



A Special Meeting of the
Brian Head Town Council

Brian Head Town Hall – Council Chambers
56 North Highway 143 – Brian Head, UT 84719
www.Zoom.us [\(Click Here\)](#)

Via Zoom Meeting ID# 824 6471 6408

TUESDAY, NOVEMBER 25, 2025 @ 1:00 PM

AGENDA

- A. CALL TO ORDER**
- B. PLEDGE ALLEGIANCE**
- C. DISCLOSURES**
- D. REPORTS / PUBLIC INPUT ON NON-AGENDA ITEMS.** Public input is limited to three (3) minutes on non-agenda items.
- E. AGENDA ITEMS**
 - 1. TOWN RIGHT-OF-WAY REQUEST FOR 180 GURR WELL ROAD.** Bret Howser, Town Manager. Dax Tobin is requesting a portion of the Town's right-of-way for an expansion of a driveway located at 180 Gurr Well Road.
 - 2. BRIAN HEAD UNIT 3 SPECIAL ASSESSMENT AREA PROTEST TALLY NOTIFICATION TOTAL.** Nancy Leigh, Town Clerk. The Council will review all written protests to the Brian Head Unit 3 Special Assessment Area.
 - 3. CONSIDERATION OF A RESOLUTION DESIGNATING THE BRIAN HEAD UNIT 3 ASSESSMENT AREA (THE "ASSESSMENT AREA") FOR THE PURPOSE OF (i) LEVYING ASSESSMENTS AGAINST PROPERTIES WITHIN THE ASSESSMENT AREA TO FINANCE THE COSTS OF CERTAIN WATER SYSTEM IMPROVEMENTS, ROAD IMPROVEMENTS, AND RELATED IMPROVEMENTS IN THE ASSESSMENT AREA, (ii) ESTIMATING THE AMOUNT OF THE ASSESSMENTS TO BE LEVIED AND THE METHOD OF ASSESSMENT, AND (iii) GENERALLY DESCRIBING THE PERIOD OVER WHICH THE ASSESSMENTS ARE TO BE PAID AND THE MANNER IN WHICH THE TOWN INTENDS TO FINANCE SAID IMPROVEMENTS; AND RELATED MATTERS.** Bret Howser, Town Manager. The Council will consider a resolution adopting the Notice of Creation for the Brian Head Unit 3 Special Assessment Area.
- F. ADJOURNMENT**

Date: November 21, 2025

Available to Board Members as per Ordinance No. 11-003 authorizes public bodies, including the Town, to establish written procedures governing the calling and holding of electronic meetings at which one or more members of the public board may participate by means of electronic communications. In compliance with the Americans with Disabilities Act, persons needing auxiliary communications aids and services for this meeting should call Brian Head Town Hall @ (435) 677-2029 at least three days in advance of the meeting.

CERTIFICATE OF POSTING

I hereby certify that I have posted copies of this agenda at the following conspicuous locations; the Post Office, The Mall, and the Brian Head Town Hall and have posted copies on the Utah Meeting Notice Website and the Brian Head Town website and have caused a copy of this notice to be delivered to the Daily Spectrum, a newspaper of general circulation.

Nancy Leigh, Town Clerk



STAFF REPORT TO THE TOWN COUNCIL

ITEM: Gurr Well Road Right-Of-Way Request

AUTHOR: Bret Howser
DEPARTMENT: Administration
DATE: November 25, 2025
TYPE OF ITEM: Administrative Direction

SUMMARY:

The Town Council will consider a request for a private use easement in the Town right-of-way (ROW) on Gurr Well Rd.

BACKGROUND:

Staff was recently approached by the owners of a cabin at 181 Gurr Well Rd. They have a steep driveway that is difficult to clear of snow and ice and they are considering putting in a snow melt system. As they are doing so, they would like to widen the driveway a little. The driveway is held up by a small retaining wall that currently sits in the ROW (as does a portion of the driveway, it appears). Thus the request is formalize an easement for the retaining wall in the ROW.

ANALYSIS:

The Town Manager and Public Works Director visited the site and determined that granting the easement would be detrimental to snow removal operations in the area. The ROW is only 30 ft in front of the cabin, and the request would narrow the snow storage area to maybe 5-6 feet for much of the frontage. Snow would have to be pushed to the north where it would stack up in front of a fire hydrant, or further north where it would impede the neighbor's driveway.

Ultimately, usage of Town property is the province of the Town Council, so staff directed the property owners to approach the Council if they wish to pursue the item further.

FINANCIAL IMPLICATIONS:

No significant financial impacts. The Town may need to charge fair market value for the easement if there is no other prevailing public interest.

BOARD/COMMISSION RECOMMENDATION:

N/A

STAFF RECOMMENDATION:

Staff recommends against allowing the easement for reasons stated above.

PROPOSED MOTION:

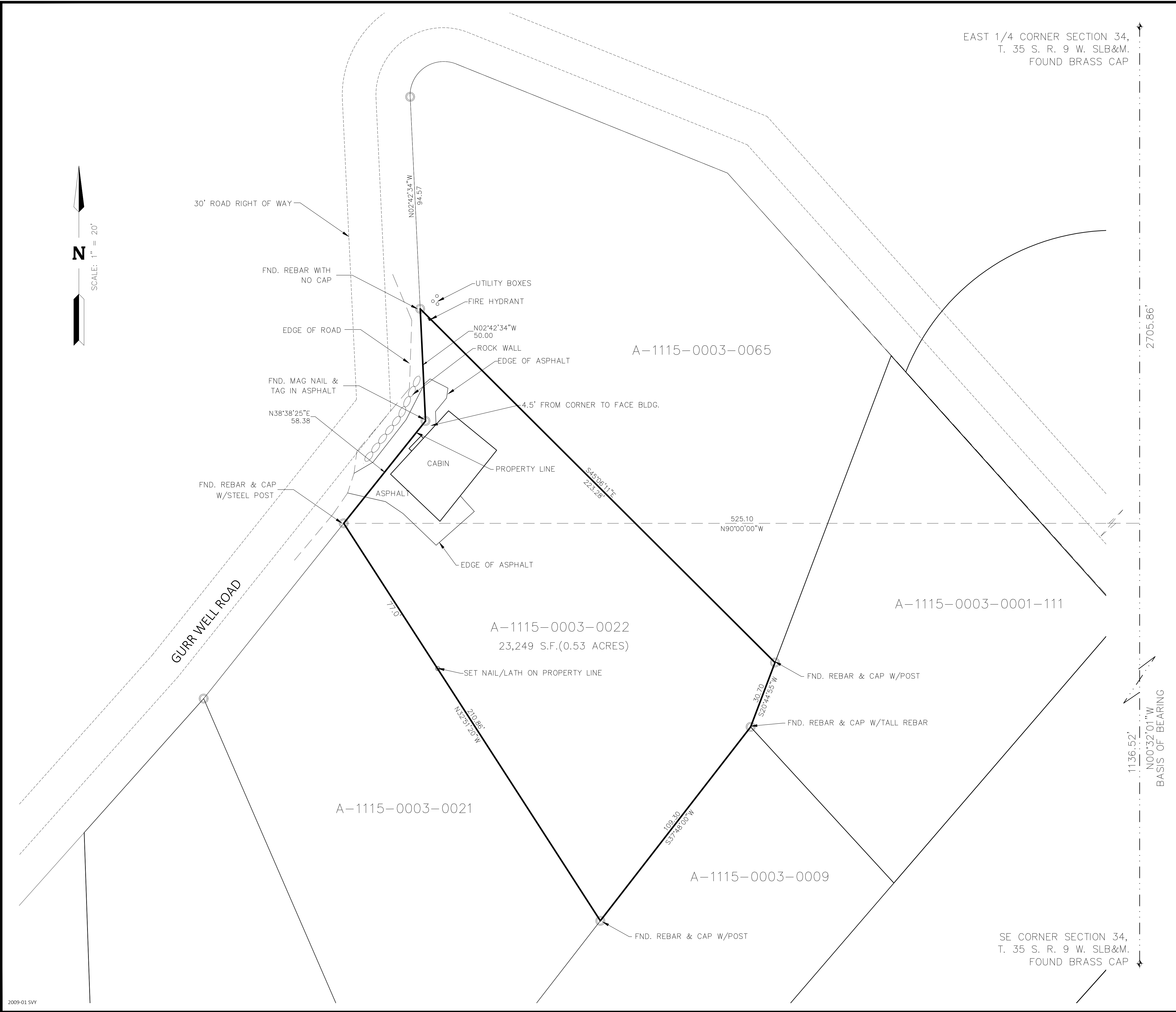
The Council may choose to direct staff by motion.

ATTACHMENTS:

- A - Pictures of the site
- B - Site Survey

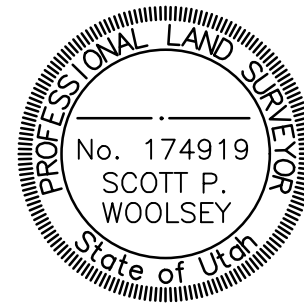






SURVEYOR'S CERTIFICATE

I, SCOTT P. WOOLSEY, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 174919, HOLD A LICENSE IN ACCORDANCE WITH TITLE 98, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS HAVE BE SET AS REPRESENTED ON THIS PLAT.



SCOTT P. WOOLSEY
P.L.S. 174919

DATE

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 00°32'01" WEST, 1136.52 FEET ALONG THE SECTION LINE AND WEST 525.10 FEET FROM THE SOUTHEAST CORNER OF SECTION 34, T. 35 S. R. 9 W. SLB&M. AND RUNNING THENCE NORTH 38°38'25" EAST, 58.38 FEET; THENCE NORTH 02°42'34" WEST, 50.00 FEET; THENCE SOUTH 45°08'11" EAST, 223.28 FEET; THENCE SOUTH 20°44'55" WEST, 30.70 FEET; THENCE SOUTH 37°48'00" WEST, 109.30 FEET; THENCE NORTH 32°51'20" WEST, 210.86 FEET TO THE POINT OF BEGINNING. CONTAINING 0.53 ACRES.

TOGETHER WITH A 30.00 FOOT ROAD R/W NORTHWEST OF AND ADJACENT TO SAID PARCEL.

NARRATIVE

THE BASIS OF BEARING FOR THIS SURVEY IS: NORTH 00°32'01" WEST BETWEEN THE SOUTHEAST CORNER AND THE EAST 1/4 CORNER OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 9 WEST, SLB&M.

THE PURPOSE OF THIS SURVEY WAS TO FIND AND MARK THE CORNERS OF THE ABOVE PARCEL UPON THE GROUND AND TO SHOW THE VISIBLE IMPROVEMENTS IN RELATION TO THE PROPERTY LINES.

LEGEND

- ◆ SECTION MONUMENT AS NOTED
○ FOUND MONUMENT AS NOTED
● SET REBAR & CAP PLS 174919
ALPHA ENGINEERING CO.

- SECTION LINE
--- PROPERTY LINE
--- ROAD ROW LINE

LOCATION: SOUTHEAST 1/4 OF SECTION 34,
T. 35 S. R. 9 W. SLB&M.

PREPARED FOR: DAX TOBIN

SURVEY DATE: AUGUST 2023



43 South 100 East, Suite 100 • St George, Utah 84770
T: 435.628.6500 • F: 435.628.6553 • alphaengineering.com

180 Gurr Well Road Right-of-Way Request

Mayor & Council Members,

Dax Tobin and Ileana Dominguez at 181 Gurr Well Road wish to redo their front driveway to make it more accessible in the winter months. It is narrow at the top with a steep approach that makes parking and snow removal extremely difficult and creates ice hazards. Due to the steep slope towards the back of the home, it is limited in parking options. If they could bump out the current small rock wall to widen the top landing, they could considerably remedy this issue. Currently this would be a bit beyond their property line into the town's right of way, however it would not impede the road, since the property line juts into their current driveway. As discussed, maybe the town can provide an easement to allow for this extension since the current road doesn't touch this triangle of land.

You can see from the enclosed pictures and video that the rock wall/driveway is too narrow to fit a vehicle and still open the door onto a narrow sliver of icy driveway without risk of falling off the 4-foot-high driveway onto the street. This presents an extreme hazard for the owners and guests. Especially considering that the driveway is not wide enough for standard equipment ice removal and must be performed with small handheld machines and not performed as easily or frequently.

We would be very grateful if the town could make this accommodation and eliminate these hazards and hardships and make the property functional.

Thank you for your consideration.

Dax Tobin
180 Gurr Well Road

[Uphill walk summer video](#) [Click to open](#)













BRIAN HEAD

STAFF REPORT TO THE TOWN COUNCIL

ITEM: PRESENTATION OF THE PROTEST PERIOD RESULTS FOR BRIAN HEAD UNIT 3 SPECIAL ASSESSMENT AREA

AUTHOR: Nancy Leigh, Town Clerk
DEPARTMENT: Administration
DATE: November 25, 2025
TYPE OF ITEM: Informational

SUMMARY:

The Council will review the results of the 60-day protest period for the Brian Head Unit 3 Special Assessment Area (SAA).

BACKGROUND:

The Town Council reviewed and accepted the petition to create the Special Assessment Areas in the Brian Head Unit 3 subdivision on May 13, 2025. Subsequently, the Town Council adopted the resolution for the Notice of Intent to create the SAA in August 2025. The resolution identified the public hearing date, which was held on September 23, 2025, and initiated the official 60-day protest period.

ANALYSIS:

As part of state law requirements, a public hearing was held on September 23, 2025, which officially kicked off the 60-day protest period for the Brian Head Unit 3 SAA. Each parcel owner received a letter in the mail detailing the protest requirements. As per state law requirements, if the Town receives 40% written protests, then the SAA automatically fails. Each parcel is allowed one protest. That said, the following are the results of the protest period:

Brian Head Town Special Tax Assessment Area for Brian Head Unit 3:

Protest Period Summary

The proposed Brian Head Town Special Tax Assessment Brian Head Unit 3 solicited written protests from parcel owners within the area for a period of 60 days. A public meeting will be held on November 25, 2025, at 1:00 PM MST in the Brian Head Town Council Chambers to review the following protests results: 22 lots total in the area, with 1 (one) protest received, totally 4.5% of the area.

The next steps in the process will be to adopt the Notice of Designation (creating) the Brian Head Unit 3 Special Assessment Area which allows the Town to go to bid for this project. The goal is to have this done in December or early January.

FINANCIAL IMPLICATIONS:

If the SAA proceeds, the Town will issue bonds for the project which will be backed by assessments placed on each parcel.

BOARD/COMMISSION RECOMMENDATION:

N/A

STAFF RECOMMENDATION:

N/A

PROPOSED MOTION:

No motion. Informational only.

ATTACHMENTS:

A – Protest Letter

November 5, 2025

Brian Head Town
c/o Nancy Leigh, Town Clerk
P.O. Box 190068
Brian Head, UT 84719-0068

Nancy Leigh,

I am owner of parcel# A-1148-0005-0041 that is being included in the designated assessment area for Brian Head, UT. I am **against** this assessment. The assessment estimate of \$50,045.45 seems excessive and given the length of 10 years, who says you are not going to raise it because of construction increases. I don't feel the property owners value will increase enough to compensate for the expense that we will have to put out for this assessment.

Again, I am **against** the assessment.

A handwritten signature in black ink that reads "Janice K. Phillips, Manager". The signature is written in a cursive style with a large initial "J".

Calaveras LLC
Janice K. Phillips, Manager
8104 Mountain Forest Ct.
Las Vegas, NV 89129

P.S. Please update the physical and billing address of Calaveras LLC and Janice Phillips to the above address.



STAFF REPORT TO THE TOWN COUNCIL

ITEM: BH UNIT 3 SPECIAL ASSESSMENT AREA DESIGNATION

AUTHOR: Bret Howser
DEPARTMENT: Administration
DATE: November 25, 2025
TYPE OF ITEM: Legislative Action

SUMMARY:

The Council will consider a resolution designating (or creating) the Brian Head Unit 3 Special Assessment Area (SAA).

BACKGROUND:

During the May 13, 2025, Town Council Meeting, the Town Council accepted the petition for the Brian Head Special Assessment Area. At that time, the SAA had 63% support on the petition. Town policy requires that more than 60% of the lot owners sign the petition for approval to be considered.

On August 26, 2025, the Council adopted a Notice of Intention to Designate an Assessment Area for Brian Head Unit 3. Pursuant to that resolution, Town staff sent notice of public hearing and accompanying 60-day protest period. The public hearing was held on September 23, 2025, and the 60-day protest period was completed thereafter. On November 25, 2025, the Town Council received and tallied all written protests to the designation of the SAA.

ANALYSIS:

Location:

The proposed SAA covers twenty-two (22) lots along Driftwood and Paintbrush in the Brian Head Unit 3 Subdivision. A waterline would begin at Highway 143 and proceed up Driftwood and Paintbrush. The map was provided by the SAA Sponsor and approved by Public Works and the Town's engineer.

Estimated Costs:

A cost estimate based on recent bids for similar projects is provided as an attachment. The current estimate for construction is \$968,339 (including 20% contingency and 12% design/construction mgt). The total amount of bond issuance (including debt reserve fund and cost of issuance) is anticipated to be \$1,101,000, which would result in an assessment per lot of \$50,045. These are estimates only.

The total appraised value of the SAA is \$3,731,000, putting the value to assessment ratio at 3.39, which meets both state statute as well as the Town's SAA policy requirements.

Staff believes the estimate is on the high end (somewhat intentionally) as it is based off costs received during the height of the building crunch in 2024. Also, we are pursuing alternative strategies to reduce costs on this SAA project and to open the bidding to more competition. We also believe market conditions currently favor more competitive bids.

That said, after obtaining nearly finalized engineered drawings, staff visited the site with the engineer to review for constructability. In that process, we found that the lower road (Driftwood) has some serious slope issues that will prohibit building the road correctly as part of this water line project without adding significant costs. The existing roadway is about 10-12 wide (it's an ATV trail really) within a 30 ft ROW with sharp slopes on either side. It is likely that the only cost-feasible way to proceed is to insert the waterline within the existing roadway (just west of centerline of the ROW) and to put the roadway back as it was (with a better surface, but no wider). Installation of future utilities (gas/sewer/etc.) will be hampered. Sewer will likely have to be pressurized 4-in poly line to avoid excessive depth issues, but the required offset will be difficult to achieve. Snow plowing with Town equipment (16' plows) will likely be impossible. Several of the properties could conceivably be accessed from the highway (not ideal, maybe won't be allowed by UDOT) or via Georg's ski shop driveway (one development plan using this model has already been preliminarily submitted to the Town). But at least a small handful of properties (maybe as few as 1 or 2) may have serious winter access issues.

SAA Process:

Staff is currently obtaining bids for construction of both the Elk Drive SAA and the BH Unit 3 SAA. Once the SAA is designated, we will complete bidding, and if the numbers come in within estimates we can award bid. Following award of bid, we can proceed with issuing bonds and establishing the assessment (including board of equalization).

FINANCIAL IMPLICATIONS:

The Town does assume financial risk with any SAA, with this one being no different. Specifically, the Town assumes the debt liability and is potentially on the hook for the bond payments should a property owner default or fail to pay the assessment. However, though a lengthy process, the Town will be a lean holder on each proper with the ability to foreclose should this happen.

BOARD/COMMISSION RECOMMENDATION:

N/A

STAFF RECOMMENDATION:

Staff recommends that Council move forward with adopting the Designation Resolution.

PROPOSED MOTION:

I move to adopt Resolution number 25-562 designating the Brian Head Unit 3 Special Assessment Area as presented.

ATTACHMENTS:

A - Designation Resolution

Brian Head, Utah
November 25, 2025

The Town Council (the “Council”) of the Town of Brian Head, Utah (the “Town”) met in regular session on November 25, 2025, at 1:00 p.m. at the regular meeting place of said Council at 56 North Highway 143 in Brian Head, Utah, with the following members of the Council present:

Clayton Calloway	Mayor
Martin Tidwell	Council Member
Mitch Ricks	Council Member
Larry Freeberg	Council Member
Duane Nyen	Council Member

Also present:

Nancy Leigh	Town Clerk
Bret Howser	Town Manager

Absent:

After the meeting had been duly called to order and after other matters not pertinent to this resolution had been discussed, the Town Clerk presented to the Council a Certificate of Compliance with Open Meeting Law with respect to this November 25, 2025, meeting, a copy of which is attached hereto as Exhibit A.

Thereupon, the following resolution was then introduced in writing and pursuant to motion duly made by Council Member _____ and seconded by Council Member _____, adopted by the following vote:

AYE:

NAY:

The resolution was later signed by the Mayor and recorded by the Town Clerk in the official records of the Town. The resolution is as follows:

RESOLUTION NO. _____

A RESOLUTION DESIGNATING THE BRIAN HEAD UNIT 3 ASSESSMENT AREA (THE “ASSESSMENT AREA”) FOR THE PURPOSE OF (I) LEVYING ASSESSMENTS AGAINST PROPERTIES WITHIN THE ASSESSMENT AREA TO FINANCE THE COSTS OF CERTAIN WATER SYSTEM IMPROVEMENTS, ROAD IMPROVEMENTS, AND RELATED IMPROVEMENTS IN THE ASSESSMENT AREA, (II) ESTIMATING THE AMOUNT OF THE ASSESSMENTS TO BE LEVIED AND THE METHOD OF ASSESSMENT, AND (III) GENERALLY DESCRIBING THE PERIOD OVER WHICH THE ASSESSMENTS ARE TO BE PAID AND THE MANNER IN WHICH THE TOWN INTENDS TO FINANCE SAID IMPROVEMENTS; AND RELATED MATTERS.

BE IT RESOLVED by the Town Council (the “Council”) of the Town of Brian Head, Utah (the “Town”), as follows:

Section 1. The Council hereby determines that it will be in the best interest of the Town to designate an area to finance the costs of certain water system improvements, road improvements, and other necessary and related miscellaneous improvements in the Brian Head Unit 3, Blk A Subdivision, Iron County, Utah (the “Improvements”). The Council hereby determines that it is in the best interest of the Town to levy assessments against properties benefited by the Improvements to finance the costs of said Improvements. The Council hereby determines that the Improvements qualify as an “Improvement” pursuant to the Act (defined below) and that the Town is authorized to provide such Improvements as a publicly owned infrastructure/system.

Section 2. Pursuant to the Assessment Area Act, Title 11, Chapter 42, Utah Code Annotated 1953, as amended (the “Act”), the Council has previously given notice of its intention to designate the Brian Head Unit 3 Assessment Area (the “Assessment Area”), received and considered all protests filed, and held a public hearing.

Section 3. The Town has counted the written protests and held a public meeting to announce that adequate protests have not been filed.

Section 4. The legal description and parcel numbers of the properties to be assessed within the Assessment Area are more fully set forth in Exhibit B attached hereto. The Assessments to finance the Improvements will be levied based upon a per lot methodology.

Section 5. The taxable value of the property proposed to be assessed, as reported by the Iron County Assessor in 2024, is \$3,731,000, which is more than three times the amount of the assessments proposed to be levied against the property.

Section 6. The Town hereby designates the Assessment Area, which shall be known as the “Brian Head Unit 3 Assessment Area.” A map showing the general location of the

Assessment Area along with the location of the Improvements within the Assessment Area is attached hereto as Exhibit C.

Section 7. The Improvements are more particularly described as follows:

The installation of culinary waterlines, roadway drainage improvements, roadway re-alignment, gravel road improvements and related improvements.

Section 8. Pursuant to the Act, the Council has determined to levy assessments to pay the cost of the Improvements. The assessments are assessed against properties in a manner that reflects an equitable portion of the benefit of the Improvements as required by the Act. The Town has determined that the reasonable useful life of the Improvements is at least 50 years and that it is in the Town and the property owners' best interest for certain property owner installments to be paid for up to ten (10) years.

Section 9. The total acquisition, construction and installation cost of the Improvements, including estimated overhead costs, administrative costs, costs of funding reserves, and debt issuance costs, is estimated at \$1,101,000, all of which is anticipated to be paid by assessments to be levied against the properties within the Assessment Area to be benefited by such Improvements, which benefits need not actually increase the fair market value of the properties to be assessed. The Town expects to finance the cost of the Improvements by issuing assessment bonds (the "Bonds"). The Town currently estimates selling the Bonds at an interest rate of approximately 6.250% per annum, maturing on or before ten (10) years from the date of issuance of the Bonds. It is anticipated that the reserve fund will be funded with bond proceeds or overtime assessments. The cost of Improvements to be assessed against the benefited properties within the Assessment Area shall be assessed initially using a per lot method of assessment, as follows:

<u>Improvements</u>	<u>Assessment</u>	<u>Method of Assessment</u>
All Improvements	\$1,101,000	Per Lot

Section 10. The Council intends to levy assessments as provided in the Act on all parcels and lots of real property within the Assessment Area to be benefited by the Improvements. The purpose of the assessment and levy is to finance the cost of the Improvements, which the Town will not assume or pay.

The assessments shall be levied against properties in a manner that reflects an equitable portion of the benefit of the Improvements as required by the Act. Other payment provisions and enforcement remedies shall be in accordance with the Act.

A map of the Assessment Area and the location of the Improvements and other related information are on file in the office of the Town Clerk who will make such information available to all interested persons.

Section 11. The Town anticipates collecting the assessments by including it on property tax notices.

Section 12. A professional engineer has prepared a “Certificate of Project Engineer” which, among other things, identifies the Improvements to be constructed and installed and is attached hereto as Exhibit D. The findings and determinations set forth in this resolution are based, in part, upon said Certificate of Project Engineer.

Section 13. The provisions of an assessment ordinance shall govern the levy, payment and applicable provisions regarding the assessments notwithstanding anything contained herein to the contrary. As required by the Act, within 15 days of the effective date of this resolution, the Town Clerk shall record an original or certified copy of this designation resolution in the office of the County Recorder; and file with the County Recorder a notice of proposed assessment that:

- (A) states that the Town has designated the Assessment Area; and
- (B) lists, by legal description and tax identification number, the property proposed to be assessed.

APPROVED AND ADOPTED this November 25, 2025.

(SEAL)

By: _____
Clayton Calloway, Mayor

ATTEST:

By: _____
Nancy Leigh, Town Clerk

(Other business not pertinent to the foregoing appears in the minutes of the meeting.)

Upon the conclusion of all business on the agenda, the meeting was adjourned.

(SEAL)

By: _____
Clayton Calloway, Mayor

ATTEST:

By: _____
Nancy Leigh, Town Clerk

STATE OF UTAH)
 : ss.
COUNTY OF IRON)

I, Nancy Leigh, the duly chosen, qualified, and acting Town Clerk of the Town of Brian Head, Utah (the “Town”), do hereby certify as follows:

(a) That the foregoing typewritten pages constitute a full, true, and correct copy of the record of proceedings of the Council at a regular meeting thereof held in Brian Head, Utah on November, 2025 at 1:00 p.m., as the same appears of record in my office, that I personally attended said meeting, and that the proceedings were in fact held as in said minutes specified.

(b) That due, legal, and timely notice of said meeting was served upon all members as required by law and the rules and ordinances of the Town.

(c) That the above resolution was provided to my office on November 25, 2025, has been recorded by me, and is a part of the permanent records of the Town.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature and affixed the seal of the Town, this November 25, 2025.

(SEAL)

By: _____
Nancy Leigh, Town Clerk

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Nancy Leigh, the undersigned Town Clerk of the Town of Brian Head, Iron County, Utah, do hereby certify, according to the records of the Town Council of the Town of Brian Head, Utah (the "Council") in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-202, Utah Code Annotated 1953, as amended, I gave not less than twenty-four (24) hours public notice of the agenda, date, time, and place of the November 25, 2025 public meeting held by the Council as follows:

(a) By causing a Notice, in the form attached hereto as Schedule 1, to be posted at the principal offices of the Town at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained so posted and available for public inspection until the completion of the meeting;

(b) By causing a copy of such Notice to be posted on the Utah Public Notice Website (<http://pmn.utah.gov>) at least twenty-four (24) hours prior to the convening of the meeting; and

(c) By causing a copy of such Notice to be posted on the Town's official website at least twenty-four (24) hours prior to the convening of the meeting.

In addition, the Notice of 2025 Annual Meeting Schedule for the Council (attached hereto as Schedule 2) was given specifying the date, time, and place of the regular meetings of the Council to be held during the year, by causing said Notice to be posted at least annually on the Utah Public Notice Website created under Section 63A-16-601, Utah Code Annotated 1953, as amended, (b) on the Town's official website, and (c) in a public location within the Town that is reasonably likely to be seen by residents of the Town.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this November 25, 2025.

(SEAL)

By: _____
Nancy Leigh, Town Clerk

SCHEDULE 1

NOTICE OF MEETING AND AGENDA

SCHEDULE 2

NOTICE OF ANNUAL MEETING SCHEDULE

EXHIBIT B

LEGAL DESCRIPTION AND TAX IDENTIFICATION NUMBERS OF
PROPERTIES TO BE ASSESSED

That certain real property located in Iron County, State of Utah, described as follows:

TAX ID #A-1148-0005-0004

LOT 14, BLK A, BRIAN HEAD, UNIT 3.

TAX ID #A-1148-0005-0005

LOTS 23,24,25,26 & 27, BLK A, BRIAN HEAD, UNIT 3.

TAX ID #A-1148-0005-0008

LOT 22, BLK A, BRIAN HEAD, UNIT 3.

TAX ID #A-1148-0005-0012

BEG AT PT N15°16'E 152.8 FT FR SE COR OF LOT 10, BLK A, BRIAN HEAD, UNIT 3;
N15°16"E 129.6 FT; S65°06'E 167.3 FT; S24°54'W 127.8 FT; N65°06'W 145.6 FT TO POB;
(LOC LOTS 15 & 16, BLK A, BRIAN HEAD, UNIT 3).

TAX ID #A-1148-0005-0021

LOT 7, BLK A, BRIAN HEAD, UNIT 3.

TAX ID #A-1148-0005-0022

LOT 8, BLK A, BRIAN HEAD, UNIT 3.

TAX ID #A-1148-0005-0025

LOT 1, BLK A, BRIAN HEAD, UNIT 3.

TAX ID #A-1148-0005-0028

LOT 5, BLK A, BRIAN HEAD, UNIT 3.

TAX ID #A-1148-0005-0030

LOT 28, BLK A, BRIAN HEAD, UNIT 3.

TAX ID #A-1148-0005-0031

BEG AT PT N15°16'E 282.4 FT FR SE COR OF LOT 10, BLK A, BRIAN HEAD, UNIT 3;
N15°16'E 123.3 FT; S65°06'E 177.9 FT; S0°55'E 23.4 FT; S24°54'W 100.5 FT; N65°06'W
167.3 FT TO POB. (LOC LOT 15, BLK A, BRIAN HEAD, UNIT 3).

TAX ID #A-1148-0005-0035

LOT 2, BLK A, BRIAN HEAD, UNIT 3.

TAX ID #A-1148-0005-0036

LOT 13, BLK A, BRIAN HEAD, UNIT 3.

TAX ID #A-1148-0005-0037

LOT 4, BLK A, BRIAN HEAD, UNIT 3.

TAX ID #A-1148-0005-0038

BEG AT PT N5°47'E 161.7 FT FR SW COR OF LOT 10, BLK A, BRIAN HEAD, UNIT 3;
N5°47'E 137.2 FT; S65°06'E 171.1 FT; S15°16'W 129.6 FT; N65°06'W 148.5 FT TO POB.
PART OF LOTS 10 & 11, BLK A, BRIAN HEAD, UNIT 3. (ANNEXED FOR 2025 TAX
YEAR, WAS C-1148-5-38).

TAX ID #A-1148-0005-0039-02

LOT 6, BLK A, BRIAN HEAD, UNIT 3.

TAX ID #A-1148-0005-0040

BEG AT PT N5°47'E 298.9 FT FR SW COR LOT 11, BLK A, BRIAN HEAD, UNIT 3; N5°47'E
91.2 FT TO PT ON CURV OF 33 FT RADIUS CUL-DE-SAC FR RADIAL LN OF CURV
BEAR N21°15'W, ALG 33 FT RADIUS CURV NE'LY TO LEFT 33.9 FT; RADIALY FR
CURV S65°06'E 173.6 FT; S15°16'W 123.3 FT; N65°06'W 171.1 FT TO POB.

TAX ID #A-1148-0005-0041

LOT 17, BLK A, BRIAN HEAD, UNIT 3; SEC 10, T36S, R9W, SLM.

TAX ID #A-1148-0005-0042

LOTS 19, 20 & 21, BLK A, BRIAN HEAD, UNIT 3.

TAX ID #A-1148-0005-0043

LOT 18, BLK A, BRIAN HEAD, UNIT 3.

TAX ID #A-1148-0005-0044

LOT 3, BLK A, BRIAN HEAD, UNIT 3.

TAX ID #A-1148-0005-0045

LOT 12, BLK A, BRIAN HEAD, UNIT 3 (ANNEXED FOR 2010 TAX YEAR-WAS C-1148-5-45).

TAX ID #A-1148-0009-00AM

LOT 9, AMENDED PLAT OF PARCEL A-1148-5-33-34 & LOT 9 BLK A, BRIAN HEAD
SUBDIVISION UNIT 3.

EXHIBIT C

MAP SHOWING GENERAL LOCATION OF THE ASSESSMENT AREA AND IMPROVEMENTS WITHIN THE ASSESSMENT AREA

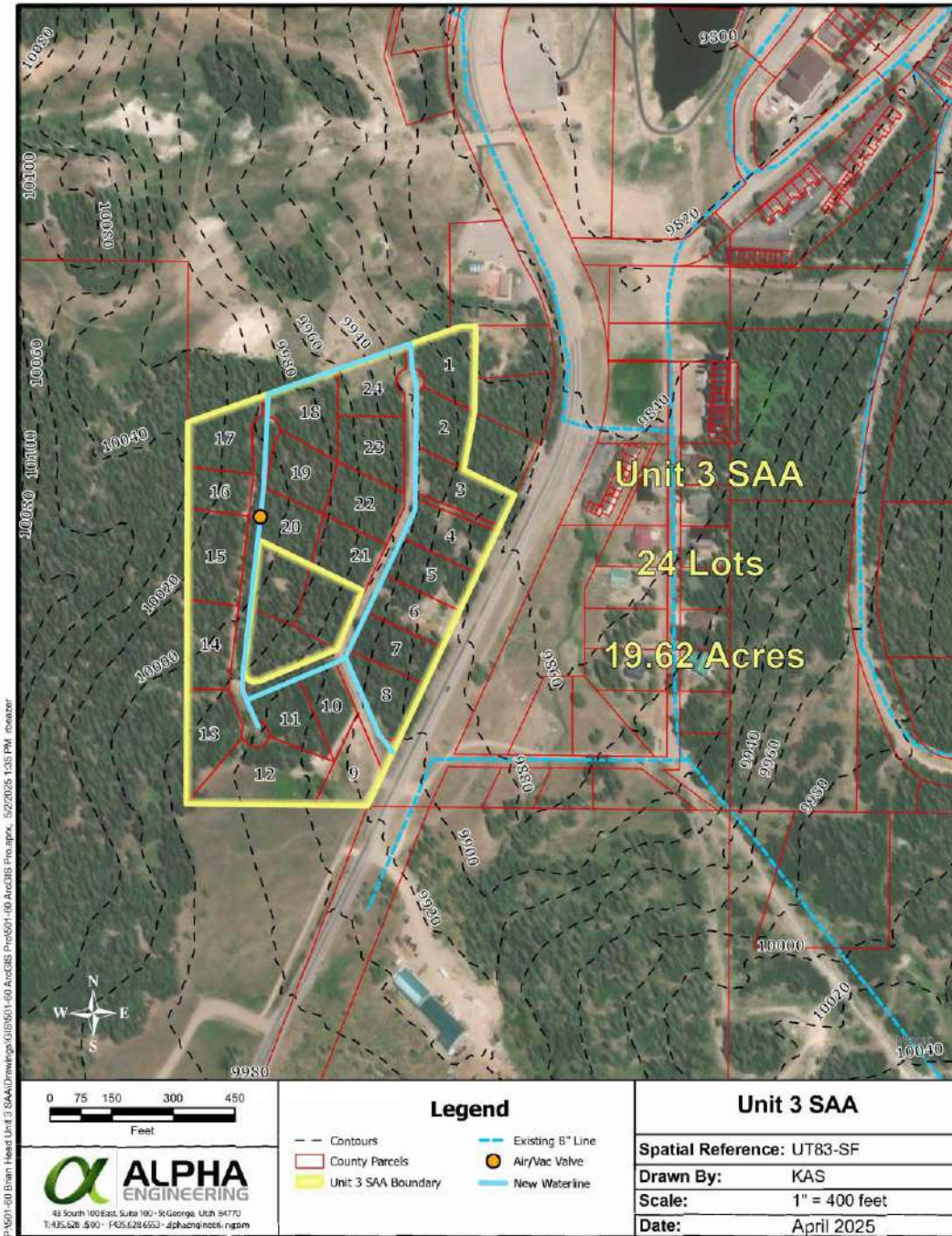


EXHIBIT D

CERTIFICATE OF PROJECT ENGINEER

CERTIFICATE OF PROJECT ENGINEER

The undersigned project engineer for the Brian Head Unit 3 Assessment Area (the "Assessment Area") hereby certifies as follows:

1. I am a professional engineer engaged by Brian Head, Utah to perform the necessary engineering services to determine the costs of the proposed infrastructure improvements benefitting property within the Assessment Area.

2. The estimated costs of the improvements to be acquired, constructed and/or installed benefitting property within the Assessment Area are set forth in the attachment hereto. Said estimated costs are based on a review of construction contracts, quotes and preliminary engineering estimates for the type and location of said proposed improvements as of the date hereof. The proposed improvements have a weighted average useful life of not less than 50 years, assuming regular maintenance is performed.

By: Phil Benzor, P.E.

Date: August 20, 2025

Unit 3 SAA
Brian Head, Utah
Preliminary Engineer's Opinion of Probable Construction Costs
April 9, 2025

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNITS	UNIT PRICE Dollars & Cents	ITEM PRICE Dollars & Cents
1	Mobilization @10%	1	L.S.	\$66,690.00	\$66,690.00
2	Tie-in to Existing Water	1	Each	\$8,500.00	\$8,500.00
3	Furnish and Install 8" Ductile Iron Culinary Water Pipe	2,520	L.F.	\$160.00	\$403,200.00
4	Furnish and Install 8" x 8" Flange Ductile Iron Tee	2	Each	\$2,000.00	\$4,000.00
5	Furnish and Install 8" MJ Ductile Iron Bend with Restraining Glands	4	Each	\$1,800.00	\$7,200.00
6	Furnish and Install Fire Hydrant	9	Each	\$2,600.00	\$23,400.00
7	Furnish and Install 3/4" Water Service Connection	24	Each	\$4,300.00	\$103,200.00
8	Furnish and Install 8" MJ Cap with Restraining Glands	1	Each	\$1,000.00	\$1,000.00
9	Furnish and Install 8" Flange x MJ Gate Valve	6	Each	\$7,000.00	\$42,000.00
10	Furnish and Install Air/Vacuum Valve Assembly	1	Each	\$14,000.00	\$14,000.00
11	Pressure Test and Disinfect Culinary Waterline	1	L.S.	\$10,000.00	\$10,000.00
12	6" Roadbase (10 feet Wide)	25,200	S.F.	\$2.00	\$50,400.00
SUBTOTAL					\$733,590.00
20% CONTINGENCY					\$146,718.00
12% ENGINEERING & CONSTRUCTION MANAGEMENT					\$88,030.80
TOTAL					\$968,338.80
TOTAL COST PER LOT					\$34,583.53

