

MORGAN COUNTY COMMISSION MEETING MINUTES



MORGAN COUNTY COMMISSION MEETING MINUTES
FEBRUARY 18th, 2025

4:00 WORK SESSION & 5:00 PM REGULAR MEETING

PUBLIC NOTICE is hereby given that the MORGAN COUNTY COMMISSION will hold a regular commission meeting in the Commission Meeting Room at 48 West Young Street, Morgan, Utah.

COUNTY COMMISSION

Commission Chair Matt Wilson
Commission Vice Chair Vaughn Nickerson
Commissioner Raelene Blocker
Commissioner Mike Newton
Commissioner Blaine Fackrell

OTHER EMPLOYEES

IT Director Jeremy Archibald
Deputy Clerk/Auditor Katie Lasater
Administrative Manager Kate Becker (CAM)
County Attorney Garrett Smith (CA)
Sheriff Corey Stark
Fire Chief Boyd Carrigan
Recreation Director Lydia Hebdon

OTHERS IN ATTENDANCE

Debbie Sessions
Tina Kelley
Ashley Fusselman
Matt Pennington
Jared Talbot
Lincoln Talbot
Preston Talbot
Darci Goddard
Cole Harding
Tony Curtis
Cameron Spencer

4:00 WORK SESSION

Combined discussion on the Village at Trappers Loope & Gardner Development Rezones

- The meeting focused on the development of a town center in the Green City Center. Key points included the need for a cohesive development agreement to manage the commercial space and the importance of balancing commercial and residential development. Cameron Spencer from Flagship Homes and Tony Curtis from PV3 Enterprises discussed their plans for a high-end Alpine Village-style town center, emphasizing the importance of attracting long-term tenants and creating a sustainable, community-focused project. The Commissioners stressed the need for a well-planned, high-density residential area and the potential for public amenities to enhance the community's appeal. The discussion focused on the development of a 83-acre parcel in Mountain Green, emphasizing the need for a cohesive town center. Key points included the importance of collaboration among landowners, the potential for a 35% commercial requirement, and the need for a master development plan. Specific challenges discussed were traffic bottlenecks, preserving open spaces, and integrating commercial and residential zones. The vision includes creating a destination town center with amenities like parks, trails, and civic spaces. The group agreed to work together to develop a comprehensive plan, ensuring long-term community benefits and compatibility with existing development agreements.

5:00 COMMENCEMENT OF MEETING

(A) Opening Ceremonies –

1. Welcome: Chair Wilson
2. Invocation and/or Moment of Reflection: Commissioner Nickerson
3. Pledge of Allegiance: Commissioner Nickerson

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(B) Consent Agenda Items

1. Approval of the Morgan County Commission Minutes from February 4th, 2025.
2. Notice of Planning Commission Seat open for application in the Mountain Green Area
3. Notice of Planning Commission Seat open for application in the Croydon / Round Valley Area after the resignation of Dustan Little on January 23rd, 2025.
4. **Resolution CR 25-12** Appointing Commissioner Raelene Blocker as the County's voting member to the Community and Economic Opportunity Board.
5. **Resolution CR 25-13** Appointing Commissioners Raelene Blocker and Vaughn Nickerson as two of the County's three voting members to the Morgan County Council of Governments.
6. **Resolution CR 25-14** Appointing Commissioner Raelene Blocker as the County's voting member to YCC Family Crisis Center.
7. **Resolution CR 25-15** Appointing Commissioner Vaughn Nickerson as the County's voting member to the Weber Morgan Human Services Board.

Commissioner Newton moved to approve the consent agenda items 1-5 and postpone numbers 6 and 7.

Seconded by Commissioner Nickerson

VOTE:

Commission Chair Wilson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commission Vice Chair Nickerson AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

(C) Commissioner Declarations of Conflict of Interest

- None.

(D) Public Comments (please limit comments to 3 minutes)

- None.

(E) Presentations

1. **Logan Taggart**, CEM Regional Business Manager for **Rocky Mountain Power**
Mountain Green Substation Updates
 - a. **Item postponed.**
2. **Boy Scouts**, Eagle Scout project out at the Rifle Range
 - a. Preston and Lincoln Talbot present their Eagle Scout projects, including building six shooting benches for the Morgan County shooting range and cleaning up the range.

(F) Action Items

1. **Matt Pennington DPS**– Discussion/Decision – State of Utah's Director of State Security Updates on last year's House Bill 84 School Safety Amendments
 - a. Matt Pennington addressed the Commission. He is the State Security Chief with the Department of Public Safety. He addressed the request for School Resource Officers (SROs) in alignment with the Guardian provision of HB 84, the School Safety Amendment. He emphasized that while various security measures exist at the local education agency (LEA) and school district levels, the district and sheriff's office have been proactive in their implementation efforts. Under the law, schools have three options for compliance: utilizing

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an SRO, which is the preferred choice due to their law enforcement training and ongoing professional development; contracting private armed security, which requires specific training; or allowing a school employee to volunteer as a civilian Guardian after completing the necessary training. The sheriff's office is proposing a split-cost model for SRO placement, a common approach across the state. He recommended securing an additional deputy for Morgan schools at a reduced cost, noting that while alternative options exist, they may present significant financial challenges.

- b. The Commission discussed the cost of SROs, which is approximately \$180,000 per officer, and the potential for a property tax increase to fund the additional officers. The Commission considered the benefits of having SROs in schools, including improved student-officer relationships and increased safety.
- c. The Commission also discussed the possibility of sharing the cost of SROs with the school district and the potential for federal grants to cover some of the expenses.

Item discussed, no vote taken.

2. Ashley Fusselman– Discussion – Morgan County Citizen

Student Resource Officers in the Morgan County School District

- a. Ashley Fusselman addressed the Commission about the need for School Resource Officers in Morgan County schools, highlighting the increase in gun incidents in US schools. She shared her efforts to secure locked doors in schools and the importance of SROs in preventing school violence and providing peace of mind to parents.

3. Hon. Sheriff Corey Stark– Discussion/Decision – Morgan County Sheriff's Office

At the request of Commission to discuss on redacted video requests

- a. Sheriff Stark addressed the Commission stating that there has been recent inquiry regarding the non-release of certain body camera footage is due to the presence of sensitive information, such as details involving juveniles or victims, which legally cannot be disclosed. Currently, the department lacks the capability to redact such information, preventing the release of these videos. In the past month or two, four to five body camera footage requests have been denied for this reason. Implementing redaction software would cost approximately \$35,000 per year, including equipment replacement every two and a half years. The inability to redact or remove sensitive content is the primary reason for these restrictions, ensuring compliance with legal requirements and privacy protections.
- b. Commissioner Newton asked if this would replace the current cameras.
- c. Sheriff Stark stated that it would replace the car and body cameras, Chair Wilson had him look into this.
- d. Chair Wilson emphasized the potential impact of public access to body camera footage on officer conduct. Knowing that interactions could be reviewed may encourage greater care and professionalism in handling situations. Further discussion on this matter can take place before bringing it back for a formal decision by the Commission.

Item not voted, discussion only.

4. Fire Chief Boyd Carrigan, Fire Marshall Dave Rich and LIV President Cole Harding– Discussion/Decision – Morgan County Fire & EMS

LIV Life-Safety Inspection Vault Master Service Agreement

- a. Fire Chief introduced this to the Commission stating this would be a master agreement between Morgan County and LIV Life Safety Inspection Vault. Both the State of Utah and Morgan County have adopted the International Fire Code as part of their safety standards, specifically under IFC Section 901.6, which mandates regular inspections and maintenance of life safety equipment in all businesses, including county and city facilities. This equipment

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includes fire extinguishers, automatic sprinkler systems, fire alarms, and fire exits, all of which require annual inspections. Live is a platform designed to track these inspections and identify any deficiencies that need to be addressed. Notably, this contract comes at no cost to the county. To provide further details, LIV's president, Cole Harding, has been invited to explain the platform's functionality and benefits.

- b. Cole Harding addressed the Commission stating the system functions by requiring inspection companies to submit reports on life safety equipment directly through a centralized portal. These companies inspect systems in local businesses and are mandated to report their findings to the relevant fire departments. Without a tracking tool, these reports may be submitted inconsistently—via fax, email, paper copies, or, in some cases, not at all—leaving fire departments unaware of compliance status. The LIV platform ensures all reports are uploaded into a database, allowing fire departments to monitor which businesses are compliant, overdue, or deficient at any time. This system also collects valuable data, such as contact information, to streamline communication. Importantly, the platform operates at no cost to the county, as inspection companies are charged a fee each time they upload reports. This fee structure ensures that costs remain proportional to the level of work performed within a jurisdiction.
- c. Chair Wilson asked about the cost.
- d. Cole clarified that the platform charges inspection companies for report submissions. While some companies absorb the cost and even gain more business as a result, others incorporate the fee into their service pricing, which is beyond our control. However, the system offers several benefits, including improved ISO ratings that can lower taxes and costs, a reduction in false alarm callouts minimizing unnecessary emergency responses, and financial savings for business owners. For example, restaurants with properly maintained fire alarms and sprinkler systems have seen annual insurance premium reductions of approximately \$1,000. Ultimately, the platform enhances safety while also providing economic advantages.
- e. The CA provided some updates he would like made to the agreement, he stated we could approve the agreement with the exclusion of the specified paragraph while allowing for future revisions that benefit both parties. This approach ensures approval today while maintaining flexibility for necessary adjustments. Additionally, he recommends updating the language to reflect that the agreement is with Morgan County as a political subdivision of the State of Utah, rather than referencing the fire department as a municipal corporation. Given past discussions, it is important to clarify that the fire department is not a separate entity but operates under the county, similar to the Fair Board. Making this distinction ensures accuracy in the agreement's structure and representation.

Commissioner Newton moved to approve the master service agreement between Morgan County and LIV Safety Inspection Vault LLC, subject to the conditions and updates that have been provided by the County Attorney.

Seconded by Commissioner Blocker

VOTE:

Commission Chair Wilson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commission Vice Chair Nickerson AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

5. Jeremy Archibald– Discussion/Decision – Morgan County Information Technology Budget Adjustment request(s) due to increased software costs

- a. IT Director addressed the Commission and presented a budget adjustment request due to increased software costs and the addition of new employees.

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- b. The Commission discusses the need to budget for ancillary costs associated with hiring new employees, such as Microsoft licenses and desk phones.

Commissioner Blocker moved to approve the budget adjustment request due to increased software costs and the additional costs of adding 440 new employees requested by the Morgan County IT department.

Seconded by Commissioner Newton

VOTE:

Commission Chair Wilson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commission Vice Chair Nickerson AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

6. Lydia Hebdon – Discussion/Decision – Recreation Director

Request(s) to modify and improve Kent Smith Park fields.

- a. Recreation Director introduced this stating her and Commissioner Nickerson discussed the long-term vision for the Recreation Department. While a full comprehensive plan is in progress, we currently have a bullet-point outline. Regarding Kent Smith Park, the Commission approved \$3,000 in 2023 to purchase portable goals, intending to partner with UISA on a matching contribution. However, UISA was unable to meet the match at the time, so the funds were put on hold. Now that UISA is ready to partner, she is requesting reapproval of the \$3,000 allocation to proceed with the purchase.
- b. Commissioner Newton asked about what goals would need to be purchased
- c. Recreation Director clarified that it would be two portable goals to replace the cemented ones that are currently there. She mentioned the possibility of moving trees to make more space as well.
- d. The Commission agreed to explore options for moving trees and finding someone with the necessary equipment to complete the task.

Item not voted on, discussion only.

7. Josh Cook– Discussion/Decision – County Planning Director

Gardner Development Rezone: A request to rezone property from a split-designation of Rural Residential (RR-1), Agriculture (A-20), Highway Commercial (CH), and Multiple Residential District (RM-15) to a RM-15 completely, and reflect that change on the Future Land Use Map from a split-designation of Rural Residential 1 and Town Center to Town Center completely. The properties are identified by parcel numbers 00-0004-9153, 00-0003-3975, 00-0004-7595, 00-0003-3934, and 00-0003-3926 and serial numbers 03-005-042-01, 03-005-042-04, 03-005-041-05, 03-005-041-04 and 03-005-041-03 and are approximately located near 4815 W Old Hwy Rd in unincorporated Morgan County. // Applicant: Gardner Development // Application No. 24.060

- a. Planner 1 introduced this to the Commission stating Gardner Development's rezone application for parcel 4.060, located at 4815 West Old Highway Road, seeks to rezone a split-designated property, entirely to RM-15, a multifamily residential district. The Planning Commission held a public hearing on December 19, 2024, and recommended denial with a 3-2 vote. The County Commission reviewed the proposal in a work session on February 4 and again tonight to explore planning cohesion among property owners. The request aims to allow townhomes, though the current zoning includes a commercial component. The

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property is designated as Town Center in the general plan, which permits multifamily development, making it a key factor in the request.

- b. Planning Director added that in the January meeting, there was discussion about combining both applications into a single request for a Town Center designation. However, following the first work session, a recommendation was made to keep them separate—one for RM-15 and the other for Town Center. The County Commission has the authority to approve the Town Center designation if desired, as the option to combine the applications was previously discussed.
- c. Chair Wilson stated that the goal is to develop a cohesive and well-planned city center that expands outward with a transition from higher to lower density areas. The intent is to avoid a fragmented approach and create a visually appealing and functional community. He feels if this proposal is approved, the county would lose jurisdiction and negotiating power over its development, limiting the ability to influence its final design.
- d. Skyler Gardner, the authorized agent for Gardner Development, clarified that the original submission included two separate applications—one for RM-15 zoning and another for a larger 35-acre Town Center zoning. While there was discussion about merging them into a single Town Center application, the preference is to keep the 4.5-acre RM-15 application separate. This area has already been rezoned RM-15 with concept approval, and approximately nine acres fall outside the Johnsons' development agreement. The intention is to align the proposed development with the existing concept approval by the Johnsons, ensuring continuity in street layout and a similar development approach while maintaining separate zoning applications.
- e. Planning Director stated that The Gardeners have no control over the nine acres owned by the Johnsons. When the Johnsons' representative discussed amending the development agreement, it was likely in reference to the Mountain Green Village Development Agreement, not this property. That application has been in process since August 2022. However, if the two properties are combined into the Town Center designation through negotiation, there would be an opportunity to influence some aspects such as architecture, trails, and connectivity. Nonetheless, the intent appears to be for this area to consist of townhomes, with commercial development being concentrated in the larger parcels.
- f. The Commission discussed the need for a master development agreement and the potential impact on the area's planning.

Commissioner Newton moved to postpone the March 4th meeting.

Seconded by Commissioner Blocker

VOTE:

Commission Chair Wilson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commission Vice Chair Nickerson AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

8. Josh Cook– Discussion/Decision – County Planning Director

The Village at Trappers Loope Rezone: A request to rezone property from Agriculture (A-20) and Rural Residential 1-acre minimum (RR-1) to Town Center (TC) and reflect that change on the Future Land Use Map from a split-designation of Commercial, Rural Residential 1 and Agriculture to Town Center. The property is identified by parcel numbers 00-0060-8040, 00-0060-8040, 00-0060-8206, and 00-0003-3827 and serial numbers 03-005-037-02, 03-005-037-02, 03-005-037-03, and 03-005-037-01 and is approximately located near 4937 W Old Hwy Rd in

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unincorporated Morgan County. // Applicant: Rulon Gardner // Application No. 24.066

- a. Planner 1 introduced this stating application 24.066, submitted by Rulon Gardner, pertains to a project located at approximately 4937 West Old Highway Road. The property currently has a split zoning designation of A-20 and RR-1, with the general plan identifying portions as commercial, agricultural, and rural residential. This application has been discussed in previous sessions and was reviewed by the Planning Commission on December 19, 2024, where it received a 3-1 vote in favor of recommending approval. Based on surrounding land uses and the findings outlined in the staff report, staff believes the proposal aligns with sound planning principles.

Commissioner Blocker moved to approve the village at Trappers Loope rezone application number 24.066 changing 36.18 Acres from A20 and RR1 to Town Center. And reflect that change on the future land use map from a split designation of commercial, RR1 and agricultural to town center based on the findings listed in the staff report.

Seconded by Commissioner Newton

VOTE:

Commission Chair Wilson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commission Vice Chair Nickerson AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

9. Hon. Vaughn Nickerson – Discussion/Decision – Morgan County Commission

Resolution CR 25-10 Nomination and appointment of a Planning Commissioner to represent the Peterson and Enterprise areas.

- a. Commissioner Nickerson would like to nominate Randy Watt. He thanked Debbie Sessions for her years of service and knowledge.

Commissioner Newton moved to approve Resolution CR-25-10 appointing Randy Watt as the Planning Commissioner representing the Peterson and Enterprise area.

Seconded by Commissioner Blocker

VOTE:

Commission Chair Wilson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commission Vice Chair Nickerson AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

10. Hon. Raelene Blocker – Discussion/Decision – Morgan County Commission

Resolution CR 25-11 Nomination and appointment of a Planning Commissioner to represent the Mountain Green area.

- a. Commissioner Blocker is not ready at this time to nominate.

Item postponed.

11. Kate Becker – Discussion/Decision – Administrative Manager

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Resolution CR 25-09 Discussion and approval of an interlocal pass through grant agreement with the Mountain Green Fire Protection District.

- a. CAM introduced this stating this agreement outlines the interlocal match for grant funds allocated to Mountain Green Fire. As the designated depositor, the county will receive and transfer the funds while ensuring it is held harmless from any potential liabilities, including fund cut back. Mountain Green Fire has been awarded a \$17,000 grant from Phillips 66. However, due to the grant administrator's policy, up to \$250 will be withheld as a processing fee, resulting in a final deposit of \$16,750. These funds will be received by the county and then transferred to the Mountain Green Fire Protection District. To ensure proper execution, the county will not disburse the funds until the agreement has been fully executed by both the county and the Mountain Green Fire Protection District board. This process follows the same protocol previously used with MGS, where funds were held until all necessary approvals were in place. Importantly, accepting these funds does not impact the county's eligibility to apply for similar grants in the present or future.

Commissioner Nickerson moved to approve Resolution CR-25-09 an interlocal pass through grant agreement with Mountain Green Fire Protection District.

Seconded by Commissioner Fackrell

VOTE:

Commission Chair Wilson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commission Vice Chair Nickerson AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

12. Kate Becker – Discussion/**Public Hearing**/Decision – Administrative Manager

Ordinance CO 25-05 Discussion and approval of an ordinance providing for the control of Noxious Weeds within the County and the establishment of a County Weed Board.

- a. CAM introduced this stating this ordinance was initially proposed in late November and has since been revised with additional changes. While further modifications may be necessary based on current feedback, the updated version includes names submitted by the Conservation Board. Further adjustments will be considered as needed.
- b. Public Works Director commented to this stating each year, there is some pressure to spray herbicides on private property; however, county employees are only licensed to spray within public right-of-ways, typically 60 feet wide. This licensing restriction will not change. Although the county receives a few requests annually from property owners asking for weed control on private land, these requests are referred to private contractors, such as Dee's Dairy, for assistance. The County Attorney has previously advised that county employees cannot spray private property, as it is beyond their legal authority. Additionally, some property owners have mistakenly assumed that the county can intervene on their behalf, such as requesting the county to spray a neighbor's property. However, without the appropriate licensing and legal authorization, the county cannot take such actions. While this issue is raised each year, the county maintains that it is not responsible for private property weed control and will continue directing property owners to private services for assistance.
- c. Commissioner Newton stated a potential solution could be to establish a grant program where property owners can apply for financial assistance to address weed control. This could involve a cost-sharing model, such as a 50% match grant, allowing landowners to choose from a list of approved local private companies for the service. Implementing such a program could provide support without placing the county in direct conflict with landowners over

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private property responsibilities. This approach would encourage collaboration while ensuring that the county remains within its legal and operational boundaries.

- d. CA added that section five of the ordinance presents potential challenges, particularly regarding property rights and privacy concerns. In Morgan County, there is a strong emphasis on individual property rights, and the provision allowing the county to enter private property without consent after five business days, following reasonable notification, could create tension with residents. There are also constitutional considerations, particularly regarding the Fourth Amendment, which protects against unreasonable search and seizure. While typically applied in criminal contexts, this principle may be relevant in cases where the county assumes enforcement authority over private property matters. This situation bears similarities to the weed protection ordinance, where enforcement responsibility shifts to the county. While other weed boards have implemented similar measures and supporting legislation exists, this remains a legislative decision requiring careful consideration. Given these concerns, there is a request to postpone final action on the ordinance to allow for further discussion, particularly with legal counsel, before proceeding.

Commissioner Newton moved to close public meeting and convene public hearing

Seconded by Commissioner Blocker

VOTE:

Commission Chair Wilson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commission Vice Chair Nickerson AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

- None.

Commissioner Newton moved to close public hearing and reconvene public meeting

Seconded by Commissioner Fackrell

VOTE:

Commission Chair Wilson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commission Vice Chair Nickerson AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

Postponed to March 4 meeting.

13. Kate Becker /on behalf of COG – Discussion/Decision – Administrative Manager

- a. Discussion and approval of two Quarter 3 sales tax projects as recommended by the Morgan County Council of Governments at their February 10th, 2025 meeting.
- b. Discussion and approval of Corridor Preservation funds for property purchase off 400 East in Morgan, as recommended by the COG in both their November 18th, 2024 and February 10th, 2025 meetings.
- c. Review, discussion, and approval of the Regional Planning Organization Project list.
 - The CAM introduced item B stating, COG recommended the approval of corridor preservation funds for the purchase of UDOT-owned property along 400 East. This

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recommendation was initially approved at the November 18, 2024, COG meeting and reaffirmed on February 10, 2025.

- Item 13C pertains to the Rural Planning Organization (RPO) within COG, which holds both a working group meeting and a regular meeting, with the RPO meeting occurring quarterly. The Wasatch Front Regional Council (WFRC) compiles a project list based on input from the city, county, and school district to coordinate with UDOT. The draft project list, which includes priorities such as the State Street Corridor Study, State Road 66 trail and road improvements for bicycles, and Mountain Green area enhancements, was presented for review. Given the addition of two new commissioners to COG, confirmation was sought on whether these remain the county's transportation priorities. No immediate action was expected, but the list was shared for consideration.
- Public Works Director added clarification stating The Dry Creek Trail project, which is part of the fairgrounds development, has already been approved and funded. However, there is a proposal to allocate additional funding from COG to support the project further. The project is expected to begin in May. This trail project is a priority on the Community Impact Board (CIB) list, where it is currently marked as "partial," indicating that only a section of the trail is being completed at this stage. The intent is to integrate this trail with the broader fairgrounds and recreational developments. Future extensions of the trail will depend on additional work to raise and prepare the adjacent land. There is also ongoing discussion about expanding trail development in the region, particularly in Mountain Green. Commissioners are encouraged to contribute ideas for additional trails, with a focus on long-term maintenance planning. While the initial maintenance costs will be covered by the Parks budget, future budgeting for trail repairs and improvements will need to be addressed. Overall, this project aligns with broader efforts to enhance recreational infrastructure and connect various developments within the fairgrounds area.

Commissioner Fackrell moved to approve 13 A, the COG recommendation of using the 17 fund for the tax projects recommended by the COG, which are the trails and Young Street Bridge improvements West.

Seconded by Commissioner Nickerson

VOTE:

Commission Chair Wilson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commission Vice Chair Nickerson AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

Commissioner Newton moved to approve item 13b Corridor Preservation funds for the purchase of property for 400 East in Morgan City for dollar amount up to \$250,000.

Seconded by Commissioner Nickerson

VOTE:

Commission Chair Wilson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commission Vice Chair Nickerson AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

Item 13 C postponed.

14. Kate Becker /on behalf of CEO – Discussion/Decision – Administrative Manager

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- a. Discussion and approval of Community & Economic Opportunity 'CEO' grant funds to 19 Morgan County business out of the Governor's Office of Economic Opportunity Grant for FY 2025.
 - The CAM introduced this stating, The GOEO grants provide Morgan County with \$200,000 annually from the Governor's Office of Economic Opportunity through a rural grant. The state commended Morgan County's approach, as unlike some counties that allocate the entire amount to an economic development director, Morgan County's Community and Economic Opportunity Board actively distributes small business grants. Initially, \$75,000 was budgeted for grants, but due to a significant increase in applications—from 18 last year to 29 this year—the board is requesting \$102,500 for Small Business Growth Grants. Leftover funds from the previous year's Dome Project, totaling \$36,000, have helped offset costs. These grants must contribute to business growth, such as through advertising or expanding product offerings, thereby increasing sales tax revenue. Given the high demand for advertising support, an additional \$50,000 grant is being considered for the fall to address this need. The board is requesting commission approval for 19 businesses to receive grant funding.
- b. Discussion and approval of Community & Economic Opportunity 'CEO' barrier study funds be allocated out of the Governor's Office of Economic Opportunity Grant for FY 2025.
 - The Community and Economic Opportunity Board allocated \$15,000 to address barriers preventing local business growth. The primary issue identified was regulatory challenges from the Health Department. Bingham Custom Meats had successfully expanded into sandwich production, generating \$60,000–\$80,000 in annual revenue. However, after gaining recognition, a new health inspection required additional sinks and plumbing modifications, forcing them to halt production. To help them meet compliance and resume operations, the board proposes using barrier study funds to cover necessary improvements. This would be the first allocation from the \$15,000 fund.

Commissioner Newton moved to approve the Community of Economic Opportunity grant funds from for 19 Morgan County businesses from the Governor's office of Economic Opportunity Grant for fiscal year 2025 as well as the funds for the one business from the barrier study funds.

Seconded by Commissioner Fackrell

VOTE:

Commission Chair Wilson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commission Vice Chair Nickerson AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

15. Kate Becker – Discussion/Decision – Administrative Manager

Discussion and decision on whether to submit a letter of support for State and Federal broadband grants on behalf of Beehive Broadband.

- a. CAM introduced this stating Beehive Broadband would like a letter of support.
- b. The Commission discussed that due to the relationship between Beehive Broadband and the county, and the fact that the project is still not completed they weren't in support of this at this time.
- c. Commissioner Newton provided clarification stating during covid, the federal government provided relief funding, including approximately \$2 million under the CARES Act. A portion of this funding was allocated for infrastructure projects, with \$100,000 directed to Liberty and \$514,000 allocated for broadband expansion in Beehive. The funding decision was made

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hastily at the end of December, just before the initial December 31st spending deadline. However, three days after the decision, the federal government extended the deadline by a year, which might have influenced a different approach had the extension been known earlier. The broadband project aimed to install fiber along the entire length of Morgan Valley Drive, from Peterson to Porterville, with an expected completion timeline of 18 months. However, due to supply chain challenges, particularly in sourcing fiber materials, the project faced delays. Initially approved in late 2020 and expected to be completed by mid-to-late 2021, the project remains incomplete as of now.

Commissioner Fackrell moved to deny the request from Beehive Broadband.

Seconded by Commissioner Newton

VOTE:

Commission Chair Wilson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commission Vice Chair Nickerson AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

16. Kate Becker – Discussion/Decision – Administrative Manager

Discussion and decision on possibly entering a 36-month contract with Morgan Valley Magazine.

- a. Item postponed.

CLOSED SESSION: To hear a report from Darcy Goddard regarding UCA [52-4-205](#) (1) (a) discussion of the character, professional competence, or physical or mental health of an individual; and (1) (d) strategy sessions to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares [...]

Commissioner Nickerson moved to close public meeting and convene a closed session to discuss the character, professional competence and physical or mental health of an individual and strategy session discuss the purchase, exchange or lease of real property including any form of water right or water shares.

Seconded by Commissioner Blocker

VOTE:

Commission Chair Wilson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commission Vice Chair Nickerson AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

Commissioner Newton moved to close the closed session and reconvene public meeting.

Seconded by Commissioner Blocker

VOTE:

Commission Chair Wilson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commission Vice Chair Nickerson AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

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17. Morgan County Commissioners – Discussion/ Decision Portfolio Assignments.

Commissioner Newton moved to approve the portfolio assignments as listed with the following changes, COG voting member under Commissioner Fackrell to be removed and only having two voting COG members, USU Extension primary to move under Commissioner Newton, Recreation alternate to Commissioner Wilson and Commissioner Nickerson to be Recreation primary.

Seconded by Commissioner Nickerson

VOTE:

Commission Chair Wilson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commission Vice Chair Nickerson AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

(G) Commissioner Comments

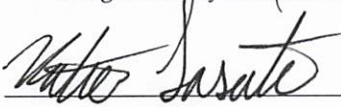
- Commissioner Blocker
 - None.
- Commissioner Newton
 - None.
- Commissioner Fackrell
 - He mentioned HB 386 to discuss what the Commission would like to focus on with that bill.
- Commission Vice-Chair Nickerson
 - None.
- Commission Chair Wilson
 - None.

Adjourn – 10:00 p.m.

Note: The Commission may vote to discuss certain matters in Closed Session (Executive Session) pursuant to Utah Code Annotated §52-4-205.

APPROVED: 
Morgan County Commission Chair

DATE: 3/18/25

ATTEST: 
Morgan County Deputy Clerk/Auditor

DATE 3/18/25

***Action Item(s) that includes Public Hearing(s) will be held at or after 6:00 PM**

The Commission may vote to discuss certain matters in closed Session (Executive Session) pursuant to Utah Code Annotated §52-4-205. In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call Kate Becker at 435-800-8724 at least 24 hours prior to this meeting. This meeting is streamed live.

If you want to participate virtually in any public comment listed on this agenda, you need to contact Jeremy@morgancountyutah.gov at least 24 hours before the scheduled meeting.