

MORGAN COUNTY COMMISSION MEETING MINUTES



MORGAN COUNTY COMMISSION MEETING MINUTES

June 17th, 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)
County Recorder Shaun Rose
Public Works Director Bret Heiner
Clerk/Auditor Leslie Hyde
Airport Manager Joe Garfield

OTHERS IN ATTENDANCE

Debbie Sessions
Tina Kelley
Buster Delmonte
Bert Sheffer
Travis Taylor
James Sargent
Melissa Porter
Gary Derck

4:00 WORK SESSION

1. Kate Becker, County Administrative Manager

Review of Croydon Fire Building RFP modified submissions

- Commissioner Newton stated that Marsha White from the Office of Economic Opportunity informed him about a potential EDA disaster supplemental grant that could cover up to 80% of costs for eligible construction and non-construction projects, such as a fire station, equipment, and staffing. Morgan County qualifies due to the 2023 flooding. A meeting with the EDA's local representative is scheduled for next Thursday with Commissioner Blocker, the Fire Chief, and himself. Before proceeding, we need to clarify key details, including the timeline, potential administrative costs, and whether funds are reimbursed or provided upfront. Given the urgency, especially with recent homeowner insurance cancellations, and the possible financial benefit, he recommends holding off on awarding any bids for one week to fully assess the opportunity and revisit it at our next meeting.
- Chair Wilson and Commissioner Newton discussed that with this grant we could potentially apply this in Peterson and Croydon and get two fire houses for the price of one with the grant.

2. Morgan County Planning Department with Wasatch Civil Engineering

Discussion and Review of County-wide addressing issues

- The Commission along with the Planning Director and Thomas from Wasatch Civil discussed addressing errors in the county's address grid, which affects emergency services. The proposed solution involves renumbering addresses to align with the Public Land Survey System. Concerns about liability and

MORGAN COUNTY COMMISSION MEETING MINUTES

practicality of changing addresses were also raised. The Commission agreed to address these issues in future meetings.

5:00 COMMENCEMENT OF MEETING

(A) Opening Ceremonies –

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

(B) Consent Agenda Items

1. Approval of the Morgan County Commission Minutes from June 3rd, 2025.
2. Notice of open Planning Commission Seat At-Large.
3. Approval of RFP for Fairgrounds Multi-Use Fields
4. Approval of RFP for Fairgrounds Electric Update
5. Approval of RFP for Clerk/Auditor's Office Security Upgrades
6. Approval of **Resolution CR 25-30** updating the Fairgrounds Rental Agreement language
7. Notice of out of State Travel: Library Director attending the Association of Rural & Small Libraries Conference in Albuquerque, NM in September 2025

Commissioner Newton moved to remove items 3, 5 and 6 and approve items 1, 2, 4, 7.

Seconded by Commissioner Fackrell

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

(C) Commissioner Declarations of Conflict of Interest

- Chair Wilson with Buster Delmonte as he has done work for him.

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

- Melissa Porter, a resident of the Highlands neighborhood in Mountain Green, addressed the Commission regarding road safety concerns on Old HWY. She highlighted two recent accidents near her neighborhood, including a fatal head-on collision and another involving a local teenager, which have deeply impacted the community. While acknowledging that UDOT maintains this section of road, Melissa shared that progress is being made, including a planned speed limit reduction to 40 mph and the addition of double yellow lines. However, the County has been asked to fund two flashing speed signs to further enhance safety. As a daily commuter, she noted how easy it is to unintentionally speed on that stretch due to its open feel and poor visibility in areas. Speaking on behalf of neighborhoods including Whisper Ridge, Monte Verde, Creekside, and the townhomes near Kent Smith Park, she urged the Commission to consider funding these improvements. She emphasized that even small changes could make a meaningful difference while longer-term solutions like the upcoming interchange are still in development.

MORGAN COUNTY COMMISSION MEETING MINUTES

(E) Presentations

Introduction of Morgan County Airport Board Members

- The Airport Board came and introduced themselves to the Commission, Hugh Horstman and Josh Bond, discussed the airport's current status, including 49 hangers, new fueling capacity, and the installation of a wind sock for better safety. They explained the need for a weather reporting system at the airport, which would cost around \$15,000 and improve safety and transit through the airport. The airport's budget for the next year was discussed, with an increase from \$105,000 to \$120,000, and plans for beautification and noise reduction measures are mentioned. They mentioned the airport's goal to be a good neighbor and the plans to meet with residents to address their concerns.

Consent Agenda items for discussion:

1. Item 3B) Approval of RFP for Fairgrounds Multi-Use Fields

- a. Commissioner Fackrell asked for clarification on this item.
- b. Commissioner Newton stated that it's common practice to state an expected project cost or budget upfront, which helps ensure that design plans stay within financial limits, especially for design-build projects where the budget guides the scope of design. While this approach prevents overdesign, it can sometimes lead to a mindset where the entire budget is spent regardless of actual need. In this case, the project budget was developed based on informed estimates and supported by the grant award, which also reviewed and considered those estimates during the approval process.
- c. Commissioner Fackrell stated that some of our match can be done with in-kind work.
- d. Commissioner Newton added that including the total budget is important in a design-build project so that the design team understands the financial limits upfront. This helps prevent scenarios where a proposal exceeds the available funding, for example, designing a million-dollar park when only \$500,000 was budgeted.

Commissioner Newton moved to approve item 3B as discussed this evening.

Seconded by Commissioner Nickerson

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

2. Item 5B) Approval of RFP for Clerk/Auditor's Office Security Upgrades

- a. The Clerk Auditor gave clarification on what the remodel will entail, the office will be bumped out and pass through windows added, as well as a secure ballot box. She added that the state has committed to pay up to 1/3rd of the cost.

Commissioner Newton moved to approve item 5B.

Seconded by Commissioner Fackrell

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

MORGAN COUNTY COMMISSION MEETING MINUTES

3. Item 6B) Approval of **Resolution CR 25-30** updating the Fairgrounds Rental Agreement language

- a. Commissioner Fackrell asked if they are only reviewing and updating the rental agreement language, or are they also updating the full language governing the Morgan County Fair Board.
- b. Commissioner Newton stated that his understanding was that they are only discussing changes to the rental agreement with the CAM. It's somewhat unusual that the rental agreement and the fairgrounds board details are combined into a single document, as they serve entirely different purposes and should likely be separated. He believes Commissioner Fackrell had input regarding exempt groups and board composition. It would be beneficial to include representatives from areas like transportation on the board, along with existing groups such as the Lions Club, the rodeo, FFA, and the riding club. Currently, there seems to be heavy representation from similar rodeo-related organizations, and broader representation could be valuable.
- c. Commissioner Newton added that he believes the fairgrounds board details should be removed from the rental agreement entirely, as they serve different purposes and should not be in the same document. Instead, the board should be established through a separate resolution that outlines its structure and responsibilities. The first page of the current document could likely be separated out to reflect this.

Commissioner Newton moved to approve Resolution CR-25-30, updating the fairgrounds rental agreement language with the changes discussed this evening.

Seconded by Commissioner Blocker

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

(F) Action Items

1. Jeremy Archibald – Discussion/Decision – Morgan County I.T. Director

Discussion and decision on a budget adjustment to cover increases to Caselle.

Commissioner Newton moved to approve the budget change form for Information Technology to move \$1,753 from non-departmental fund 10-4150-340-000 to 10-4149-310-000.

Seconded by Commissioner Nickerson

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

MORGAN COUNTY COMMISSION MEETING MINUTES

2. **Hon. Shaun Rose** – Discussion/Decision – Morgan County Recorder

Discussion and decision on budget adjustment for Q2 FY 2025

- a) Pay increase due to change in job description
- b) Pass through line for Medici Recording Fees
 - a. The CAM introduced part a, she explained that During testing of the I Spy system, which supplies our E-911 data, it was discovered that many location records, particularly for WPR, were missing. Charles, who had participated earlier in the work session, quickly identified the issue: the data was being sourced from a crowdsourced platform rather than reliable sources like Google Maps or Apple Maps. In contrast, Wasatch Civil pulls from Google Maps, and no one had been updating Apple Maps. Since joining, Charles has taken on increasing GIS-related responsibilities and has performed exceptionally well. In the past week alone, he began updating Apple Maps and the maps used by I Spy. Despite holding a degree in Geographic Information Systems (GIS), Charles was originally hired under a different title due to an outdated job classification. The proposal is to formally reclassify Charles into a GIS-related position that reflects the work he is already doing. This change would cost approximately \$5,000 annually plus benefits and would align his title and pay with his qualifications and contributions.
 - b. It was explained that the Medici recording fees needs a new line item for the pass through fee, as discussed from the last meeting.

Commissioner Newton moved to approve the transfer of \$2,161.95 from the non-departmental wage and benefit adjustment line item (GL #10-4150-520) to the County Recorder's salary line item (GL #10-4144-110-000). Also transferring \$507.02 from the same non-departmental account (GL #10-4150-520) to the County Recorder's benefits line item (GL #10-4144-130). Also Increase the revenue estimate (GL #10-3412-000) by \$1,400 and establish a new expense line item (GL #10-4144-300-000) for \$1,400 to reflect the pass-through of Medici fees as previously discussed.

Seconded by Commissioner Fackrell

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

3. **Bret Heiner** – Discussion/Decision – Morgan County Public Works Director

Discussion and decision on budget adjustment for Q2 FY 2025 for seasonal overtime

- a. Commissioner Newton clarified that Commissioner Nickerson and himself had a productive discussion with the Public Works Director regarding the challenges related to overtime in the Public Works Department, particularly around snow removal. While the idea of hiring additional staff to reduce overtime costs was considered, several limitations were noted. The department has a limited number of snowplows and only a certain number of employees trained to operate them, meaning additional personnel would not necessarily alleviate the issue. As such, the current use of overtime remains a necessary part of managing seasonal demands.
- b. Public Works Director and the Commission discussed the need for a separate budget line item for this due to IRS laws.

MORGAN COUNTY COMMISSION MEETING MINUTES

Commissioner Newton moved to approve the establishment and implementation of overtime line items for snow removal, the fair and fairgrounds, and various other Public Works budgets. To fund these new line items, a transfer of funds will be made from the wage and salary adjustment line item (GL #10-4150520), allocating \$5,000 to the snow removal overtime budget, \$8,875 to the fair and fairgrounds overtime budget, and \$9,778 to the miscellaneous Public Works overtime budget. This adjustment is intended to more accurately allocate and manage overtime expenditures within the department.

Seconded by Commissioner Nickerson

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

Commissioner Blocker moved to suspend the rules and move item 11 to item number 6 in respect of the Planning Commission applicants time.

Seconded by Commissioner Newton

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

4. Buster Delmonte – Discussion/Decision – Citizen Request

Discussion and decision on a requested fee waiver

- a. Buster introduced this stating he would like to have a discussion to bring attention to challenges with his airport project. As work begins, initial bills are coming in, including a \$65,000 charge to remove 9,500 tons of overburden material that was not placed by the current project team. Additional fees, such as a road cut fee for sewer lines, are expected. He noted they do not have access to historical contracts to determine responsibility for the overburden and wanted to gauge the Commission's sentiment on the issue. He expressed concern about the fairness of bearing these costs and are open to exploring budget-neutral options, such as offsetting unanticipated fees, as the project moves forward.
- b. Public Works Director clarified that the overburden was known to exist prior to the start of the project. Although the developer (Buster) incurred the cost to move it, he noted he had assumed the County would be using the material for other purposes based on earlier conversations. He added the feasibility of using County or rented contractor trucks to move the material in the future. With six trucks, the material could likely be relocated within a week if needed.
- c. Commissioners and staff noted that the overburden issue had been discussed in prior meetings and recognized the effort made to relocate it. While no formal decision was made, the Commission expressed openness to revisiting the topic and finding a fair solution in the future.

Item was discussion only, no motion was taken.

MORGAN COUNTY COMMISSION MEETING MINUTES

5. Bert Sheffer – Discussion/Decision – Citizen Request

Discussion and decision of County approval to amend the CC&R allowing for self-governance by the HOA board.

- a. Bert introduced this to the Commission, he is the president of the Whisper Ridge HOA and wanted to report that the HOA was recently transitioned from the declarant and soon after discovered over \$100,000 in unpaid bills, with virtually no reserve funds available. A key issue raised was a requirement in Section 14.1 of the CC&Rs mandating the use of a professional management company, which has cost the HOA approximately \$6,500 annually for the past 11–12 years. The president stated that the management company has provided little to no value, and due to prolonged disinterest from the declarant, the condition of the development has deteriorated. In response, the HOA held a special meeting and overwhelmingly passed an amendment to strike Section 14.1 from the CC&Rs, exceeding the required 67% membership approval. However, per the existing language, this amendment cannot be recorded without county approval. The request presented was for the Commission to authorize this change, allowing the HOA to move forward and terminate the current management arrangement.
- b. The CA provided the recommendation to assist the HOA by removing the relevant provision from the development agreement, which is the enforceable document tying the County to the HOA's requirement for a professional management company. By eliminating this provision, the County would no longer need to approve amendments to the HOA's CC&Rs, allowing the HOA to proceed independently. Although the initial request focused on the CC&Rs, it was determined that the enforceable restriction lies within the development agreement. The County will provide a letter for the HOA's records confirming this, and the next step is for the HOA to submit an application to amend the development agreement. Staff offered to assist with this process directly.

No motion made, recommendation given.

6. Casey Basaker – Discussion/Decision – Morgan County Human Resources

Discussion and decision of the Local Public Safety and Firefighter Surviving Spouse Trust Fund Cost Sharing Agreement.

- a. Human Resources Casey Basaker introduced this stating it was brought to attention that the County is eligible to participate in the Local Public Safety and Firefighter Surviving Spouse Trust Fund. The program costs approximately \$100 per eligible employee per year, totaling around \$2,000 annually for the County based on current staffing. This benefit would apply to all benefit-eligible sheriff's personnel and the County's one firefighter. In the event of a line-of-duty death, the trust fund would cover the full cost of the surviving family's health insurance, including medical, dental, and vision. Records indicate the County participated in this program in the past but discontinued it for unknown reasons. He would like the Commission to consider re-enrollment and reinstate this important benefit.

Commissioner Newton moved to approve the agreement for the local public safety and firefighter surviving spouse trust fund cost sharing agreement, the funding will come from the wage and benefit adjustment 10-4150-520-000.

Seconded by Commissioner Fackrell

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

MORGAN COUNTY COMMISSION MEETING MINUTES

7. **Casey Basaker** – Discussion/Decision – Morgan County Human Resources

Discussion and decision on **Resolution CR 25-31** changing the County Employee paid leave policy in the County Employee Handbook.

- a. Human Resources Casey Basaker introduced this stating this policy would convert 75% of employees sick time and 100% of vacation would convert to PTO. Employees with a significant amount of sick time, and all current employees would have the one-time option over the next two weeks to stay on the current policy if they didn't want to lose hours. However, all new hires after the Resolution date will be hired with this PTO policy.

Commissioner Fackrell moved to approve Resolution CR-25-31 changing the county employee paid leave policy and the county employee handbook with the changes discussed this evening that Garret will add, including the time frame and option to opt out.

Seconded by Commissioner Blocker

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

8. **Hon. Leslie Hyde** – Discussion/Decision – County Clerk/Auditor

Discussion and decision on the County's 2025 Fraud Risk Assessment

- a. Clerk Auditor introduced this stating this is the annual fraud risk assessment for approval.
- b. Commissioner Fackrell asked why we received a zero on cash receiving and deposits.
- c. The CAM clarified that the information was given to the Treasurer to make a policy on cash receiving and deposits. The next step is for the Treasurer to complete the policy and return it so the issue can be resolved.

Commissioner Newton moved to approve the 2025 Fraud Risk Assessment that's been completed.

Seconded by Commissioner Nickerson

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

9. **Hon. Leslie Hyde** – Discussion/Decision – County Clerk/Auditor

Discussion and decision on the County's Certified Tax Rates

- a. Clerk Auditor introduced this stating the Tax Commission calculated the County's tax rate by dividing the approved budget amount by the total taxable property value within the County. As property valuations have increased and the budget has remained unchanged, the resulting tax rates have decreased. Approval of the updated rates is now being requested.

Commissioner Newton moved to approve the Morgan County certified tax rates as calculated by the state tax commission general fund of point 0.001367, Library of point 0.000106, flood control. Point 0.000009, capital improvements. Point 0.00005, health. Point 0.000078, and the county assessing and collecting point 0.000236.

MORGAN COUNTY COMMISSION MEETING MINUTES

Seconded by Commissioner Blocker

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

10. Hon. Garrett Smith – Discussion/Decision – Morgan County Attorney

Discussion and decision on a finalized interlocal agreement between Morgan County and Wasatch Peaks Ranch Road & Fire District.

- a. The CA introduced this stating This item pertains to an addendum to the existing interlocal fire services agreement. At the last meeting, final approval was delayed due to outstanding questions, which have since been resolved through collaboration with Johnny Miller, CEO of UCIP. Updated language was exchanged, reviewed, and mutually agreed upon. Key revisions included clarification around insurance requirements. Since the County participates in an indemnity pool rather than traditional insurance, the language was adjusted to state that both parties will maintain either insurance or self-insurance. Additional language now specifies that, if self-insurance is maintained, sufficient reserves must be kept to meet obligations under the agreement. It also affirms the County's continued compliance with workers' compensation requirements, administered through USIP. Another revision was to the section formerly titled "Indemnification," now renamed "Governmental Immunity" to reflect the legal limitations of indemnity between government entities. A sentence stating that there are no indemnity obligations between the parties was removed to align with the Governmental Immunity Act. Aside from these changes, also reflected in the related lease agreement, the document remains consistent with what was included in the meeting packet.
- b. Gary Derck, president of the WPR Road and Fire District, expresses gratitude for the efforts and support from the county.

Commissioner Newton moved to approve the finalized interlocal agreement between Morgan County and Wasatch peaks, Ranch Road and fire district as currently listed.

Seconded by Commissioner Nickerson

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

11. Morgan County Commission – Discussion/Decision

Interviews of potential At-Large Planning Commissioner applicants. Discussion and decision of County Resolution CR 25-32 appointing an At-Large Planning Commissioner.

- a. Debbie Sessions interviewed for the open position.
- b. Travis Taylor interviewed for the open position.
- c. James Sargent interviewed for the open position.
- d. The Commission tasked the CAM and Deputy Attorney to create 2 alternates positions for the Planning Commission.

MORGAN COUNTY COMMISSION MEETING MINUTES

**Commissioner Blocker moved to appoint Travis Taylor as an At-Large Planning Commission member.
Seconded by Commissioner Newton**

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson NAY

Commissioner Newton NAY

Commissioner Blocker AYE

Commissioner Fackrell NAY

The Vote was 3 NAY, 2 AYE. The Motion failed.

**Commissioner Newton moved to appoint Debbie Session as an At-Large Planning Commission member.
Seconded by Commissioner Fackrell**

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

Commissioner Blocker NAY

Commissioner Fackrell AYE

The Vote was 4 AYE, 1 NAY. The Motion passed.

12. Hon. Raelene Blocker – Discussion/Decision – Morgan County Commissioner

Discussion and decision on road safety upgrades and allocated funding.

- a. Commissioner Blocker introduced this stating several community members and UDOT have expressed concerns about improving safety along the stretch of road north of Old Highway Road between Sinclair and the I-84 on-ramp. In response, UDOT has agreed to paint double yellow lines, conduct a traffic study on left-hand turns, and reduce the speed limit from 45 to 40 mph—contingent on the County purchasing two speed feedback signs. UDOT will handle installation, and the County is also being asked to increase law enforcement presence in the area to support speed compliance. A bid for the speed feedback signs was provided at \$3,672 each (solar-powered with data and a 12-month iCloud subscription), totaling \$7,344 for both.
- b. Chair Wilson clarified that Kate Dickman recently reached out to him to offer a \$5,000 grant from WHS, intended to support safety initiatives within the community. In response, it was suggested that the funding could be used for a project that enhances safety for children and the broader community
- c. Public Works Director clarified that there is strong interest from many residents in having speed feedback signs on their streets; however, it's not feasible for UDOT or the County to fund and install them for every location. UDOT's approach is to partner with communities—if a community purchases the sign, UDOT or the County may assist with installation. An example was given of Randolph, where the town held a bake sale to fund their sign, which was then installed. He stated that communities interested in these signs should take initiative in funding them, with potential support from the County or State for installation.
- d. Commissioner Newton stated that given recent events in the area, it was strongly recommended that this safety measure move forward immediately. While pursuing grant funding for potential reimbursement is encouraged, the priority is to purchase and install the necessary equipment without delay. The belief is that reimbursement is likely, but action should not be postponed while waiting for funding approval.

Commissioner Blocker moved to approve 2 road safety signs for a total of \$7,344 from non-departmental and later complete a journal entry into the opioid fund.

Seconded by Commissioner Fackrell

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Newton AYE

Commissioner Newton AYE

MORGAN COUNTY COMMISSION MEETING MINUTES

Commissioner Blocker AYE
Commissioner Fackrell AYE
The Vote was unanimous. The Motion passed.

13. Morgan County Commission – Discussion/Decision

Discussion and decision on an agreement with Brad Neff who was appointed BOE Hearing Officer on June 3rd, 2025, by Resolution **CR 25-01-BOE**.

- a. The CAM introduced this stating this item pertains to the agreement outlining compensation for the hearing officer. Some grammatical revisions were provided by legal counsel and will be incorporated. Additionally, a correction was made to the compensation structure: the version included in the meeting packet incorrectly stated \$75 per appeal, when it should have stated \$75 per hour. This has been corrected in the version prepared for signature, pending approval. The clarification was noted to ensure transparency due to the significance of the change.

Commissioner Nickerson moved to the contract with Brad Neff who was appointed for our BOE Hearing officer by Resolution CR-25-01-BOE.

Seconded by Commissioner Fackrell

VOTE:

Commission Chair Wilson AYE
Commission Vice Chair Nickerson AYE
Commissioner Newton AYE
Commissioner Blocker AYE
Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

14. Kate Becker – Discussion/**Public Hearing**/Decision – County Administrative Manager **County Ordinance CO 25-13** passage of additional sales and use tax for the funding of Public Safety.

- a. Commissioner Fackrell stated that the proposal supports implementing a 0.3% sales tax increase to fund public safety infrastructure and equipment—not wages—without raising property taxes. This tax is paid not only by residents but also by visitors, helping spread the cost more broadly. The revenue would go into a restricted fund that can grow over time and be used as needed. Even with the increase, the county's sales tax rate would remain lower than most others in the state. This approach aligns with county goals and helps address public safety needs while avoiding additional burden on property owners.
- b. Chair Wilson voiced concern over implementing another sales tax increase, noting that the County has already enacted several in recent years. While acknowledging that some revenue would come from non-residents, he emphasized that it still impacts local taxpayers. He expressed the view that the County does not currently have a pressing financial need, especially with anticipated revenue from developments like WPR. He concluded that additional taxation should be avoided unless absolutely necessary and advocated instead for careful budgeting within the county.
- c. Commissioner Newton added that for public awareness, the County's property tax rate has decreased by 7.2% from 2024 to 2025 and has consistently declined each year since 2018, including a 15% drop a few years ago. While property values have continued to rise due to market sales data, the decreasing rate is a positive trend for taxpayers. Given this context, he suggested that any further tax decisions be revisited during the upcoming budget sessions for more informed consideration.

MORGAN COUNTY COMMISSION MEETING MINUTES

**Commissioner Fackrell moved to close public meeting and convene public hearing
Seconded by Commissioner Blocker**

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

- Tina Kelly from Mountain Green addressed the Commission and expressed concern about the cumulative impact of taxes, noting that while individual increases may seem small, they add up, especially with larger purchases. They emphasized that all funding, including state and federal grants, ultimately comes from taxpayers. She asked that the Commission carefully consider the long-term effects on citizens before implementing additional taxes, and to remain mindful that these are public dollars. She expressed confidence in the Commission's fairness and thoughtfulness in making such decisions.
- Boyd Carrigan addressed the Commission stating support for the proposed public safety tax increase, citing the County's rapid growth and the rising costs of emergency services. He emphasized the benefit of potentially establishing a full-time fire department, which would significantly reduce emergency response times from the current volunteer-based model. He believes most citizens would support the tax, recognizing the value of faster, more consistent public safety services for all residents, regardless of the time or day.

Commissioner Newton moved to close public hearing and reconvene public meeting

Seconded by Commissioner Nickerson

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

Commissioner Newton moved to postpone Ordinance CO-25-13 to a future budget session meeting.

Seconded by Commissioner Newton

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

- **The Commission agreed to have this sent out to the community for feedback on this ordinance and will be sent out with the short term rental survey.**

MORGAN COUNTY COMMISSION MEETING MINUTES

15. Hon. Newton & Hon. Nickerson – Discussion/Decision – Morgan County Commissioners Discussion and decision on **Resolution CR 25-33** allowing for the temporary sale of beer on County owned property during the Morgan County Fair.

- a. The CAM introduced this stating that a draft resolution was prepared and then updated with legal input to create a final version that permits the temporary sale, use, and possession of alcoholic beverages by vendors at the 2025 Morgan County Fair. While initially proposed for a designated beer garden, the request has expanded to allow alcohol throughout the fairgrounds. However, this broader allowance would require staffing at exit gates to ensure no open containers are taken off the premises.
- b. Commissioner Newton clarified that the vendor interested in selling alcohol at the fair was advised to proceed with obtaining County approval as a first step, recognizing it as a necessary hurdle before pursuing state licensing. This resolution allows them the flexibility to move forward, though they may ultimately decide not to proceed or to operate within a designated beer garden, depending on the requirements and feasibility. Final approval still depends on obtaining the appropriate state license.
- c. The CA expressed support for limiting alcohol consumption to a designated beer garden, citing concerns about underage drinking and public safety. He noted that a restricted area allows for better monitoring of alcohol consumption, particularly important given the presence of minors. He gave an example of a recent case involving an underage individual with a fake ID and a high BAC, he emphasized the increased risk and potential liability when alcohol access is less controlled.

Commissioner Blocker moved to oppose Resolution CR-25-33 that would allow the temporary sale of beer on county owned property during the Morgan County Fair.

Seconded by Commissioner Fackrell

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

16. Kate Becker – Discussion/Decision – Morgan County Administrative Manager

Discussion and decision on a letter of support and financial commitment of Tourism Tax dollars as a match for the Utah Office of Tourism grant application.

- a. The CAM introduced this stating The Utah Office of Tourism Co-Op Grant is up for renewal and requires a letter of support from the Commission due to a required funding match, which will be covered using existing Tourism, Recreation, Cultural, and Convention (TRT) tax funds. The current fund balance is sufficient to meet the match even without future revenue, and the recent 0.5% TRT tax increase further ensures sustainability. This grant specifically supports the promotion of Morgan County by covering 50% of advertising costs, such as web and social media ads, not content creation.

Commissioner Newton moved to approve the letter of support and financial commitment from TRT funds for the Utah Office of Tourism grant application.

Seconded by Commissioner Fackrell

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

MORGAN COUNTY COMMISSION MEETING MINUTES

17. **Kate Becker** – Discussion/Decision – Morgan County Administrative Manager

Discussion and decision on awarding the RFP for the Croydon Fire Department Building and designating funding.

- a. The CAM introduced stating that during the Commission work session, the modified bids for the Croydon Fire Department building were reviewed. Two qualifying bids were identified and labeled as Option A and Option B.
- b. The CA added that under the code, if a bidder is determined to be qualified and has met all the requirements of the RFP, the contract must be awarded to the lowest responsible bidder.
- c. The Commission expressed concern about the extra things added to the bids that was not originally asked for.
- d. The CA clarified that under the code, if all bidders are deemed responsible and qualified, the low bid must be accepted. However, bids can be rejected if they fail to meet specific requirements, as was done previously. If bids are rejected, the county must either reissue the RFP or reach out to every responsible bidder. After awarding a bid, it is possible to negotiate changes—such as removing certain extras—but doing so can be challenging. Contractors structure their pricing and margins differently, and removing certain items may eliminate where they planned to earn their profit, making renegotiation difficult or impractical.

Commissioner Newton moved to award the Adams Construction bid for the Croydon fire station which is option number one.

Seconded by Commissioner Nickerson

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commissioner Fackrell NAY

The Vote was 4 AYE, 1 NAY. The Motion passed.

18. **Kate Becker** – Discussion/Decision – Morgan County Administrative Manager

Discussion and decision on an agreement with Polimorphic; costs to come out of non-

departmental. **“Polimorphic”** This tool would function as an interactive way for citizens to find information by asking questions, similar to how they would interact with a chatbot.

Instead of just returning a list of links, it would aim to directly answer their queries using the content available on the website.

Commissioner Newton moved to postpone the item to the next meeting.

Seconded by Commissioner Nickerson

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

MORGAN COUNTY COMMISSION MEETING MINUTES

County Manager updates:

- The county just completed Q2, which is why there were numerous budget adjustments on the current agenda. Additional budget corrections are expected in the next meeting due to a Q2 project reviewing all restricted funds. Errors such as misallocated entries are being identified and corrected.
- The City of Morgan informed the county that it has never been billed for water use at the current building. This was discovered during the city's internal audit. The City of Morgan confirmed they will not be back-charging the county for previous water use. A budget adjustment will be required going forward to account for newly initiated water billing.
- She provided samples for review to the Commission of the short-term rental Every Door Direct Mail survey, drafted by Janet. This will be adjusted to include a survey for the 3% public safety tax increase change for the public to review.

(G) Commissioner Comments

- **Commissioner Blocker**
 - She attended the Goldenwest Credit Union opening in Mountain Green and stated the CEO was great and had a great turn out.
 - The post office box at Sinclair was removed, the CAM will check on this issue.
- **Commissioner Newton**
 - None.
- **Commissioner Fackrell**
 - **Active Transportation Curriculum:** A Utah State School Board member active in trails is developing a bike safety curriculum for elementary schools, targeted for implementation this fall.
 - **TRT Funds and Outdoor Rec Grants:** The county receives grants from the Utah Office of Outdoor Recreation, funded by the statewide transient room tax (TRT). Recent grants include \$200,000 for a multipurpose field and over \$60,000 for trails. These funds demonstrate the benefit of special sales taxes, which are paid broadly, including by visitors.
 - The Falcon Hill project near Hill Air Force Base in Weber and Davis counties is expected to bring new housing and public-facing economic development. This could offer regional economic opportunities worth monitoring.
 - The Car Show went great we had around 240 cars come, 2-3,000 people came through that day.
 - The 4th of July celebrations are happening this year and will include the cardboard regatta.
- **Commission Vice-Chair Nickerson**
 - He attended the COG meeting and UDOT approved the first traffic light in Morgan at the freeway exit in Mountain Green, and he expressed concerns about its location as it will be at Canyon View commercial west.
 - He was made aware of a past issue in Milton arena, our sprinklers are still watering the neighbors hay field, he will talk to the Public Works Director.
 - Residents are appreciative of a new road up in Deep Creek.
 - The Truck Pulls went great and the Lions Club made around \$7,000.
- **Commission Chair Wilson**
 - He went to Weber Human Services dinner in Roy and the seniors had a great time and did some folk dancing.

MORGAN COUNTY COMMISSION MEETING AGENDA

Adjourn – 8:58 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:  ^{vice}
Morgan County Commission Chair

DATE: 7-7-25

ATTEST: 
Morgan County Deputy Clerk/Auditor

DATE 7/2/25

***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.