



MORGAN COUNTY COMMISSION MEETING MINUTES

October 28th, 2025

4:00 WORK SESSION 5:00 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

OTHERS IN ATTENDANCE

Debbie Sessions
Tina Kelly
Val Clausen

OTHER EMPLOYEES

IT Director Jeremy Archibald
Deputy Clerk/Auditor Katie Lasater
Administrative Manager Kate Becker (CAM)
Deputy County Attorney Janet Christoffersen (DA)
Library Director Erin Bott
Code Enforcement Chris Tremea
Human Resources Casey Basaker
Recorder Shaun Rose
Planning Director Josh Cook
Planner 1 Jeremy Lance

4:00 WORK SESSION

Remodel ideas for the County Auditorium; This will not be streamed live.

- The meeting discussed office space reassignments, with the Clerk/Auditor staying in their current space and would obtain the District Court office next door to them. District Court would move to the Sheriff's office and the Sheriff's office would move to the Records office and the Records would move to the Auditorium, as the Auditorium would be converted into office space. This would meet the requirement for the Clerk/Auditors office to reach security compliance with setting up the District Court office as the Elections processing center.

5:09 COMMENCEMENT OF MEETING

(A) Opening Ceremonies

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

(B) Consent Agenda Items

1. Approval of the Morgan County Commission Minutes from October 7th, 2025.
2. Approval of the Morgan County Commission Minutes from October 21st, 2025.

Commissioner Nickerson moved to approve the consent agenda items.

Seconded by Commissioner Newton

VOTE:

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

MORGAN COUNTY COMMISSION MEETING MINUTES

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. **Erin Bott, Morgan County Library Director**, presenting on her attendance at the Rural & Small Libraries Annual Conference.
 - a. Library Director Erin Bott provided an overview of her attendance at the Association for Rural and Small Libraries (ARSL) Annual Conference held in Albuquerque, New Mexico. She began by expressing gratitude to the CAM for sharing training funds and to the Institute of Museum and Library Services for partial grant support, which made participation possible. She explained that the ARSL conference focuses on libraries serving populations under 25,000, making the content directly relevant to Morgan County's needs. She highlighted several key takeaways, beginning with programming ideas designed to foster community engagement. Examples included a community art gallery that could align with the America 250 celebration, and a "Tea with the Queen" event featuring the rodeo queen to strengthen ties with local traditions. She also discussed plans to enhance community partnerships, such as collaborating with local businesses during Library Card Sign-Up Month to offer discounts or incentives to cardholders, encouraging both local shopping and library use. In the area of administration, she emphasized the value of networking with other librarians, particularly for guidance on complex projects like potential facility expansions, and the importance of improving marketing efforts despite limited resources. She also noted discussions on strategic planning and needs assessment, which will inform the library's ongoing strategic plan revisions. She outlined both short- and long-term impacts of the conference, including sharing insights with staff, implementing new programs, improving grant readiness amid tightening federal funding, and continuing to innovate and strengthen community relationships. She also reported that the Morgan County Library received the Quality Library Award for the third consecutive year, recognizing its excellence beyond basic certification standards. She also announced the library's upcoming 105th anniversary celebration, an open house scheduled for Monday, November 7, inviting everyone to join in the festivities.
2. **Chris Tremea, Morgan County Code Enforcement** presenting the third quarter code enforcement report/update.
 - a. Chris Tremea presented the quarterly Code Enforcement report, highlighting a successful community tire-collection project, organized with Dustin Little and partners (including McLean Hamilton at the Wholesome/Devil Slide facility and local tire shop owner Scott Woolsey), which yielded four tractor-trailer loads (47.42 tons) of tires and strengthened community and business relationships. He summarized ongoing enforcement priorities and approach: early identification and rapid correction of line-of-sight hazards, addressing nuisance properties through education and negotiated timelines rather than immediate fines, and coordinated cleanups that have removed vehicles, trailers and dumpsters from problem sites. He reviewed specific efforts on ag-exempt building issues (educating owners and directing appropriate building permits), Deep Creek recreational-property violations (11 nonconforming buildings under review), abandoned vehicles, right-of-way and excavation hazards (including removal of long-standing barricades), and airport-area enforcement (abandoned aircraft, trailers and vehicles). He emphasized safety, notably pool fencing requirements after finding unsecured container pools, ongoing cooperation with the sheriff's office, Public Works, and Morgan City code staff, and operational results: roughly 90 active

MORGAN COUNTY COMMISSION MEETING MINUTES

cases to date with 53 closed, plus continued outreach to improve compliance and community relationships.

(F) Action Items

1. Morgan County Board of Equalization – Discussion/Decision – Homesteader's Abatements

Discussion and decision on Morgan County Resolution **CR 25-52** and affirming it as Morgan County Board of Equalization Resolution **CR 25-02-BOE** which is a correction from last Commission meeting where it was passed at CR 25-01-BOE.

Commissioner Fackrell moved to close public meeting and convene as the Board of Equalization.

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.

- The CAM clarified that at the last Board of Equalization meeting, the Commission approved Resolution CR-25-01-BOE. However, that resolution number had already been assigned previously when the BOE hearing officer was appointed. This was my oversight. The correct resolution number should be CR-25-02-BOE, she is requesting approval to update the record accordingly.

Commissioner Nickerson moved to approve 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.

Commissioner Newton moved to convene Board of Equalization and reconvene public meeting.

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.

2. Hon. Leslie Hyde – Discussion/Decision – Morgan County Clerk/Auditor

Discussion and decision on the draft 2026 County Budget.

- a. The Clerk/Auditor presented this to the Commission stating this is a request approval of the tentative 2026 budget. All funds are currently balanced. The budget will be available for

MORGAN COUNTY COMMISSION MEETING MINUTES

public inspection beginning November 20, and the public hearing and final adoption is scheduled for December 2 at 6:00 p.m.

Commissioner Newton moved to approve the 2026 tentative budget.

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.

3. Hon. Janelle Walker – Discussion/Decision – Morgan County Assessor

Discussion and decision on a personal property refund request.

- a. The Assessor introduced this explaining that an audit was recently conducted by the Utah State Tax Commission on personal property accounts within the county. Each year, the Commission selects certain businesses for review, allowing auditors to identify any escaped property or revenue from up to two prior years. In this instance, following the audit, the business, Walker Mortuary, paid the assessed amount for escaped assets. However, the State later identified a clerical error in their calculations, requiring a refund of \$179.31 to the business. Approval is therefore requested to issue the credit for that amount.

Commissioner Blocker moved to approve the request for a refund to Walker Mortuary in the amount of \$179.31.

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.

4. Casey Basaker – Discussion/Decision – Morgan County Human Resources Manager

Discussion and decision on an adjustment to the 2026 Morgan County Budget draft due to increased Dental Insurance premiums.

- a. The Human Resources Manager presented updated cost information for the county's dental and vision insurance plans, noting that the dental rate had increased slightly more than expected, 4.15% instead of 4%, resulting in an annual increase of \$2,268.43. The vision plan also increased by \$852.12. He explained that these increases apply primarily to the employer's contribution, with only a minimal impact on employees, approximately a \$2 monthly increase per person across about 30 employees.
- b. The CAM recommended that the adjustment be made immediately rather than waiting until next year, to ensure that the FY 2026 final budget reflects the most accurate figures when posted for public inspection.
- c. Commissioner Newton confirmed that since the tentative budget had already been adopted, the changes could be incorporated before final adoption.

Commissioner Newton moved to approve the budget adjustment, an increase of \$2,268.43 for dental and \$852.12 for vision, to be included in the 2026 budget.

Seconded by Commissioner Blocker

MORGAN COUNTY COMMISSION MEETING MINUTES

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.

5. Planning Outpost – Discussion – General Plan Update

Discussion on clarification items needed for the General Plan Update as well as for the Water Element Deadline.

- a. Val Clausen provided project updates and clarifications to the Commission. She reported that the public information banners had arrived earlier than expected and were available for review, and that every door direct mail postcards had been successfully delivered, though one contained an error listing the Morgan Middle School instead of the intended Mountain Green venue for the Mountain Green–Peterson public hearing.
- b. Commissioners discussed the issue, agreeing that while it was too late and too costly to correct the current mailing, future meetings, particularly those in the spring, should be held in Mountain Green to encourage better local participation.
- c. Val then updated the Commission on community outreach efforts. The resident questionnaire is active through November 25, with 37 responses received to date—62% from Mountain Green & Peterson, followed by Stoddard-Enterprise-Milton, and Porterville-Richville, Croydon-Round Valley . The project website and public meeting calendar are live, including an “add to calendar” feature. She requested contact information for additional communication channels, including the library’s newsletter, county social media, business license lists, and potential school distribution networks.
- d. Val also discussed boundary map update. The maps are scheduled for printing within 24 hours, with any final revisions to be submitted immediately. Regarding the Water Element of the general plan, she explained that the county is expediting preparation of the draft chapter for Planning Commission and County Commission review to meet state deadlines. The process includes creating an online feedback page for water providers, notifying them for review and comment, and potentially hosting virtual meetings to satisfy the state’s consultation requirement.

Discussion only, no motion taken.

6. Hon. Shaun Rose – Discussion/Decision – Morgan County Recorder

Discussion and decision on awarding the RFP for surveying services.

- a. The Recorder introduced this stating we received back two bids and the cheapest one is \$24,000.
- b. The CAM explained that, after discussion, staff are recommending a modification to the RFP to reduce the project scope in order to bring costs down and stay within budget. In the meantime, the County will coordinate with Summit County’s Recorder, Assessor, County Manager, and Surveyor to address related boundary and jurisdictional issues.
- c. The Recorder added that, given the limited scope of the issue being addressed, the current cost was not justified. The proposal is to revise the RFP to focus specifically on the area of concern—Section 20, Lots 12 through 15—and then repost it for new bids.

Commissioner Newton moved to approve the modification and reposting of the RFP for the county survey project.

Seconded by Commissioner Fackrell

VOTE:

MORGAN COUNTY COMMISSION MEETING MINUTES

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.

7. **Hon. Shaun Rose** – Discussion/ **Public Hearing** /Decision – Morgan County Recorder

Discussion and decision on increasing the Record of Survey filing fee.

- a. The Recorder proposed increasing the record of survey filing fee from \$20 to \$30, justifying it as a cost to preserve the PLSS section corners inventory.
- b. The CAM explained that the fee has not been raised in many years and that comparable counties charge between \$30 and \$40 per sheet. The revenue from this fee is deposited into a dedicated preservation fund used to maintain and replace Public Land Survey System (PLSS) monuments and support the county's section corner inventory.
- c. The Recorder emphasized that while the increase would not fully cover the cost of providing survey services, it would help offset expenses and contribute to the preservation of survey monuments across Morgan County.

Commissioner Newton moved to close public meeting and convene public hearing.

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.

- None.

Commissioner Newton moved to close public hearing and reconvene public meeting.

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.

Commissioner Newton moved to County Ordinance CO-25-20 authorizing an increase in the record of survey filing fee.

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. **Josh Cook** – Discussion/ **Public Hearing** /Decision – Morgan County Planning & Zoning

MORGAN COUNTY COMMISSION MEETING MINUTES

Thurston Rezone – CO-25-17: Request to rezone property from Multiple Use (MU-160) to Rural Residential (RR-10), and reflect that change on the Future Land Use Map from a split designation of Ranch Residential 10 and Natural Resources and Recreation to Ranch Residential 10 completely. The property is identified by parcel numbers 00-0000-4729, 00-0000-4745, 00-0000-5148 and serial numbers 01-003-074, 01-003-076, 01-003-079 and is approximately located at 2240 West Deep Creek Road in unincorporated Morgan County.

- a. **CANCELLED ITEM.**

9. **Hon. Morgan County Commission** – Discussion/Decision – IFAC Grant

Discussion and decision on Rulon Gardner's application for the IFAC Program Grant

- a. Rulon Gardner provided clarification regarding the grant proposal discussed at a previous meeting. He explained that while an earlier draft of the proposal included an in-kind contribution component, the final version had removed both the in-kind and matching fund requirements. The finalized application positions Morgan County to explore partnership and implementation options without any financial commitment or obligation to move forward beyond the initial exploration phase. The proposal seeks \$1 million in upfront funding, and the application is currently progressing through three stages, submission, clarification, and shortlisting, with Morgan County advancing in all three.
- b. The Chair wanted to confirm the understanding that there is no matching requirement tied to the proposed funding, and that future participation would depend on subsequent opportunities and discussions.
- c. The DA recommended that the Commission review the final version of the application before making any decisions, since it had been submitted on behalf of the County.

Commissioner Newton moved to postpone this item to our November 18th 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.

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

Discussion and decision on waiving the travel policy for lodging for USACCC.

- a. Commissioner Blocker requested three nights lodging at Little America for a USAC meeting, citing the 45-mile distance requirement.
- b. The CAM and Commissioner Newton discuss the policy, noting that the distance is from the county building or primary work site.
- c. The Commission approved the request, no motion needed.

No motion needed.

11. **Hon. Blaine Fackrell** – Discussion/Decision – Morgan County Commission

Discussion and decision on agenda for Senator Curtis site visits.

- a. Commissioner Fackrell informed the Commission about Senator Curtis's visit to discuss county issues, including the I-84 interchange and potential property purchases.

MORGAN COUNTY COMMISSION MEETING MINUTES

- b. The Commission discussed potential meeting locations, including Kent Smith Park, the I-84 interchange, and various businesses and museums.
- c. The CAM and Commissioner Fackrell plan to coordinate the meeting schedule.

Discussion only.

12. Kate Becker, Morgan Administrative Manager – Discussion/Decision – Budget Adjustment

Discussion and decision on a budget adjustment for 1,000 additional application capacity within CivicReview.

- a. The CAM introduced this stating county staff reported that the Civic Review system currently manages approximately 1,206 active applications in the Planning Commission database, some dating back to 2020. With the system nearing its storage capacity, staff recommended an upgrade to the next system tier. Additionally, they proposed integrating Animal Control into the platform to enable automatic renewal postcards, similar to the business licensing process. The combined changes would increase costs by approximately \$3,000 per year.

Commissioner Newton moved to approve budget adjustment to the 2026 budget increasing to the \$16,200 amount, which is an approximate \$2,800 increase.

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.

(G) Commissioner Comments

• Commissioner Blocker

- o She reported on updates from the UAC Social and Human Services Policy Committee.
- o She noted that Representative Auxier shared information regarding a new DHHS funding initiative, with the state receiving \$100 million annually for five years, to be spent within two years of allocation. She explained that DHHS will issue an RFP, and counties can begin applying for funds next year. She clarified that the funds can be used for healthcare or wellness-related projects, aligning with the goal to “make America healthier again.” She mentioned that opioid settlement funds are being managed differently by the state and counties, the state has spent only 3% of its funds while counties have used about 25%.
- o She provided an update from UAC Natural Resources and Public Lands regarding HB 48, which takes effect in January and addresses the Wildlife Urban Interface (WUI). She explained that property classification within the WUI will follow new state-established guidelines, with assessments conducted by the state division, though responsibility could later shift to counties. She stated that fees will be flat and capped at \$100 until 2028, after which they may be based on square footage. She added that County Assessors will not perform lot visits under the current framework, and the WUI map will be updated annually.
- o She stated a public meeting on November 6 in Salt Lake City regarding these updates.
- o She attended the dedication of the new fire station and it went great.

• Commissioner Newton

- o He Reported attending the Wasatch Front Regional Council (WFRC) meeting the previous week, noting that Commissioner Blocker also participated online.
- o He Provided an update on the Regional Transportation Plan (RTP) 2023–2050, which outlines long-term regional transportation priorities and planning efforts.

MORGAN COUNTY COMMISSION MEETING MINUTES

- He discussed station area planning requirements for locations with UDOT bus or light rail stations, explaining that these areas must develop housing-related plans around transit stations. He noted that these plans have already identified the potential for approximately 22,000 new residential units, with projections reaching around 70,000 total units once all station area plans are completed.
- **Commissioner Fackrell**
 - The taxation revenue committee meeting
- **Commission Vice-Chair Nickerson**
 - **Wasatch Peaks Ranch Clarification:** County received no property from Wasatch Peaks Ranch; a 2,400-acre conservation easement was created from Dalton Creek south, land remains private, undevelopable but not publicly accessible. **Trail Access Conditions:** Public trails through WPR only possible if right-of-way access is obtained from other landowners; WPR would then allow limited trail corridors connecting to public lands. Trails must be strictly used as designated, and WPR can close access if misused. **Public Misconceptions:** Clarified that current agreement does not grant public access or trails through main WPR development areas; significant coordination would be needed to establish any public routes.
- **Commission Chair Wilson**
 - None.

Commissioner Nickerson moved to adjourn the public meeting and go into closed session for the purpose of pending or reasonable imminent litigation or the purchase or exchange or lease of real property, including any form of water right or water shares. And discuss character, professional competence or physical or mental health of an individual.

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.

Commissioner Newton moved to convene closed session and adjourn public meeting.

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

Adjourn – 8:14 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: 11/18/2025

ATTEST: 
Morgan County Deputy Clerk/Auditor

DATE 12.1.2025

***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.