



February 3rd, 2026

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.

<p>COUNTY COMMISSION Commission Chair Matt Wilson Commission Vice Chair Vaughn Nickerson Commissioner Mike Newton Commissioner Raelene Blocker Commissioner Blaine Fackrell</p> <p>OTHER EMPLOYEES IT Director Jeremy Archibald Deputy Clerk/Auditor Cindee Mikesell Administrative Manager Kate Becker (CAM) County Attorney Garrett Smith (CA) Casey Basaker Morgan County H/R Josh Cook Morgan County Planner Jeremy Lance Morgan County Planner I Erica White Emergency Manager Leslie A. Hyde Clerk/Auditor</p>	<p>OTHERS IN ATTENDANCE Debbie Sessions Tina Kelley Chris Royal Jeff Mathews Cindy Kay Dwayne Johnson Wayne Johnson Justin Reese Sherrel Groose Ethen Weaver Christine Rienenam Kelly Preece</p>
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4:00 WORK SESSION

Northern Utah Economic Alliance Chris Royal and Inland Port Authority-Stephanie

Work session focused on how Morgan County could support long-term economic development through collaboration with the Northern Utah Economic Alliance (NUEA) and the Utah Inland Port Authority (UILPA), while maintaining local control and alignment with the county’s master plan.

Representatives from the Northern Utah Economic Alliance Chris Royal explained that NUEA is a public-private nonprofit organization funded by Davis County, Weber County, and the State of Utah, with a mission centered on creating high-quality office and industrial jobs. Their work primarily involves corporate recruitment, business retention and expansion, labor market analysis, and maintaining a comprehensive commercial real estate database. Chris emphasized that their goal is not retail development unless specifically requested, but rather the creation of job centers closer to where people live in order to reduce daily commuting to Salt Lake County. They noted that tens of thousands of workers currently leave northern Utah each day, and that attracting comparable jobs locally could significantly benefit communities over time.

Chris described how companies considering Utah often work through national site selectors who require detailed information on available land, infrastructure, labor supply, and education pipelines. To meet those needs, NUEA partners closely with Weber State University and regional technical colleges to ensure workforce readiness. Morgan County residents already participate in these educational systems, making the county part of the broader northern Utah

labor market. Chris stressed that companies look closely at whether local governments are aligned, whether land is available, and whether development is consistent with adopted master plans. Projects that conflict with community vision or zoning are typically passed over in favor of locations where expectations are clear.

Discussion highlighted Morgan County's unique characteristics, including its largely privately owned land base and limited industrial zoning. Chris explained that most economic development efforts rely on willing private landowners and that development cannot move forward without their participation. They encouraged the county to use its ongoing master plan update as an opportunity to inventory land, identify potential commercial or mixed-use sites, and clarify long-term goals. NUEA offered to assist with this process at no cost initially and indicated that Morgan County could participate informally in their network before considering any future financial commitment.

Infrastructure needs were discussed in the context of project size. Smaller industrial or light manufacturing developments can often tie into existing infrastructure, while larger projects may require significant upfront investment in water, sewer, power, and roads. Chris noted that industrial development remains strong, particularly in manufacturing, aerospace, and defense, while office development has slowed since the pandemic. They emphasized that industrial projects could range from small sites of five to ten acres to much larger campuses, and that Morgan County could realistically accommodate modest-scale projects over time without fundamentally changing its rural character.

Stephanie from The Utah Inland Port Authority then presented its role as a financing and infrastructure tool rather than a land-use authority. Stephanie explained that it can establish project areas only at the invitation of a local legislative body. These project areas function similarly to redevelopment or community reinvestment areas but are more streamlined. When a project area is created, the existing tax base remains unchanged, while new tax growth is split so that 25 percent immediately flows to taxing entities and 75 percent is reinvested into infrastructure and development within the project area. The project areas typically last 25 years, with extensions possible if debt remains, and can be terminated early if obligations are paid off.

Stephanie with UILPA emphasized that it does not control zoning, permitting, or land use decisions, all of which remain with the county or city. Its tools are best suited for greenfield or underdeveloped areas where infrastructure is lacking, but brownfield sites can also be supported, particularly when cleanup costs are a barrier to redevelopment. Project areas do not require contiguous land, have no minimum acreage requirement, and can span multiple jurisdictions. Any tax increment generated remains within the originating county.

The discussion underscored how NUEA and UILPA complement one another, with NUEA focusing on corporate recruitment and market positioning, while UILPA focuses on making sites development-ready through infrastructure financing. Both organizations stressed that successful projects depend on three aligned elements: a willing local government, a willing landowner or developer with financial commitment, and a business ready to invest in. Participants also discussed opportunities tied to existing assets such as rail lines and light manufacturing areas, while acknowledging limitations where redevelopment would not generate sufficient tax growth.

Both organizations presented their services as flexible tools that the county could use selectively to support economic growth, job creation, and infrastructure investment without sacrificing local control or community values.

5:00 COMMENCEMENT OF MEETING

(A) Opening Ceremonies

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

(B) Consent Agenda Items

1. Approval of the Morgan County Commission Minutes from January 20th, 2026.
2. Notice of vacancy on the Weed Abatement Board – Open to Submissions
3. Notice of vacancy on both the WPR Utility District and WPR Road and Fire District – Open to Submissions
4. Morgan County Historical Society Annual Report for 2025
5. Notice of Logan Wilde’s appointment to the Weber Basin Water Conservancy District Board of Trustees.
6. Notice of Out of State Travel: Hon. Shaun Rose & Charles Phillips July 13-17, 2026, San Diego, CA for ESRI/GIS Training.
7. Approval of Resolution **CR 26-09** Morgan County Commission Meeting Calendar moving the meeting date from March 17th to Wednesday March 18th.
8. Request to increase the Human Resources County Card limit to \$1,500.

Commissioner Fackrell moved to approve Consent Agenda Items 1-8

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.

(C) Commissioner Declarations of Conflict of Interest

No Conflict stated

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

Tina Kelly, Mountain Green resident: This comment is regarding Action Item Number Seven. I want to offer a word of caution. While I did not sit on the Council of Governments (COG) when this tax was originally put in place, I did serve on the COG later. During that period, I felt the process was weighed toward Morgan City and the Morgan School District. Projects that were proposed were consistently expensive and primarily benefited the city and the school district, rather than the whole county.

(E) Presentations

- **Presenting Morgan County Food Pantry with the County's 2026 Support Check to Pantry Director Cindy McKee**

Cindy McKee expressed appreciation for the opportunity to present and explained that the organization made the process public online so the community would understand their efforts. She thanked Morgan County for setting aside \$6,000 for the food pantry, noting that the funds will be put to good use and acknowledging the time and effort county officials dedicate to supporting the community. Cindy also highlighted the food pantry's role during the government shutdown at the end of October, emphasizing its mission to ensure no one goes hungry. Between late October and December, the pantry received over 13,000 lbs. donated items, including significant donations from Morgan County and Washington Heights Church from Ogden. Participants remarked on the strong community support and noted that the pantry's shelves are currently full. The discussion concluded with appreciation for the generosity and strong sense of community in Morgan County.

- **Introduction of Morgan County Fire Chief Bradley Wilkes**

Kate Becker (CAM) introduced Brad Wilkes as Morgan County's new Fire Chief, noting that his official first day was the previous Friday. She explained that although he was new to the role, he had already been actively involved during a recent fire, observing operations firsthand, which provided valuable insight beyond what time in an office could offer.

Brad Wilkes then shared background information about himself. He lives in East Layton near the water treatment plant, has three children, and nearly five grandchildren. He began his career as a builder before entering the fire service. He retired from Layton City in 2023 as an Operations Battalion Chief, after helping the department from 12 full-time staff and one station to 83 full-time staff and four stations. After retirement, he briefly worked as a fire inspector to recharge before seeking a targeted return to the profession.

Chief Wilkes expressed excitement about returning to the valley, which he has strong personal ties to, and stated that his experience managing rapid growth has prepared him well to help the department stay ahead of anticipated growth in the area.

Commissioner Newton emphasized the importance of recognizing Erica White Emergency Manager Morgan County for her service as Acting Fire Chief, noting that she held the role for several months and that it was not an easy assignment. During that time, Erica effectively covered three demanding positions: Fire Chief, EMS Department Head, and Deputy Chief/Emergency Manager. He thanked her for taking on these significant responsibilities.

Commissioner Wilson echoed the appreciation, making a lighthearted comment about whether her compensation had been tripled, and reiterated that her efforts were valued and did not go unnoticed.

Action Items

1. **Morgan County Historical Society** – Discussion – Preservation Tax Credit

Proposal and discussion on a request from the Morgan County Historical Society that the County establish a Historic Preservation Property Tax Credit.

Jeff Matthews of Morgan Valley Preservation initially requested that the agenda item be moved due to the presenter, Justin Rees, running late. Shortly after, Justin Rees arrived and presented a proposal for a historic preservation property tax credit aimed at preserving Morgan County's historic residential character.

The proposal outlined a 20% property tax credit, capped at \$1,250 per year, for qualifying historic residences built in 1945 or earlier. The intent is to encourage proper maintenance and historically appropriate restoration of older homes, not to fully offset renovation costs or reduce tax burdens. The credit would apply only to residents (not commercial properties), align with state and national historic standards, and require annual application and approval.

Discussion:

- Approximately 100 homes countywide may qualify, with most located in Morgan City.
- Homes must meet preservation guidelines and, in most cases, be listed on the National Register of Historic Places.
- The County Assessor's Office would verify eligibility, while the Historic and Preservation Societies would review documentation and compliance.
- The credit is intended to preserve community character, stabilize neighborhoods, support tourism, and prevent deterioration or inappropriate renovations.
- Commissioners raised questions about verification of expenditures, interaction with the state historic tax credit, and impacts on property taxes.
- Significant discussion focused on the fact that most property taxes go to the school **district**, meaning coordination with other taxing entities (school district, city, Weber Basin Water) would be necessary.
- Staff clarified that implementation would likely require a resolution, like the homestead credit, with annual approval due to revenue impacts.
- Commissioners generally expressed support in concept, emphasizing the need to work out details, particularly coordination with the school district and other taxing entities.

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

Discussion and decision on Resolution **CR 26-10** approving the Morgan County Employee Handbook in its entirety superseding all previous versions and amendments to said handbook. Employee Handbook Discussion Summary

A new employee handbook has been drafted, reviewed by legal and an outside consultant, and updated to ensure it is complete and legally compliant. Some references to "council" remain and need to be updated to "commission" (pages 2, 13, 26).

For meal and rest breaks, non-exempt employees must receive a 30-minute duty-free break when scheduled over six hours. Exempt employees' PTO usage for partial-day absences needs clarification, as it should not affect their exempt status. Exempt employees currently take PTO only for full-day absences, and supervisors must submit timesheets certifying accuracy. Pre-authorization for overtime is not yet in place but will be required once the handbook is effective.

The uniform policy is under development and will be incorporated into the annual handbook review. Holidays and absences were discussed; half-days for Christmas Eve and New Year's Eve remain flexible, while New Year's Day and Veterans Day are included. Compensatory time was corrected from 480 hours to 80 hours to align with legal limits.

Exempt employees do not need to track exact hours; they are paid a fixed salary regardless of hours worked. PTO for partial-day absences does not affect exempt status, though further research is planned.

Next steps include researching exempt employee PTO rules, continuing handbook review, and submitting comments to Casey via email. Policies added during the year will be incorporated into the annual review and ratified by the commission.

**Commissioner Fackrell moved to Postpone CR 26-10 Morgan County Employee Handbook
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.

3. Josh Cook – Discussion/Decision – County Planning & Zoning

Village at Trapper's Loop Townhomes Preliminary Plat: A request for approval of the Village at Trapper's Loop Townhomes Subdivision preliminary plat, which is identified by parcel number 00-003-3892 and serial number 03-005-041 and is located approximately 600 feet south of the intersection of North Queens Garden Road and West Old Highway Road in unincorporated Morgan County.

The Planning Commission reviewed the preliminary plat for Village of Trappers Loop, an 8.5-acre RM-15 zoned parcel south of North Queens Garden Road and West Old Highway Road, proposed by Wayne Johnson on behalf of Soder B Ltd. The plan includes 45 townhomes in 10 buildings, with open space, landscaping, and private streets. Staff recommended approval after reviewing boundaries, lot layout, utilities, drainage, and fire protection. Commissioners noted the proposed density is well below

the site's maximum entitlement, appreciated the inclusion of open space, and supported private streets to limit county responsibilities. Preliminary plat approval will proceed, with final site plan and landscaping details addressed during site plan review.

Commissioner Blocker moved to approve the village trapper league town homes preliminary plat application #25-030

Second by Newton Commissioner

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.

4. Josh Cook – Discussion/Decision – County Planning & Zoning

Village at Trapper's Loop Townhomes Site Plan: A request for approval of the Village at Trapper's Loop Townhomes Subdivision site plan, which is identified by parcel number 00-003-3892 and serial number 03-005-041 and is located approximately 600 feet south of the intersection of North Queens Garden Road and West Old Highway Road in unincorporated Morgan County.

Village of Trappers Loop – Townhome Site Plan (Application 25.044)

The Planning Commission reviewed the site plan for the Village of Trappers Loop, an 8.45-acre RM-15 parcel proposed for 45 townhomes. The site plan review focused on landscaping, lighting, parking, elevations, and building materials, with final materials approved to exclude stucco due to climate suitability concerns. Private interior streets with temporary hammerheads will connect to future developments, while public access remains via Queen's Garden and Old Highway Road. Snow storage will be handled on-site in retention basins. Staff and the Mountain Green Fire Protection District recommended approval, and the Planning Commission found the plan favorable.

Commissioner Newton moved to Approve Village at Trapper's Loop Townhomes Site Plan Application# 25-044

Seconded by Blocker Commissioner

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. Josh Cook – Discussion/Decision – County Planning & Zoning

The Range Phase 1, No. 1 Plat Amendment: A request to remove the temporary fire access easement located along the north boundary of The Range Phase 1 subdivision.

The Range Phase One – First Plat Amendment (Application 25.052)

The Planning Commission reviewed a request by Chase Free Baron on behalf of CW The Range LLC to remove a temporary fire access easement along the north boundary of the 19.29-acre Range Phase One subdivision (R1-20 zoning). The easement is no longer needed because the new subdivision road from North Trappers Loop to North Frontier Drive now provides adequate access. Staff, including the county engineer, surveyor, recorder, and fire department, recommended approval. The Planning Commission had no public comments, clarified circulation concerns, and voted 5–0 to recommend approval (Chair Maloney abstained; Member King absent). Recordation will be held until any remaining barriers are removed to ensure access.

Commissioner Newton moved to approve The Range Phase First Plat Amendment Application #25.052 removing the temporary fire access easement.

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.

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

Discussion and decision on Resolution **CR 26-11** waiving all planning & zoning fees for permit #7024989 for Fairgrounds Livestock Barn addition located at the Morgan County Fairgrounds and funded by the Donor Advisory Fund (DAF). The improvements in question were approved by Commission at their July 15th, 2025, meeting at the request of The Morgan Junior Livestock Committee.

The Morgan Jr. Livestock Committee received a grant from the Donor Advisory Fund to make improvements to the livestock barn at the Morgan County Fairgrounds. The Commission previously approved the project. The current request was to waive the associated permit fees, which requires a formal resolution.

Commissioner Newton moved to approve CR 26-11

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.

7. **Kate Becker** – Discussion/Decision – Morgan County Administrative Manager
Discussion and decision on CR 26-12 at the request of the Morgan County Council of Governments (COG) that they double as the County’s Recreation Arts Museums and Parks Tax (RAMP Tax) Advisory Board.

Kate Becker (CAM) Morgan County Council of Governments (COG) formally requested to serve as an advisory board for the RAMP tax now that a fund balance to accumulate. Historically, nearly all RAMP revenue was allocated directly to recreation, leaving no discretionary funds. With new available funds, COG is seeking input on how future RAMP dollars are spent, like the Tourism Advisory Board.

Relationship to Recreation Board

Kate Becker (CAM) clarified that this proposal is separate from the Recreation Board, which remains inactive but not formally dissolved due to its connection to Rec Plex bylaws and agreements. The RAMP ordinance currently allows spending only on recreation-related uses, not arts, museums, or parks, unless amended by ordinance. The proposal would create an advisory-only role, meeting with COG, and would not replace the Recreation Board.

Commissioner Perspectives

- **Commissioner Fackrell** expressed concern about using COG as the advisory body, stating a preference for a citizen-based advisory board to ensure broader public representation across all areas of the county.
- **Commissioner Nickerson** suggested reestablishing a Recreation Board to gather community input, which could then provide recommendations to COG and ultimately the Commission.
- **Commissioner Newton** questioned the efficiency of having multiple advisory layers, noting that all boards are advisory and final decisions remain with the Commission. He also noted advantages to elected officials serving in advisory roles due to broader accountability.
- **Commission Discussion** included concerns about geographic representation, particularly from the lower end of the valley, with others noting that school district representation serves facilities countywide.

Kate Becker (CAM) emphasized that:

- She was directed to bring the item forward in its current format.
- Creating a new board would likely involve the same participants and add administrative burden.
- COG’s request is specific to advising on RAMP tax expenditures, not recreation programming.
- As RAMP fund balances begin to be used for projects (such as trails), COG believes advisory input should guide project selection rather than individual initiatives.

Kelly Preece COG representatives stated that:

- COG meets regularly and has done so for nearly a decade.
- Members represent the county, city, and school district.
- Many members were involved in passing the RAMP tax and previously served on the Recreation Board.
- COG believes it can fairly represent the community and assist the Commission in making informed decisions on RAMP spending.

Infrastructure Focus

There was general agreement that the RAMP tax was intended primarily for recreation infrastructure, and concern was expressed about ensuring visible, community-supported infrastructure outcomes.

Path Forward

- Commissioner Fackrell suggested trying the COG advisory role for one year and revisiting its effectiveness.
- Commissioner Newton supported revisiting the approach after a year without formalizing a sunset provision.
- All agreed that meetings would remain open to the public with opportunities for public comment.

Kate Becker (CAM) clarified that the RAMP tax does not automatically expire and may be reauthorized. Building collaboration was viewed as important to maintaining public support and demonstrating the benefits of the tax.

The Commission expressed general support for trying the COG advisory approach, encouraging public participation, and reassessing the structure if needed, while retaining final decision-making authority.

Commissioner Newton moved to approve CR 26-12 with amendments

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. **Kate Becker** – Discussion/Decision – Morgan County Administrative Manager
Discussion and decision on entering into an agreement with CJS, LLC for online traffic school services and setting the billing fee.

Garrett Smith Morgan County Attorney would like this postponed to get clarification from Janet Christopherson Morgan County Deputy Attorney

Commissioner Nickerson moved to postponed until further notice
Second 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.

Kate Becker (CAM) provided an overview of current county activities:

Kate Becker (CAM) reported that she is in the first quarter of one-on-one meetings with department heads. Commissioners who oversee specific portfolios have been CC'd on related action items and updates. All departments are currently managing extensive task lists. There are several RFPs active on the county website, all due Wednesday, February 11 at 5:00 p.m. MST, including the Clerk's Office addition, library gutter and ceiling repairs, airport berm work, and grant administrator services. Because of the volume of activity, the next commission meeting may be longer than usual, with additional information likely provided by email.

An update was provided on the Fairgrounds Trail and related grant activity. The OUORG grant is open, and staff has approval to apply for Phase Two of the Fairgrounds Trail. Phase One is experiencing two delays. First, approval from the Bureau of Reclamation on water shares is still pending, which prevents drilling the well. Despite extensive outreach since October, no response has been received, and sod installation is on hold until water access is secured. Second, a Phillips 66 pipeline easement crosses the trail near the multi-use fields. An encroachment agreement would be required, and future pipeline maintenance could require cutting through the trail, with repair costs falling to the county. Alternative trail alignments were reviewed, but rerouting is not feasible without major redesigning of the multi-use fields. Despite these Phase One issues, staff will be proceeding with the Phase Two grant application.

A brief legislative update was also given. House Bill 165 related to water diversion is being monitored, as it could impact existing water rights but may also provide potential benefits. Further review is needed before taking a formal position. The House Bill 165 proposal related to minimum wage is not gaining traction at this time.

(G.) County Commissioner Comments

Commissioner Blocker asked for clarification on House Bill 445 due to growing concern and dissatisfaction surrounding it. Kate Becker (CAM) explained that the bill, sponsored by Representative Strong and drafted by Ruth Ann, has three primary components. First, a county would be prohibited from purchasing land within another county's boundaries without approval from the host county's legislative body, unless the purchase is part of a joint project. Special service districts, agencies, and similar entities are exempt, and the restriction applies only to county-to-county purchases. Second, the bill prevents counties from using agencies or intermediaries to acquire land and then transfers it to a county to circumvent the approval requirement. Third, if a county is permitted to purchase land in another county, that property would remain taxable and retain its existing zoning and tax status, including Greenbelt designation, unless the use changes, in which case rollback taxes would apply.

The intent of the bill is not to prohibit land purchases, but to require communication and cooperation between counties before acquisitions occur. The goal is to force early discussion and allow for memoranda of understanding that can address issues such as land use, conservation easements, infrastructure impacts, traffic, and road maintenance costs. Much of the concern prompting the bill stems from situations where counties, particularly wealthier neighboring counties, have purchased large tracts of land without prior notice, leaving the host county with infrastructure impacts and reduced tax base.

It was clarified that this is not a Morgan County–filed bill, though county officials did raise the issue with Representative Strong, who agreed to sponsor it as a priority due to its broader statewide implications. Local representatives were not asked to run the bill to avoid conflicts, as they represent multiple affected counties. Several participants noted that much of the opposition appears to be based on headlines rather than the bill's actual language, emphasizing that the bill is relatively short and written in plain language. Commissioners encouraged anyone with concerns to read the bill in full and identify specific provisions they oppose.

Concerns discussed included taxation fairness, infrastructure funding, eminent domain questions, and the risk of counties effectively shifting tax burdens onto residents of neighboring counties. Supporters argued that taxpayers should not subsidize land purchases made by other counties and that the bill promotes fairness and transparency. The bill is scheduled for discussion in the Revenue and Taxation Policy Committee, and Kate Becker (CAM) confirmed she is prepared to attend and defend the legislation as needed.

Commissioner Wilson provided updates after being away for two weeks. He highlighted ongoing efforts to allow the Planning Commission access to notes, emphasizing the importance of their ability to review materials and flag issues. There is a lease transfer pending from 2003 that cannot proceed without being placed on a commission agenda, and staff are working to resolve historical administrative gaps. Discussion included whether repeated lease transfers should trigger renegotiation or new fees.

Regarding airport work, updates on Buster's hangar and runway projects were given. The county is funding a portion of the work, and questions were raised about bid requirements and

responsibilities for earthwork versus asphalt or chip sealing. Dane Wilkinson Airport Manager will be reviewing past agreements and documentation to confirm responsibilities and budget allocations. Overall, the focus is on resolving legacy issues, ensuring proper processes, and documenting agreements for airport projects.

Commissioner Nickerson: Board of Health / Immunization Waiver Bill – A bill is being discussed that would eliminate the requirement for immunization waivers to attend public school, effectively allowing children to attend without proof of immunization. Local health officials expressed concern, citing a recent measles outbreak in Weber County. During that outbreak, 70% of students with waivers were immunized, and having records helped track and contain the spread. Officials feel the bill may not gain much traction due to the importance of documentation during outbreaks.

Motocross Track Proposal – Josh Pace proposed creating a motocross track. Discussions focused on finding appropriate locations and ensuring safety. The county currently has no official trails, leading to some youth riding on roads. Funding and property acquisition are key considerations. The original proposal near the multi-use fields was rejected, but the proposer is exploring alternative sites. He is passionate about creating a safe area for training and practice, potentially attracting participants and visitors who could contribute economically. County staff expressed openness to reviewing options and ideas.

Commissioner Newton An update was provided on the fairgrounds in lieu of attending upcoming meetings due to a scheduling conflict. The fairgrounds electrical project is moving forward quickly, with significant progress already completed. In addition, the fairgrounds board has received approval for funding to proceed with a sound system upgrade at the facility.

Between the electrical improvements, the sound upgrade, and the previously approved building expansion and fee waivers, more than **\$1 million** will be invested in the fairgrounds this year alone—an amount exceeding what has likely been invested in the facility over the past 20 years. The fairgrounds board expressed enthusiasm about the progress and noted that additional improvements are anticipated. Several grant applications have also been submitted for further enhancements that would not require a county match.

Commissioner Newton also was asked if Solar panels could be dispossessed at Wasatch Integrated and he said No.

Commissioner Blocker County Day on the Hill, noting that participants were able to connect with several legislators. Representative Auxier attended breakfast, and conversations were held with Senator Milner, who is retiring, and Representative Kyle. She also met with interns for Johnson, Strong, and Adams. Those who attended felt the day was productive. Raelene met with Kate and Bret to review the Mountain Green sidewalk plan, and she plans to attend upcoming PSC meetings. She also attended the WFRC legislative meeting with Mike Newton and had an opportunity to briefly speak with President Adams and Speaker Schultz, thanking them for their assistance in advancing the interchange project.

Commissioner Blocker highlighted Senate Bill 15, which would allow a county to change its commission structure to full-time or part-time without a vote of the public. This would give counties the authority to adjust their form of government based on perceived needs or budget considerations, including expanding to full-time or reducing to part-time.

Commissioner Fackrell HB102 and HB107 HB 231

Blaine Fackrell provided an update on several legislative bills affecting individuals and county operations:

1. **Vehicle Registration Penalties** – A bill under Revenue and Taxation would impose a \$50-per-month penalty for vehicles that lapse in registration, even if the vehicle has been under repair. The Utah Association of Counties (UAC) has not taken a position pending further discussion with the bill sponsor, while Representative Strong is opposed.
2. **Private Vehicle Sales Tax (House Bills 102 & 107)** – Currently, trade-ins at dealers are taxed only on the difference in value. The proposed changes would apply this approach to private sales, meaning a private buyer could owe full taxable value, potentially resulting in repeated tax charges on the same vehicle. This could benefit some taxpayers but negatively impact others.
3. **Administrative Fee for Vehicle Registration Rebates (House Bill 56, Substitute 1)** – The bill allows counties to retain a \$5 administrative fee when vehicle registration rebates are issued, rather than returning the full amount. Counties may consider implementing this if the bill passes.
4. **Prepared Foods Tax (House Bill 231 – Norm Thurston)** – This bill would eliminate the current Tourism, Recreation, and Tax (TRT) on prepared foods and replace it with a general sales tax, which is considered unfairly broad. Both UAC and tourism/recreation boards oppose the bill, as it could reduce TRT funding while increasing taxation on general purchases. Fackrell noted the bill is unlikely to pass but encouraged monitoring and coordination with legislators.

Adjourn – 7:25 commissioner newton moved to adjourn

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: 2/17/26

ATTEST: 
Morgan County Deputy Clerk/Auditor

DATE 2/17/2026

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

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 48 hours before the scheduled meeting.