

**NOTICE OF MEETING TO BE HELD IN PUBLIC AND EXECUTIVE SESSION  
OF THE MORGAN COUNTY COUNCIL  
TUESDAY, MARCH 10, 2020  
6:00 P.M.  
MORGAN COUNTY COURTHOUSE  
48 WEST YOUNG STREET  
MORGAN, UTAH**

Except as noted above, times for agenda items are approximate and may be changed as circumstances require. Agenda items may or may not be discussed in the order they are listed. Interested members of the general public are encouraged to remain in attendance for the duration of the meeting in the event discussion of an agenda time begins earlier than listed.

**AGENDA**

**6:00 Council Work Session**

- Morgan Area Chamber of Commerce – Chamber’s involvement in Food Bank

**6:30 Call to Order  
Prayer & Pledge  
Approval of Agenda  
Approval of Minutes  
Declare Conflicts of Interest  
Public Comment Period**

**Business –**

1. Jeff Franklin – Discussion/Decision – Refund for impact Fee Morgan County Airport Hangar Construction Unit DD5
2. Dylan Taggart – Discussion/Decision – Improvements at Taggart River Access Area
3. Mike Newton/Rachel Turk – Discussion/Decision – The County Historical Society requesting approval of the placement of a historical marker commemorating the Morgan Woman’s Suffrage
4. Mike Newton/Boyd Carrigan – County Fire/EMS – Discussion/Decision – requesting approval of an agreement to work with Ogden City to participate in a pool of HAZMAT clean up vendors.
5. Robert McConnell – Discussion/Decision – Consideration of Lease Agreements for:
  - CC4 – Steven Hooper (previously approved by CC but requires ratification)
  - CC5 – Shawn Beckstrom
  - CC6 – Shane Johnson
  - DD1 – James Fawson (pending Phase 1 changes)
  - DD2 – Joe Aimo (pending Phase 1 changes)
  - DD3 – Christian Wheeler (pending Phase 1 changes)
6. Robert McConnell – Discussion Decision – Proposed two (2) year lease extension for USDA Forest Service at Morgan County Airport
7. Mike Newton/Robert Kilmer/Sarah Swan – Discussion/Decision – Discuss moving funds from 2019 fairgrounds revenues to 2020 Fairgrounds capital budget
8. Robert McConnell – Discussion/Decision – Approval of Fee Accountant Engagement Letter

**ADJOURN**

Note: The Council may vote to discuss certain matters in Executive Session pursuant to Utah Code Annotated §52-4-205. In accordance with the requirements of Utah Code Annotated §52-4-203 (2)(e)(f), the clerk records in the minutes the names of all citizens who appear and speak at the County Council meeting and the substance “in brief” of their comments. Such statements may include opinion or purported facts. The county does not verify the accuracy or truth of any statement but includes it as part of the record pursuant to state law. In compliance with the Americans with Disabilities Act, individuals needing accommodations (including auxiliary communicative aids and services) during this meeting should notify Stacy Netz Clark at (801)845-4011 at least 24 hours before this meeting. Agendas are also posted on the county web site at <http://www.morgan-county.net> under ‘Agendas & Notices’ and on the Utah Public Meeting Notice website at <http://www.utah.gov/pmn/index.html>.

Date Posted: 3/4/2020

Time Posted: 8:10 a.m.  
Posted by: Stacy Netz Clark

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OF THE MORGAN COUNTY COUNCIL  
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**Members Present**

Robert McConnell  
Daryl Ballantyne  
Mike Newton  
Roland Haslam  
Tina Cannon  
Sarah Swan (excused)  
Robert Kilmer (excused)

**Others Present**

Debbie Sessions

**Other Staff Present**

Stacy Netz Clark, County Clerk/Auditor  
Lance Evans, County Community Development Director  
Jan Farris, County Attorney

**Council Work Session**

Morgan Area Chamber of Commerce – Chamber’s involvement in Food Bank

**Meeting called to order by Member McConnell at 6:30 PM.**

**Prayer & Pledge**

The prayer and pledge were given by Member Haslam.

**Approval of Agenda**

It was noted that items 2, 5 and 7 will be removed from the agenda. An executive/closed session will be added to the end of the meeting.

**Member Newton moved to approve the agenda with the noted corrections. Seconded by Member Cannon. The vote was unanimous. The motion passed.**

**Approval of Minutes**

**Member Newton moved to approve the February 21, 2020 minutes with the noted corrections. Seconded by Member Ballantyne. The vote was unanimous. The motion passed.**

**Declare Conflicts of Interest**

There were no conflicts of interest declared.

**Public Comment Period**

There were no public comments.

**Jeff Franklin – Discussion/Decision – Refund for impact Fee Morgan County Airport Hangar Construction Unit DD5**

Member Cannon moved to reduce the impact fee for Jeff Franklin for airport hangar unit DD5 to that of personal use impact fee. Seconded by Member Newton. The vote was unanimous. The motion passed.

**Mike Newton/Rachel Turk – Discussion/Decision – The County Historical Society requesting approval of the placement of a historical marker commemorating the Morgan Woman’s Suffrage**

Member Ballantyne moved to approve The County Historical Society placement of a historical marker commemorating the Morgan Woman’s Suffrage on the location suggested and with the cooperation of the Morgan Public Works Department. Seconded by Member Newton. The vote was unanimous. The motion passed.

**Mike Newton/Boyd Carrigan – County Fire/EMS – Discussion/Decision – requesting approval of an agreement to work with Ogden City to participate in a pool of HAZMAT clean up vendors.**

Member Newton presented an agreement on behalf of the fire department to work with Ogden City to participate in a pool of HAZMAT clean up vendors. It was requested that a copy of the Hazardous Materials Recovery and Clean UP Agreement used by Ogden City be provided to the council for their review by the next meeting prior to their approval.

Member Newton moved to postpone this item to the next meeting on March 24<sup>th</sup> at which time the contract from Ogden City would be provided for review. Seconded by Member Ballantyne. The vote was unanimous. The motion passed.

**Robert McConnell – Discussion Decision – Proposed two (2) year lease extension for USDA Forest Service at Morgan County Airport**

Member Newton moved to approve the two-year lease extension for USDA Forest Service at Morgan County Airport. Seconded by Member Cannon. The vote was unanimous. The motion passed.

**Robert McConnell – Discussion/Decision – Approval of Fee Accountant Engagement Letter**

**Executive/Closed Session -**

Member Haslam moved to go out of regular session and into executive/closed session for the purpose of holding a strategy session with the Sheriff’s office and Emergency Management. Seconded by Member Newton. The vote was unanimous. The motion passed.

Member Newton moved to go out of executive session/closed session and back into regular session. Seconded by Member Cannon. The vote was unanimous. The motion passed.

Member Newton moved to adjourn. Seconded by Member Ballantyne.

APPROVED   
Chairman

Date May 5, 2020

ATTEST Stacy Metz Clerk  
Clerk

Date 5-5-2020

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**AGENDA**

**6:00 Council Work Session**

- Morgan Area Chamber of Commerce – Chamber’s involvement in Food Bank

**6:30**

**Call to Order  
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Date Posted: 3/4/2020  
Time Posted: 8:10 a.m.  
Posted by: Stacy Netz Clark

Morgan County Council Meeting  
Tuesday, March 10, 2020  
6:00 P.M.  
Morgan County Council Meeting Room  
Morgan County Courthouse  
48 West Young Street  
Morgan, UT 84050

PLEASE SIGN IN

1. Debbie Sessions	22.
2. Jeff Franklin	23.
3. Tina Kelley	24.
4. Laurel Orr	25.
5.	26.
6.	27.
7.	28.
8.	29.
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21.	42.



## County Council Agenda Request Form

All Agenda items, including back-up materials, must be submitted to:

Morgan County  
Attn: Stacy Nets Clark  
48 West Young Street  
P O Box 886  
Morgan, UT 84050  
Phone: 801.845.4011  
Fax: 801.829.6176  
Email: [sclark@morgan-county.net](mailto:sclark@morgan-county.net)

**\*\*ALL DOCUMENTATION IS DUE ON OR BEFORE 12:00 PM ON THE TUESDAY PRIOR TO A SCHEDULED COUNTY COUNCIL MEETING\*\***

This form must be submitted, along with any required documentation, or the Agenda Item will not be scheduled until the next County Council Meeting

Council Meeting Date: 3/10/2020 Time Requested: 5:30 Work Session  
Name: Morgan Area Chamber of Commerce Phone: 801-829-3585  
Address: PO Box 142 Morgan UT 84050  
Email: morgancountychamber@gmail.com Fax: \_\_\_\_\_  
Associated County Department: \_\_\_\_\_

### PURPOSE FOR THE AGENDA ITEM - MUST BE SPECIFIC:

Can we please meet with Council during the Work Session to discuss the Chamber's involvement with the Food Bank?

WILL YOUR AGENDA ITEM BE FOR:

DISCUSSION  
DECISION  
BOTH  
INFORMATION ONLY

<input type="checkbox"/>
<input type="checkbox"/>
<input checked="" type="checkbox"/>
<input type="checkbox"/>

**sclark@morgan-county.net**

---

**From:** Laurel Orr <morgancountychamber@gmail.com>  
**Sent:** Monday, February 24, 2020 5:02 PM  
**To:** Stacy Clark; twardell@fcbutah.com  
**Subject:** Council Work Session Request  
**Attachments:** County Council Agenda Request Form.pdf

Stacy,

Please see the attached request for the Chamber to meet with the Council during their March 10th Work Session.

If you have any questions, please reach out to me.

Best,

--  
Laurel Orr, Executive Secretary  
Morgan Area Chamber of Commerce  
O: 801-829-3585  
M: 214-908-7760



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Attn: Stacy Netz Clark  
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Phone: 801.845.4011  
Fax: 801.829-6716  
Email: [sclark@morgan-county.net](mailto:sclark@morgan-county.net)

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Council Meeting Date: March 10, 2020 Time Requested: \_\_\_\_\_

Name: Jeff Franklin Phone: 801 663 3579

Address: 3956 Iris Ave, Mountain Green, UT 84050

Email: jeffntherese@gmail.com Fax: \_\_\_\_\_

Associated County Department: Airport

**PURPOSE FOR THE AGENDA ITEM - MUST BE SPECIFIC:**

Refund for impact fee, Morgan County Airport hangar construction. Unit DDS.

WILL YOUR AGENDA ITEM BE FOR:

- DISCUSSION
- DECISION
- BOTH
- INFORMATION ONLY


Dec City Council meeting

17 - Farms Ave Monday prior 10<sup>th</sup>

Jan 7 -

Dec 31<sup>st</sup>

Morgan County Council  
Attn: Stacy Netz Clark  
48 West Young Street  
Morgan, UT 84050

2 March 2020

Dear Council Members,

We respectfully request that you waive the Transportation Impact Fee in connection with construction of the hangar on Morgan County Airport hangar pad DD5.

The Morgan County Council approved our land lease application on 6 Aug 2019. We subsequently pre-paid the lease for two years in the amount of \$300 per year (total \$600), as well as the small hangar Infrastructure Reimbursement Fee to the County in the amount of \$3,501.63. We also met with the Water, Sewer and Fire Departments and paid the appropriate impact and inspection fees.

Our hangar is strictly for personal use, not commercial use. Note, our land lease with Morgan County strictly prohibits commercial use of the hangar. As our land lease application stated, we are hanging our Glasair Sportsman (GLSP). Our hangar is identical in square footage to the adjacent 40' x 50' hangar, on pad DD6. It is our understanding that the Council waived the Transportation Impact Fee for the DD6 personal use hangar, in addition to two larger 60' x 60' hangars in the last two years, on pads AA8 and BB3.

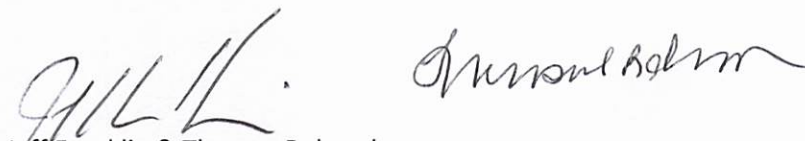
In June 2017, the County Council adopted a new Transportation Impact Fee Ordinance that established commercial and residential impact fees for transportation improvements. In Section 5-1d, the ordinance provides for an adjustment of the impact fee as follows:

*The Impact Fee assessed to a particular development may also be adjusted should the developer supply sufficient written studies and data to the County showing a discrepancy between the fee being assessed and the actual impact on the system.*

Past data supplied to the Council on actual commercial property quoted traffic engineering studies with Average Daily Trips (ADT) in the hundreds or even thousands. Our ADT for our personal use hangar will be less than one average daily trip.

Thank you for considering this waiver request.

Sincerely,



Jeff Franklin & Therese Bohusch

3956 Iris Ave  
Mountain Green UT 84050  
[jeffntherese@gmail.com](mailto:jeffntherese@gmail.com)  
801-663-3579/80

**Receipt for Payment ID 134****Customer:** Jeff FranklinAddress: 3956 Iris Ave  
Mtn Green, Ut, 84050

Ph.: 801-663-3579

**Biller:** Morgan CountyAddress: 48 West Young Street  
Morgan, Utah, 84050

Ph.: 801-791-6769

<b>Payment ID</b>	<b>Invoice ID</b>	<b>Amount</b>	<b>Date</b>	<b>Payment Type</b>
134	221	\$4,101.63	4 Sep 2019	Check

Notes:

ck#805  
2 years lease



**Invoice**

**Bill:** Morgan County  
**Address:** 48 West Young Street  
 Morgan, Utah, 84050  
**Ph.:** 801-791-6769

**Customer:** Jeff Franklin  
**Address:** 3956 Iris Ave  
 Mtn Green, Ut, 84050  
**Ph.:** 801-663-3579

**Invoice Summary**

Invoice No.: 221  
 Invoice date: 4 Sep 2019  
 Total: \$4,101.63  
 Paid: \$4,101.63  
 Owing: \$0.00

Qty	Item	Unit Cost	Price
2,000	YAERLY LEASE FEE .15 PER SQUARE FT	\$0.15	\$300.00
2,000	YAERLY LEASE FEE .15 PER SQUARE FT	\$0.15	\$300.00
1	infrastructure reimbursement fee small hangar	\$3,501.63	\$3,501.63
Sub total			\$4,101.63
<b>Invoice Amount</b>			<b><u>\$4,101.63</u></b>

**Details**



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Council Meeting Date:	<u>March 10, 2020</u>	Time Requested:	<u>5 min</u>
Name:	<u>Mike Newton / Rachel Turk</u>	Phone:	<u>801-317-6275</u>
Address:	<u>County Council</u>		
Email:	<u><a href="mailto:mnewton@morgan-county.net">mnewton@morgan-county.net</a></u>	Fax:	<u></u>
Associated County Department:	<u>County Fair</u>		

**PURPOSE FOR THE AGENDA ITEM - MUST BE SPECIFIC:**

The County Historical Society, requesting approval of the placement of a historical marker commemorating the Morgan Women's Suffrage.

WILL YOUR AGENDA ITEM BE FOR:

DISCUSSION  
DECISION  
BOTH  
INFORMATION ONLY

<input type="checkbox"/>
<input type="checkbox"/>
<input checked="" type="checkbox"/>
<input type="checkbox"/>

### Historic Significance:

On February 12, 1870, Utah passed the Women's Suffrage Bill, and for the next 17 years, the women of Morgan along with the rest of Utah women were privileged to vote in their local elections. This changed for them on March 3, 1887 when the U.S. Congress passed the Edmunds-Tucker Act, which revoked the voting rights of all Utah Women. On January 10, 1889 the Utah Women's Suffrage Association was organized under the National Woman Suffrage Association. The women of Morgan, who were feeling the injustice of losing the right to vote, quickly followed suit and organized a local chapter of the Women's Suffrage Association in Morgan Utah on June 22, 1889. At this meeting they sustained the following as officers: Mrs. Hulda Cordelia Thurston Smith, President; Mrs. Esther Charlotte Emily Weisbrodt Francis, Vice-President; Mrs. Addie Hunter, alternate; and Mrs. Mary Ann Eddington, third Vice President, Miss Delia Smith, Secretary; Miss Lovenia Francis, Corresponding Secretary; Mrs. Jeanetta Hogg, Treasurer. This meeting was held in the Morgan City school house, located on the Northwest corner of block number 29, which had been set aside as a public square. This building is no longer standing, but interestingly it is in the same location as our County Library and Historical Society today, making is a great location for a sign. Due to the efforts of the Morgan County Woman Suffrage Association and other suffragists across the territory, Utah women regained suffrage in 1896 when the state constitution went into effect with an equal suffrage clause.

The Woman Suffrage Association of Morgan is an early example of a local woman's civic group, and while the Suffrage Association ran its course, many other local women's groups have followed. It played a pivotal role in the civic activities of the women of Morgan and set a precedent that civic involvement is an important responsibility in the Morgan community. Not many residents know about this event and that it happened at that location, and so having a sign to acknowledge what they did would be a great learning tool for us. It is also a great opportunity to showcase how even rural communities got involved. Many of the stories on Woman Suffrage take place on the National and State stages. Having a local connection to this National moment in history will help connect local people to the bigger story and bring attention to the efforts of the women who were working at the local levels. Without these local groups, the Suffrage movement wouldn't have succeeded. We want to honor and remember their contribution.

### Sources:

The Woman's Exponent 1889-07-01 vol. 18 no. 3 pg 21.

(<https://contentdm.lib.byu.edu/digital/collection/WomansExp/id/37178/rec/1>)

Morgan County School Buildings: An Illustrated History. Morgan County Historical Society, 1989. Publishers Press.

In honor of the 2020 centennial celebration of women's suffrage in the United States, The William G. Pomeroy Foundation is partnering with the Votes for Women National Trail to provide grants to erect Historic Markers commemorating the people, places or things instrumental to women gaining the right to vote in the United States.

STATE WHERE MARKER WILL BE PLACED: Outside Morgan County Library

**Contact Information:**

Name: Rachel Turk

Address: 50 N. 100 W. (P.O. Box 727) Morgan, UT 84050

Phone: (801) 831-6713 Email: rturk@morgan-county.net

Organization (if applicable): Morgan County Historical Society

**Marker Inscription Guidelines:** Title Line 15 Characters, 5 Body Lines 27 Characters per Line, Spaces and Punctuation = 1 character each.

**Proposed Marker Inscription: (a date or dates must be included in the text)**

Title Line	W O M A N S U F F R A G E																										
Line 1	J	u	n	e		2	2		1	8	8	9		o	n		t	h	i	s		s	i	t	e	:	
Line 2	A		g	r	o	u	p		o	f		M	o	r	g	a	n		w	o	m	e	n		m	e	t
Line 3		i	n		t	h	e		l	o	c	a	l		s	c	h	o	o	l		h	o	u	s	e	
Line 4	a	n	d		o	r	g	a	n	i	z	e	d		t	h	e		M	o	r	g	a	n			
Line 5	W	o	m	a	n		S	u	f	f	r	a	g	e		A	s	s	o	c	i	a	t	i	o	n	

**Proposed Location of Marker:**

Address: 50 N. 100 W. City: Morgan County: Utah

GPS Coordinates: 41°02'13.1"N 111°40'45.8"W (Decimal degrees preferred)

Please indicate why a marker should be installed at this location: Ex: former home of person being commemorated: \_\_\_\_\_

Physical location of the first meeting of the Morgan Women's Suffrage Association. (building no longer standing)

In one sentence or less, describe what is being commemorated: \_\_\_\_\_

The creation of the Morgan Womens Suffrage Association on June 22, 1889.

**Historic Significance:** In an attached page, briefly describe (500 words or less) how your proposed marker is historically significant to women gaining the right to vote in the United States.

Signature: Rachel Turk

Date: 11/14/2019



DR. MARY E. BRITTON  
PHYSICIAN & TEACHER SPOKE  
HERE AT 1887 STATE ASSOC. OF  
COLORED TEACHERS MEETING  
ADVOCATING WOMEN'S SUFFRAGE.  
SPEECH IN NATIONAL NEWSPAPER.

WILLIAM G. POMEROY FOUNDATION 2018

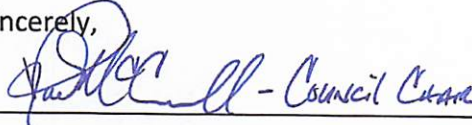
4

\_\_\_\_\_ (date)

Morgan County \_\_\_\_\_ (property owner name) owns the  
property at 50 N. 100 W. Morgan, UT 84050

(address) and gives the National Collaborative of Women's History Sites permission to install a Suffrage Centennial Marker on my property should they receive funding from The William G. Pomeroy Foundation. The National Collaborative for Women's History Sites is not responsible for maintenance of sign or damage caused by the sign.

Sincerely,

 - Council Chair (signature of property owner)

Morgan County \_\_\_\_\_ (printed name of property owner)



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Council Meeting Date: March 10, 2020 Time Requested: 5 min  
Name: Mike Newton / Boyd Carrigan Phone: 801-317-6275  
Address: County Council  
Email: [mnewton@morgan-county.net](mailto:mnewton@morgan-county.net) Fax: \_\_\_\_\_  
Associated County Department: County Fire / EMS

**PURPOSE FOR THE AGENDA ITEM - MUST BE SPECIFIC:**

County Fire / EMS requesting approval of an agreement to work with Ogden City to participate in a pool of HAZMAT clean-up vendors.

WILL YOUR AGENDA ITEM BE FOR:

DISCUSSION  
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BOTH  
INFORMATION ONLY

X

**HAZARDOUS MATERIAL SERVICES**  
**PARTICIPATING AGENCY AGREEMENT**

This Agreement, made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by and between Ogden City Corporation ("City") and \_\_\_\_\_ ("Participating Agency"), the Parties.

1. City is a Utah municipal corporation authorized by Ogden Municipal Code section 4-2A-1 to purchase supplies and services in accordance with City code and policies, and by Ogden Municipal Code section 4-2A-11 to join with other units of government in cooperative purchasing plans.
2. After a publicly noticed request for proposals, City entered into one or more contracts with selected vendors for post-incident services to perform hazardous material ("HAZMAT") recovery and clean up for residential and commercial structures, transportation corridors, bodies of water or any other location where a HAZMAT incident may occur (hereinafter referred to as the "Contract"). HAZMAT services are provided through a rotation managed by Weber Area Dispatch.
3. Participating Agency desires to participate in City's Contract and rotation for HAZMAT services.
4. City agrees to make its Contract available to Participating Agency "as is," and is under no obligation to revise the terms, conditions, scope, price, and/or any other conditions of the Contract for the benefit of Participating Agency.
5. It is the sole responsibility of Participating Agency follow its local purchasing code and policies as it pertains to cooperative purchasing.
6. The Parties are governmental entities as defined in the Utah Governmental Immunity Act found in Title 63G Chapter 7 of the Utah Code. Nothing in this agreement shall be construed as a waiver by any party of any rights, limits, protections or defenses provided by the Act. Nor shall this Agreement be construed, with respect to third parties, as a waiver of any governmental immunity to which a party to this Agreement is otherwise entitled. Subject to the Act, each party will be responsible for its own actions and will defend any lawsuit brought against it and pay any damages awarded against it.
7. The use of each Contract by Participating Agency will adhere to the terms and conditions of the Contract.
8. Any dispute which may arise between Participating Agency and any vendor is to be resolved as stated in the Contract.

9. This Agreement incorporates all agreements, covenants and understandings between the Parties. No prior Agreement or understanding, verbal or otherwise, by the Parties or their agents, shall be valid or enforceable unless embodied in this Agreement. This Agreement shall not be altered, changed, or amended except by written amendment executed by the Parties.

The Parties have executed this Agreement effective the date entered above.

**Participating Agency**

**Ogden City Corporation**

By: \_\_\_\_\_  
Authorized Signature

By: \_\_\_\_\_  
Mark Johnson, CAO

Its: \_\_\_\_\_



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48 West Young Street  
P O Box 886  
Morgan, UT 84050  
Phone: 801.845.4011  
Fax: 801.829.6176  
Email: [sclark@morgan-county.net](mailto:sclark@morgan-county.net)

**\*\*ALL DOCUMENTATION IS DUE ON OR BEFORE 12:00 PM ON THE TUESDAY PRIOR TO A SCHEDULED COUNTY COUNCIL MEETING\*\***

This form must be submitted, along with any required documentation, or the Agenda Item will not be scheduled until the next County Council Meeting

Council Meeting Date: March 3, 2020 Time Requested: 10 Minutes  
Name: Robert McConnell Phone: \_\_\_\_\_  
Address: \_\_\_\_\_  
Email: \_\_\_\_\_ Fax: \_\_\_\_\_  
Associated County Department: County Council--Airport

**PURPOSE FOR THE AGENDA ITEM - MUST BE SPECIFIC:**

Proposed two (2) year lease extension for USDA Forest Service at Morgan County Airport.

WILL YOUR AGENDA ITEM BE FOR:

DISCUSSION  
DECISION  
BOTH  
INFORMATION ONLY

<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

U.S. DEPARTMENT OF AGRICULTURE  
FOREST SERVICE  
LEASE AMENDMENT

LEASE AMENDMENT NO. 1284M801L0406PLA009

TO LEASE NO. 1284M801L0406

ADDRESS OF PREMISES Mountain Green Helibase  
3940 W. Willow Creek Road  
Morgan, UT 84050

**THIS AMENDMENT** is made and entered into between **Morgan County**,

whose address is 48 West Young Street, P.O. Box 886, Morgan, UT 84050,

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

**WHEREAS**, the parties hereto desire to amend the above Lease extending the lease term.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective March 1, 2020, as follows:

**Lease Extension**

This lease as amended is hereby further amended to extend the Government's continued occupancy of the leased premises. The Lessor and the Government agree to extend the lease for an additional two (2) years commencing March 1, 2020 and expiring February 28, 2022, subject to termination and renewal rights as may be hereinafter set forth.

During this extended term, the Government shall pay the Lessor annual rent of \$47,523.00 at the rate of \$3,960.25 per month in arrears. Rent for a lesser period shall be prorated. Rent shall be made payable to Morgan County.


The Government or the Lessor may terminate this Lease, in whole or in part, at any time on or after February 28, 2021, by providing not less than 60 days' prior written notice. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination.

This Lease Amendment contains 1 page.

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.


**FOR THE LESSOR:**

Signature:   
Name: Robert H. McConnell  
Title: County Council - Chair  
Entity Name: Morgan County  
Date: March 10, 2020

**FOR THE GOVERNMENT:**

Signature: \_\_\_\_\_  
Name: BRENT BAILEY  
Title: Lease Contracting Officer  
Entity Name: USDA Forest Service - R4 - RO - AQM  
Date: \_\_\_\_\_

**WITNESSED FOR THE LESSOR BY:**

Signature:   
Name: Michael L. Newton  
Title: County Council Vice-Chair  
Date: 3/10/2020

**sclark@morgan-county.net**

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**From:** Robert McConnell <rmccconnell@morgan-county.net>  
**Sent:** Tuesday, February 18, 2020 6:44 AM  
**To:** Jann Farris; sclark  
**Subject:** Fw: Morgan Helibase Lease Extension  
**Attachments:** Extension Request Cover.pdf; Extension LA.pdf

Jann and Stacy:

This is a proposal from the Forest Service to extend their lease agreement at the Airport. Jann, would you please review from a legal perspective.

Stacy, I would like to have this included on the Agenda for our first meeting in March. I will get you a request form. Thanks,

---

**From:** Bailey, Brent -FS ([brent.bailey2@usda.gov](mailto:brent.bailey2@usda.gov))  
**Date:** 02/14/20 09:17  
**To:** [rmccconnell@morgan-county.net](mailto:rmccconnell@morgan-county.net)  
**Cc:** Bailey, Brent -FS ([brent.bailey2@usda.gov](mailto:brent.bailey2@usda.gov))  
**Subject:** Morgan Helibase Lease Extension

Hello Mr. McConnell, sorry for not getting this sent yesterday as I said I would. I was trying to confirm some things with our folks. If you could, I'd appreciate it if you would reply and just confirm that you have received this. If you have any questions, please give me a call @ (435) 755-3570. Thanks.

Brent



**Brent Bailey**  
**Lease Contracting Officer**  
**USDA Forest Service**  
**Region 4, Acquisition Management**

**p: 801-625-5807**

**f: 801-625-5365**

[brent.bailey2@usda.gov](mailto:brent.bailey2@usda.gov)

**324 25th Street, Room 4403**  
**Ogden, UT 84401**

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**File Code:** 6440

**Date:** February 14, 2020

Morgan County  
Robert McConnell  
48 West Young Street  
P.O. Box 886  
Morgan, UT 84050

Dear Mr. McConnell:

Thank you for your time yesterday afternoon to discuss the current lease for the Morgan Helibase, Lease No. 1284M801L0406, which is set to expire February 28, 2020. Where the Forest Service is still trying to determine our long term space requirements for the helibase, we have a continuing need for space there at the Morgan County Airport and would like to extend the current lease with Morgan County.

As well as carrying forward all the existing terms and conditions of the current lease, we are proposing to extend the lease for two years from March 1, 2020, through February 28, 2022, with the ability of the Forest Service or Lessor to terminate the lease on or at any time after February 28, 2021, upon 60 days written notice.

Attached is Lease Amendment (LA) #9 documenting the terms of the proposed extension. If the LA is acceptable to you as drafted, will you please print out two copies, complete and sign the Lessor's sections at the bottom, and return both LA's to me at the address in the letterhead above. I will then sign on behalf of the Government and return one fully executed copy to you for your files.

If the Amendment is not acceptable as drafted or you have any questions or concerns related to this matter that you would like to discuss, please give me a call at (435) 755-3570.

Sincerely,

/s/ *Brent Bailey*

BRENT BAILEY  
Lease Contracting Officer

Enclosure





## County Council Agenda Request Form

All Agenda items, including back-up materials, must be submitted to:

Morgan County  
Attn: Stacy Nets Clark  
48 West Young Street  
P O Box 886  
Morgan, UT 84050  
Phone: 801.845.4011  
Fax: 801.829.6176  
Email: [sclark@morgan-county.net](mailto:sclark@morgan-county.net)

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This form must be submitted, along with any required documentation, or the Agenda Item will not be scheduled until the next County Council Meeting

Council Meeting Date: March 10, 2020 Time Requested: 10  
Name: Robert McConnell Phone: \_\_\_\_\_  
Address: \_\_\_\_\_  
Email: \_\_\_\_\_ Fax: \_\_\_\_\_  
Associated County Department: \_\_\_\_\_

**PURPOSE FOR THE AGENDA ITEM - MUST BE SPECIFIC:**

Approval of Fee Accountant Engagement Letter with Carver, Florek and James CPAs

WILL YOUR AGENDA ITEM BE FOR:

DISCUSSION  
DECISION  
BOTH  
INFORMATION ONLY

<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>



March 2, 2020

Jason Lund  
Carver Florek & James, CPAs  
2246 University Park Blvd  
Layton, UT 84041

Dear Jason:

We look forward to our relationship and the expertise you will bring to Morgan County. This letter is to confirm our mutual understanding of the terms and objectives of our engagement, along with the nature and limitations of the services you will provide.

Morgan County management is responsible for the fair presentation of the financial statements, as well as designing, implementing, and maintaining internal controls with respect to financial reporting, preventing and detecting fraud, and identifying and ensuring that the entity complies with applicable laws and regulations. You will assist the County in their responsibility by providing your knowledge, skill and experience. You will be provided with access to the accounting system, bank statements, and Morgan County staff. Your main point of contact will be Morgan County Council Chairman, Robert McConnell, 801-694-1783 and Morgan County Clerk/Auditor, Stacy Netz Clark, 801-845-4011. You will provide the following services to Morgan County at the agreed upon billing rate not to exceed \$125 an hour plus reimbursement for reasonable travel expenses.

- Review and provide correction, if needed, to Bank Reconciliations, for the year 2019
- Review all balance sheet accounts and prepare Adjusting Entries to agree those accounts to support documents. Compile support documentation for the External Audit including
  - Debt schedules
  - Fixed Assets (Depreciation, Additions, Deletions, Gains/loss on disposal of assets)
  - Accounts Payable, Payroll liabilities
- Preparation of the Annual Financial Statements

Information provided to you and the resulting documents, combining schedules, financial statements, etc. are the property of Morgan County and must be made available to our external auditors or regulatory agencies in a timely manner if you are directed to do so by Morgan County.

If at any point in time you are not able to complete the agreed upon services, you are required to communicate that to the County Council, Clerk/Auditor and Treasurer.

After initial review of the financial statements you will provide the County, external auditor (HBME) and the Office of the State Auditor with an anticipated date when the financial records will be adjusted and ready for field work. Completed financial statements may be completed after field work is completed.

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Accountant

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Signature

---

Date

*Robert A. McConnell*

---

County Council Chair

*[Handwritten Signature]*

---

Signature

*March 10, 2020*

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Date