should go out to bid. Jared said it is safer and it gives a greater likely hood of getting a better price. Jared said

we need to surplus of what we are not using. TK asked Kevin's thoughts on repairing the head gasket? The golf course will get specifications to Christian. Then they will send the truck to surplus and what ever they get will be put back into the budget. Kevin asked for a 30,000 cap. TK asked for a cap of 32,000 and Dennis does not want to mess with worrying about the surplus and let's set the cap at 36,000. Christian said since it is going out to bid we will not put a cap on the bid. Christian said to just look at the bids when they come in and not draw a line in the sand. Kevin said it can be an older truck with lower miles. Geni will send Seth an example of Vehicle bids and Seth can enter his information in and then Geni will get that to Christian. TK asked if it only goes in the paper, Geni said it also goes on out County website and the board down stairs. Christian said once it is in the paper it will go state wide on an online newspaper for the State. Geni will run it in the paper for 2 weeks. TK did leave a voice mail with Commissioner Jensen to see if the road dept had availability to help with the spring where we have the beaver problem. That spring feeds the back nine. Even if all they do is get in there and clean out all the vegetation and then come up with a plan latter on for a gate valve and a spillway an rocks to dress it up so it can hold more water in the future. We still have not been able to trap the beaver. Seth said the DNR gave them a name of a guy and he hasn't been able to trap it. Pat has not been able to trap it.

5. Approval of P.O.'s payments and bids over & 2,000. Doug - \$2,136.65 accounting

Motion – Jared Haddock

Seconded – Laurie Bowman

Unanimous

6. Consideration and possible approval of Special Service District check register -

Motion – Wendy Berryman

Seconded – Kevin Axelgard

Unanimous

7. Consideration and possible approval of Special Service District financial report Doug – General fund profit and loss Carbon, Emery and Sanpete payments 128,361.87. Interest earning of \$6,262.45 Office supplies 451 accounting expenses and Board expenses total 3,019.27. Balance sheet for General fund 1,920,996.72. No liabilities. Capital projects interest earning 22,030.40 Pasture lease 1,500 for the year. 23,530.40 in total income and not expenses in January. 6,731,972.06 in PTIF with No liabilities

Motion – Kevin Axelgard

Seconded – Laurie Bowman

Unanimous

8. Other District Business:

Motion to adjourn - Wendy Berryman

Seconded – Kevin Axelgard

Unanimous

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Dennis Christensen, Chair



February 26, 2026

Subject: Notice of Possible Surveys on Your Property for the Carbonville Trail Feasibility Study

Dear Larry Jensen,

REGARDING PARCEL(s) #: 02-0369-0000

The Utah Department of Transportation (UDOT) is conducting a feasibility study for a trail running from Helper to Price, in Carbon County, Utah (UDOT Region 4).

UDOT is conducting field surveys in accordance with the National Environmental Policy Act (NEPA). Resource professionals might need to enter your property starting in February 2026 to take photographs, take notes, take measurements, review vegetation, and/or identify potential historic structures. Surveys will generally take place on weekdays between 7:30 AM and 5 PM. None of these activities will cause damage to the property.

UDOT conducts these field surveys in accordance with Statute 78B-6-506 of the Utah State Code, which is copied below for your reference. This code allows UDOT or its representatives to enter upon private property provided reasonable notice is given. This letter serves as that notice. Receipt of this notice does not mean UDOT will need to access your property. The presence of surveyors on your property does not mean your property will be affected by a future project. At this stage of the project, no decisions have been made, but the project does require data gathering throughout the study area.

If you have any questions or would like to be present when surveys are conducted on your property, please contact our consultant, Brent Crowther, at [brent.crowther@kimley-horn.com](mailto:brent.crowther@kimley-horn.com) or 520-429-6868.

Sincerely,

Brent Hadfield  
Project Manager, UDOT

February 26, 2026

Subject: Notice of Possible Surveys on Your Property for the Carbonville Trail Feasibility Study

Dear Larry Jensen,

REGARDING PARCEL(s) #: 02-0606-0000

The Utah Department of Transportation (UDOT) is conducting a feasibility study for a trail running from Helper to Price, in Carbon County, Utah (UDOT Region 4).

UDOT is conducting field surveys in accordance with the National Environmental Policy Act (NEPA). Resource professionals might need to enter your property starting in February 2026 to take photographs, take notes, take measurements, review vegetation, and/or identify potential historic structures. Surveys will generally take place on weekdays between 7:30 AM and 5 PM. None of these activities will cause damage to the property.

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If you have any questions or would like to be present when surveys are conducted on your property, please contact our consultant, Brent Crowther, at [brent.crowther@kimley-horn.com](mailto:brent.crowther@kimley-horn.com) or 520-429-6868.

Sincerely,

Brent Hadfield  
Project Manager, UDOT

February 26, 2026

Subject: Notice of Possible Surveys on Your Property for the Carbonville Trail Feasibility Study

Dear Larry Jensen,

REGARDING PARCEL(s) #: 02-0364-0000

The Utah Department of Transportation (UDOT) is conducting a feasibility study for a trail running from Helper to Price, in Carbon County, Utah (UDOT Region 4).

UDOT is conducting field surveys in accordance with the National Environmental Policy Act (NEPA). Resource professionals might need to enter your property starting in February 2026 to take photographs, take notes, take measurements, review vegetation, and/or identify potential historic structures. Surveys will generally take place on weekdays between 7:30 AM and 5 PM. None of these activities will cause damage to the property.

UDOT conducts these field surveys in accordance with Statute 78B-6-506 of the Utah State Code, which is copied below for your reference. This code allows UDOT or its representatives to enter upon private property provided reasonable notice is given. This letter serves as that notice. Receipt of this notice does not mean UDOT will need to access your property. The presence of surveyors on your property does not mean your property will be affected by a future project. At this stage of the project, no decisions have been made, but the project does require data gathering throughout the study area.

If you have any questions or would like to be present when surveys are conducted on your property, please contact our consultant, Brent Crowther, at [brent.crowther@kimley-horn.com](mailto:brent.crowther@kimley-horn.com) or 520-429-6868.

Sincerely,

Brent Hadfield  
Project Manager, UDOT

February 26, 2026

Subject: Notice of Possible Surveys on Your Property for the Carbonville Trail Feasibility Study

Dear Larry Jensen,

REGARDING PARCEL(s) #: 02-0363-0002

The Utah Department of Transportation (UDOT) is conducting a feasibility study for a trail running from Helper to Price, in Carbon County, Utah (UDOT Region 4).

UDOT is conducting field surveys in accordance with the National Environmental Policy Act (NEPA). Resource professionals might need to enter your property starting in February 2026 to take photographs, take notes, take measurements, review vegetation, and/or identify potential historic structures. Surveys will generally take place on weekdays between 7:30 AM and 5 PM. None of these activities will cause damage to the property.

UDOT conducts these field surveys in accordance with Statute 78B-6-506 of the Utah State Code, which is copied below for your reference. This code allows UDOT or its representatives to enter upon private property provided reasonable notice is given. This letter serves as that notice. Receipt of this notice does not mean UDOT will need to access your property. The presence of surveyors on your property does not mean your property will be affected by a future project. At this stage of the project, no decisions have been made, but the project does require data gathering throughout the study area.

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Sincerely,

Brent Hadfield  
Project Manager, UDOT

10:25 AM  
 03/05/26  
 Accrual Basis

Carbon County Rec&Trans SSD General Fund

**Profit & Loss Detail**

January 31 through February 28, 2026

Type	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
<b>Ordinary Income/Expense</b>									
<b>Income</b>									
<b>330-000 · Intergovernmental</b>									
<b>335-000 · Mineral Lease Payments</b>									
<b>335-050 · Carbon County payments</b>									
General Jour...	01/31/202	74srm	*		Carbon J...	11110 · C...		60,891.10	60,891.10
Total 335-050 · Carbon County payments							0.00	60,891.10	60,891.10
<b>335-100 · Emery County payments</b>									
General Jour...	01/31/202	74srm	*		Emery Ja...	11110 · C...		3,847.00	3,847.00
Total 335-100 · Emery County payments							0.00	3,847.00	3,847.00
<b>335-200 · Sanpete County payments</b>									
General Jour...	01/31/202	74srm	*		Sanpete ...	11110 · C...		75,046.49	75,046.49
Total 335-200 · Sanpete County payments							0.00	75,046.49	75,046.49
Total 335-000 · Mineral Lease Payments							0.00	139,784.59	139,784.59
Total 330-000 · Intergovernmental							0.00	139,784.59	139,784.59
<b>360-000 · Miscellaneous</b>									
<b>361-000 · Interest Earnings</b>									
Deposit	01/31/202				Interest	1110 · Ge...		6,262.45	6,262.45
Deposit	02/28/202				Interest	1110 · Ge...		6,061.07	12,323.52
Total 361-000 · Interest Earnings							0.00	12,323.52	12,323.52
Total 360-000 · Miscellaneous							0.00	12,323.52	12,323.52
Total Income							0.00	152,108.11	152,108.11
Gross Profit							0.00	152,108.11	152,108.11

10:25 AM  
 03/05/26  
 Accrual Basis

**Carbon County Rec&Trans SSD General Fund**  
**Profit & Loss Detail**  
 January 31 through February 28, 2026

Type	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
<b>Expense</b>									
<b>441-000 · Road SSD Administration</b>									
<b>441-230 · Travel</b>									
Bill	02/10/202			Dennis Christ...	February ...	20000 · A...			0.00
Total 441-230 · Travel							0.00	0.00	0.00
<b>441-250 · Office Supplies</b>									
Bill	02/10/202			<u>EmeryTelcom</u>	Ad for pr...	20000 · A...	182.00		182.00
Total 441-250 · Office Supplies							182.00	0.00	182.00
<b>441-311 · Board Expense</b>									
Bill	02/10/202			Dennis Christ...	February ...	20000 · A...	150.00		150.00
Bill	02/10/202			Laurie Bowman	February ...	20000 · A...	150.00		300.00
Bill	02/10/202			Wendy Berry...	February ...	20000 · A...	150.00		450.00
Bill	02/10/202			Kevin Axelgard	February ...	20000 · A...	150.00		600.00
Total 441-311 · Board Expense							600.00	0.00	600.00
<b>441-312 · Accounting Services</b>									
Bill	02/05/202	54042		Smuin, Rich a...	Consultin...	20000 · A...	2,136.65		2,136.65
Total 441-312 · Accounting Services							2,136.65	0.00	2,136.65
Total 441-000 · Road SSD Administration							2,918.65	0.00	2,918.65
Total Expense							2,918.65	0.00	2,918.65
Net Ordinary Income							2,918.65	152,108.11	149,189.46
<b>Net Income</b>							<b>2,918.65</b>	<b>152,108.11</b>	<b>149,189.46</b>

Carbon County Rec&Trans SSD General Fund  
**Profit & Loss Budget vs. Actual**  
 January through February 2026

	<u>Jan - Feb 26</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
330-000 · Intergovernmental				
335-000 · Mineral Lease Payments				
335-050 · Carbon County payments	60,891.10	1,000,000.00	-939,108.90	6.1%
335-100 · Emery County payments	3,847.00	300,000.00	-296,153.00	1.3%
335-200 · Sanpete County payments	75,046.49	800,000.00	-724,953.51	9.4%
<b>Total 335-000 · Mineral Lease Payments</b>	<b>139,784.59</b>	<b>2,100,000.00</b>	<b>-1,960,215.41</b>	<b>6.7%</b>
336-000 · State of Utah P.I.L.T.	0.00	162,000.00	-162,000.00	0.0%
<b>Total 330-000 · Intergovernmental</b>	<b>139,784.59</b>	<b>2,262,000.00</b>	<b>-2,122,215.41</b>	<b>6.2%</b>
360-000 · Miscellaneous				
361-000 · Interest Earnings	12,323.52	60,000.00	-47,676.48	20.5%
<b>Total 360-000 · Miscellaneous</b>	<b>12,323.52</b>	<b>60,000.00</b>	<b>-47,676.48</b>	<b>20.5%</b>
<b>Total Income</b>	<b>152,108.11</b>	<b>2,322,000.00</b>	<b>-2,169,891.89</b>	<b>6.6%</b>
<b>Gross Profit</b>	<b>152,108.11</b>	<b>2,322,000.00</b>	<b>-2,169,891.89</b>	<b>6.6%</b>
<b>Expense</b>				
441-000 · Road SSD Administration				
441-230 · Travel	0.00	500.00	-500.00	0.0%
441-250 · Office Supplies	633.00	750.00	-117.00	84.4%
441-290 · County Contract				
441-291 · County Contract A	0.00	540,000.00	-540,000.00	0.0%
441-292 · County Contract B	0.00	162,000.00	-162,000.00	0.0%
441-290 · County Contract - Other	0.00	10,000.00	-10,000.00	0.0%
<b>Total 441-290 · County Contract</b>	<b>0.00</b>	<b>712,000.00</b>	<b>-712,000.00</b>	<b>0.0%</b>

10:28 AM  
03/05/26  
Accrual Basis

Carbon County Rec&Trans SSD General Fund  
Profit & Loss Budget vs. Actual  
January through February 2026

	<u>Jan - Feb 26</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
441-311 · Board Expense	1,200.00	8,000.00	-6,800.00	15.0%
441-312 · Accounting Services	2,136.65	24,000.00	-21,863.35	8.9%
441-314 · Legal Services	0.00	3,000.00	-3,000.00	0.0%
441-315 · Annual Audit Services	0.00	12,000.00	-12,000.00	0.0%
441-510 · Insurance	0.00	5,000.00	-5,000.00	0.0%
<b>Total 441-000 · Road SSD Administration</b>	<b>3,969.65</b>	<b>765,250.00</b>	<b>-761,280.35</b>	<b>0.5%</b>
442-000 · Property Management & Maintain	0.00	80,000.00	-80,000.00	0.0%
481-000 · Miscellaneous Contributions				
481-545 · Debt payments	0.00	1,053,000.00	-1,053,000.00	0.0%
<b>Total 481-000 · Miscellaneous Contributions</b>	<b>0.00</b>	<b>1,053,000.00</b>	<b>-1,053,000.00</b>	<b>0.0%</b>
482-000 · Contributions				
482-544 · Appropriated Income Fund Balanc	0.00	423,750.00	-423,750.00	0.0%
<b>Total 482-000 · Contributions</b>	<b>0.00</b>	<b>423,750.00</b>	<b>-423,750.00</b>	<b>0.0%</b>
<b>Total Expense</b>	<b>3,969.65</b>	<b>2,322,000.00</b>	<b>-2,318,030.35</b>	<b>0.2%</b>
<b>Net Ordinary Income</b>	<b>148,138.46</b>	<b>0.00</b>	<b>148,138.46</b>	<b>100.0%</b>
<b><u>Net Income</u></b>	<b><u>148,138.46</u></b>	<b><u>0.00</u></b>	<b><u>148,138.46</u></b>	<b><u>100.0%</u></b>

Carbon County Rec&Trans SSD General Fund  
**Balance Sheet**  
As of February 28, 2026

	<u>Feb 28, 26</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1100 · General Fund-Zions	9,228.75
1110 · General Fund-PTIF 8018	<u>2,054,694.98</u>
Total Checking/Savings	<u>2,063,923.73</u>
Total Current Assets	<u>2,063,923.73</u>
<b>TOTAL ASSETS</b>	<b><u>2,063,923.73</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
32000 · Retained Earnings	1,915,785.27
Net Income	<u>148,138.46</u>
Total Equity	<u>2,063,923.73</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>2,063,923.73</u></b>

10:36 AM  
 03/05/26  
 Accrual Basis

**Carbon County Rec&Trans SSD Capital Projects**  
**Profit & Loss Detail**  
 February 2026

Type	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
<b>Ordinary Income/Expense</b>									
<b>Income</b>									
360-000 · Miscellaneous									
361-000 · Interest Earnings									
Deposit	02/28/202				Interest	1110 · Ca...		19,898.48	19,898.48
Total 361-000 · Interest Earnings							0.00	19,898.48	19,898.48
Total 360-000 · Miscellaneous							0.00	19,898.48	19,898.48
Total Income							0.00	19,898.48	19,898.48
Net Ordinary Income							0.00	19,898.48	19,898.48
<b>Net Income</b>							<b>0.00</b>	<b>19,898.48</b>	<b>19,898.48</b>

10:39 AM  
 03/05/26  
 Accrual Basis

Carbon County Rec&Trans SSD Capital Projects  
**Profit & Loss Budget vs. Actual**  
 January through February 2026

	<u>Jan - Feb 26</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
360-000 · Miscellaneous				
361-000 · Interest Earnings	41,928.88	210,000.00	-168,071.12	20.0%
362-000 · Pasture Lease	1,500.00	1,500.00	0.00	100.0%
<b>Total 360-000 · Miscellaneous</b>	<u>43,428.88</u>	<u>211,500.00</u>	<u>-168,071.12</u>	<u>20.5%</u>
<b>Total Income</b>	43,428.88	211,500.00	-168,071.12	20.5%
<b>Expense</b>				
450-000 · Capital Projects				
451-753 · Scofield Property Management	0.00	3,500.00	-3,500.00	0.0%
451-755 · Golf Course - Equipment	0.00	75,000.00	-75,000.00	0.0%
451-762 · Garley Wash	0.00	35,000.00	-35,000.00	0.0%
451-763 · Flood Mitigation	0.00	2,000.00	-2,000.00	0.0%
<b>Total 450-000 · Capital Projects</b>	<u>0.00</u>	<u>115,500.00</u>	<u>-115,500.00</u>	<u>0.0%</u>
<b>Total Expense</b>	<u>0.00</u>	<u>115,500.00</u>	<u>-115,500.00</u>	<u>0.0%</u>
<b>Net Ordinary Income</b>	<u>43,428.88</u>	<u>96,000.00</u>	<u>-52,571.12</u>	<u>45.2%</u>
<b>Net Income</b>	<u>43,428.88</u>	<u>96,000.00</u>	<u>-52,571.12</u>	<u>45.2%</u>

Carbon County Rec&Trans SSD Capital Projects  
Balance Sheet  
As of February 28, 2026

	<u>Feb 28, 26</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1100 · Capital Projects Fund-Zions	6,311.95
1110 · Capital Projects fund-PTIF	<u>6,745,558.59</u>
Total Checking/Savings	<u>6,751,870.54</u>
Total Current Assets	<u>6,751,870.54</u>
<b>TOTAL ASSETS</b>	<u><u>6,751,870.54</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
32000 · Retained Earnings	6,708,441.66
Net Income	<u>43,428.88</u>
Total Equity	<u>6,751,870.54</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>6,751,870.54</u></u>

Carbon County Rec&Trans SSD General Fund

3/5/2026 10:23 AM

Register: 1100 · General Fund-Zions  
 From 02/01/2026 through 02/28/2026  
 Sorted by: Date, Type, Number/Ref

<b>Date</b>	<b>Number</b>	<b>Payee</b>	<b>Account</b>	<b>Memo</b>	<b>Payment</b>	<b>C</b>	<b>Deposit</b>	<b>Balance</b>
02/05/2026	1891	Smuin, Rich and Mar...	20000 · Accounts Paya...	Consulting Jan...	2,136.65	X		10,010.75
02/10/2026	1892	Dennis Christensen	20000 · Accounts Paya...	February pay/F...	150.00	X		9,860.75
02/10/2026	1893	EmeryTelcom	20000 · Accounts Paya...	Ad for property	182.00	X		9,678.75
02/10/2026	1894	Kevin Axelgard	20000 · Accounts Paya...	February pay/F...	150.00	X		9,528.75
02/10/2026	1895	Laurie Bowman	20000 · Accounts Paya...	February pay/F...	150.00	X		9,378.75
02/10/2026	1896	Wendy Berryman	20000 · Accounts Paya...	February pay/F...	150.00	X		9,228.75

## REAL ESTATE PURCHASE AGREEMENT

An agreement made between the Carbon County Recreation and Transportation Special Service District, hereinafter referred to as "Seller", and Mike and Jenny Gagon, hereinafter referred to collectively as "Buyer," made this \_\_\_\_ day of \_\_\_\_\_, 2026, for the sale and conveyance of real property situated within Carbon County, Utah.

WHEREAS, the below-described parcel of property was made available for sale, subject to an easement for vehicular ingress and egress, pursuant to a decision of the Control Board of the Carbon County Recreation and Transportation Special Service District after determining in open and public meetings that said parcel was surplus property, and after offering the property for sale by sealed bids, and after approving a motion in an open and public meeting to the sell the property to the Buyer and finding that the sale of the property was in the best interests of Special Service District;

NOW THEREFORE, Buyer and Seller do hereby agree as follows:

1. Agreement to Convey Real Property. Subject to the terms of this agreement, the terms of which shall survive the closing of this conveyance, Buyer agrees to pay to Seller the amount of **\$11,500.00** in consideration of Seller's conveyance of Carbon County Tax Parcel number 02-0606-0017; said parcel being more particularly described as follows:

LOT 10, PHASE III, BROKEN MESA SUBDIVISION,

**Said conveyance shall be subject to a 25 foot easement along the Northwest boundary of the property of the Carbon County Recreation and Transportation Special Service District, to be**

2. Title Insurance Policy. The parties agree that upon the execution of this agreement Seller shall provide Buyer with a standard-coverage policy of title insurance, to be paid for by Seller, insuring Buyer in the amount of the purchase price. Any additional title insurance coverage shall be at Buyer's expense. In the event that the Commitment for Title Insurance reveals the existence of any mortgages, deeds of trust, judgments, mechanic's liens, tax liens, or warrants encumbering the property, Buyer may cancel this agreement any time prior to closing and shall have no further recourse against Seller. In the event that Buyer does not cancel the agreement, Buyer agrees to accept title to the property subject to all liens, easements, deed restrictions, covenants, conditions, rights of way and other encumbrances set forth in any schedules accompanying the Commitment for Title Insurance. **At closing, Buyer shall reimburse Seller for the expense of the title insurance and all other escrow fees.**

3. Buyer's Purchase Not Conditional Upon Loan. The parties agree that the closing of this transaction is not conditional upon Buyer obtaining financing for the purchase price.

4. Settlement and Closing. Professional Title Services in Price, Utah shall act as the escrow agent for the settlement and closing. Settlement and closing shall take place at the offices

of Professional Title Services in Price, Utah on a date to be agreed upon between the parties, but **not later than April 30, 2026** unless agreed to in writing by the parties.

At or prior to closing, Buyer shall deliver to the escrow office the balance of the consideration owing, and in addition to said consideration, and shall also deliver the fees charged by the escrow office for its services in the settlement and closing process, and any payments and fees associated with any escrow instructions that the parties may provide. Escrow agent shall record the deed at closing on behalf of Buyer.

Settlement shall occur only when Buyer and Seller have signed and delivered to the escrow agent all documents and instruments required by this agreement, by written escrow instructions, and by applicable law, and any monies required to be paid by Buyer under these documents have been delivered to the escrow office in the form of collected or cleared funds.

This transaction shall be considered closed when Settlement has been completed, and when all of the following have been completed:

(i) Payment in full of the consideration set forth herein has been delivered to Seller, and all other costs and fees have been delivered by the escrow officer to those persons and entities entitled to payment; and

(ii) The applicable closing documents have been recorded in the office of the County recorder.

5. Possession and Quiet Enjoyment of Property Upon Settlement. Buyers may take physical possession and exercise quiet enjoyment of the real property only upon closing. On the date that Seller delivers physical possession to Buyer, the property shall be in the same general condition as it was on the date of the execution of this agreement. Buyer shall be solely responsible for all taxes, assessments, utilizes and other services provided to the property after closing.

6. Seller's Representations. Seller hereby makes the following representations with respect to the sale of the real property at issue herein:

a. Seller, acting through the Carbon County Board of Commissioners, has held a properly noticed open and public meeting and has unanimously approved a motion to authorize the sale of the real property at issue herein.

b. Seller represents that it has fee title to the property and that it will convey good and marketable title to Buyer at closing by special warranty deed.

c. Seller represents that to the best of its knowledge that at present that there are no leases affecting the property, and that it will not enter into any leases or intentionally take any actions that will result in the property becoming encumbered with any lien or claim of color of title during the pendency of this sales agreement, nor make any substantial alterations or

improvements to the property, and shall ensure that no financial obligations encumbering the property are made after execution of this agreement.

d. Seller is unaware of any pending or threatened eminent domain actions by any other governmental entity which would result in a loss of ownership or use of any portion of the real property to be conveyed by this agreement.

7. Buyer's Acknowledgments; Waiver of Disclosures by Seller. Buyer acknowledges that its representative has been upon the property and is generally familiar with the historical usage of the property. Buyer is aware of the previous activities upon the property. Buyer waives any requirement of Seller that it provide any additional disclosures beyond those contained in this agreement. To the best of Seller's knowledge, there is no contaminated soil on the property or any hazardous materials on the property. Buyer assumes all responsibility for any clean-up or remediation of hazardous conditions, regardless of whether those conditions are presently known or have been disclosed.

3. Buyer's Due Diligence Period. Buyer shall be entitled to conduct studies, tests, inspections, surveys, and other reviews of the property through March 15, 2026, at its sole expense. This period of time shall be referred to as the due diligence period, and shall include the right to undertake the following:

- a. an inspection of the physical condition of the property;
- b. a survey of the property by a licensed surveyor;
- c. a review of the commitment for title insurance provided by Seller;
- d. a review of applicable federal, state and local governmental laws, statutes, ordinances, rules and regulations, as well as a review of any deed restrictions of record affecting the property.
- e. an appraisal of the property;
- f. an environmental site assessment or other review or investigation into environmental or hazardous waste conditions;
- g. any other tests and evaluations of the property agreed upon between Buyer and Seller in writing, to be attached as an addendum to this agreement.

If at any time prior to March 15, 2026, Buyer determines that the results of its due diligence reviews, studies, surveys, inspections, appraisals, etc., are unacceptable, Buyer may cancel this contract, whereupon any earnest money deposit given to Seller shall be returned to Buyer. If by March 15, 2026, Buyer has not canceled this contract, Buyer's due diligence efforts shall be deemed to have found the property satisfactory, and Buyers agree to accept and purchase the Property "as is", subject to all present conditions of the property.

10. No Warranty. Seller expressly disclaims any warranty that the subject real property is fit for any particular purpose. Buyer agrees to take the property “as-is”, subject to all conditions and defects and hazards upon said property. Seller makes no representation that the property may be zoned for business activities which the Seller wishes to engage in.

11. Hold Harmless and Indemnify. Buyer agrees to indemnify Seller and to hold Seller harmless from any claims of injuries or damages to third parties arising from Buyer’s ownership, use and occupancy of said property after the closing.

12. Risk of Loss Pending Sale. In the event of damage to the property occurring prior to closing due to fire, flood, or other natural causes, Buyer shall have the option to cancel the contract and shall be entitled to the return of its earnest money, or it may proceed to close the sale. In the event that Buyer chooses to proceed to closing, it shall not be entitled to any reduction in the purchase price unless otherwise agreed upon in writing between the parties. Buyer waives any claims or causes of action against Seller in the event of any damage or harm to the property pending closing.

12. Assignment. This agreement shall be binding upon the parties’ respective assigns and successors in interest. Buyer shall not assign his rights under this agreement to another person or entity without the written consent of the other entity.

13. No Brokers. The parties state and represent to each other that there are no real estate brokers or real estate commissions involved in this transaction.

14. Interpretation of Agreement. There are no agreements, warranties, or representations, express or implied, except those expressly set forth herein. This Agreement shall be interpreted, construed, and enforced according to the substantive laws of the State of Utah, and any action arising out of this agreement shall be brought in the Carbon County Seventh Judicial District Court. This agreement has been drafted on behalf of Seller by the Carbon County Attorney’s Office, and the Carbon County Attorney’s Office has not acted as counsel for Buyer. However, this Agreement is the result of arms-length negotiations between the parties, and both Buyer and Seller have had substantive input regarding the various provisions of this agreement. Accordingly, each of the parties affirms its desire that this Agreement be interpreted in an absolutely neutral fashion

15. Final Agreement. This agreement constitutes the full and final agreement between the parties with respect to this transaction, and the parties agree that no other writings exist that pertain to the sale of this property. All modifications, changes, and amendments to this agreement must be made in writing.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

SELLER:  
CARBON COUNTY RECREATION AND  
TRANSPORTATION SPECIAL SERVICE

BUYER:  
MIKE GAGON

DISTRICT

---

DENNIS CHRISTENSEN, Chairman  
Special Service District Control Board

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Mike Gagon

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Jenny Gagon

**CARBON COUNTY RECREATION AND TRANSPORTATION SPECIAL  
SERVICE DISTRICT RESOLUTION No. 2026-01**

WHEREAS, the Carbon County Recreation and Transportation Special Service District (hereinafter referred to as “the Special Service District”) has available surplus water shares for lease this year; and

WHEREAS, the Carbon Country Club Golf Course consists of nine holes owned by the Carbon Country Club, and nine holes owned by the Carbon County Recreation and Transportation Special Service District; and

WHEREAS, all 18 holes of said golf course are commonly referred to as the Carbon Country Club Golf Course, and shall be so referenced in this Resolution, notwithstanding the fact that nine of the holes are owned by the Special Service District; and

WHEREAS, the Carbon County Country Club maintains, cares for, and operates a golf course upon all 18 holes of the Carbon Country Golf Course, including the 9 holes which are owned by the Special Service District; and

WHEREAS, drought conditions have prevailed throughout most of the 2025-2026 winter season, and the management of the golf course anticipates that there may be a scarcity of water at the Country Club during its peak season; and

WHEREAS, The Special Service District finds that providing for the ongoing maintenance and operation of its nine-hole golf course is a top priority for the district, as the operation of the golf course provides a significant recreational opportunity for many residents of Carbon County, and contributes to the health and welfare of Country residents, as well as providing for jobs and for the promotion of tourism in Carbon County generally; and

WHEREAS, the Special Service District finds that putting to beneficial use its water shares is an important and necessary measure in preserving the validity of its claims to water;

NOW THEREFORE, THE CARBON COUNTY RECREATION AND TRANSPORTATION SPECIAL SERVICE DISTRICT DOES HEREBY RESOLVE AS FOLLOWS:

1. The Carbon County Recreation and Transportation Special Service District does hereby agree to annually make available for lease to the Carbon Country Club exclusively, up to 325 shares of Carbon Canal reservoir water, with said water shares to be applied to the beneficial use of such portions of the 18-hole Carbon Country Club Golf Course as may be determined necessary by the Carbon Country Club’s golf course management team. Any lease entered into shall be for a term not to exceed one year.

2. Notwithstanding that any lease entered into shall be for not more than one year, any such lease entered into shall be automatically renewed at the same rate for the next year, under the same terms as conditions as the previous year, unless the Special Service District gives written notice to the Country Club prior to November 15 of its intent to not to lease the shares next year or of its intent to modify the terms of next year's lease.

3. This Resolution may be rescinded or modified at any time, but any lease of water shares in place at the time of rescission or modification shall not be affected under such rescission or modification until the expiration of any lease in place at the time.

RESOLVED and APPROVED this \_\_\_\_\_ of \_\_\_\_\_, 2026, in an open and public meeting of the Carbon Country Recreation and Transportation Special Service District Control Board.

CARBON COUNTRY RECREATION  
AND TRANSPORTATION SPECIAL  
SERVICE DISTRICT CONTROL BOARD

\_\_\_\_\_  
DENNIS CHRISTENSEN,  
Chairman

Boardmember Axelgard voted	_____ yea	_____ nay
Boardmember Berryman voted	_____ yea	_____ nay
Boardmember Bowman voted	_____ yea	_____ nay
Boardmember Haddock	_____ yea	_____ nay
Boardmember Christensen	_____ yea	_____ nay



February 25, 2026

Subject: Notice of Possible Surveys on Your Property for the Carbonville Trail Feasibility Study

Dear Larry Jensen,

REGARDING PARCEL(s) #: 02-0363-0002, 02-0364-0000, 02-0369-0000, 02-0606-0000

The Utah Department of Transportation (UDOT) is conducting a feasibility study for a trail running from Helper to Price, in Carbon County, Utah (UDOT Region 4).

UDOT is conducting field surveys in accordance with the National Environmental Policy Act (NEPA). Resource professionals might need to enter your property starting in February 2026 to take photographs, take notes, take measurements, review vegetation, and/or identify potential historic structures. Surveys will generally take place on weekdays between 7:30 AM and 5 PM. None of these activities will cause damage to the property.

UDOT conducts these field surveys in accordance with Statute 78B-6-506 of the Utah State Code, which is copied below for your reference. This code allows UDOT or its representatives to enter upon private property provided reasonable notice is given. This letter serves as that notice. Receipt of this notice does not mean UDOT will need to access your property. The presence of surveyors on your property does not mean your property will be affected by a future project. At this stage of the project, no decisions have been made, but the project does require data gathering throughout the study area.

If you have any questions or would like to be present when surveys are conducted on your property, please contact our consultant, Brent Crowther, at [brent.crowther@kimley-horn.com](mailto:brent.crowther@kimley-horn.com) or 520-429-6868.

Sincerely,

Brent Hadfield  
Project Manager, UDOT