



MORGAN COUNTY COMMISSION MEETING MINUTES

¹November 18th, 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 Vaugh Nickerson
Commissioner Raelene Blocker
Commissioner Mike Newton
Commissioner Blaine Fackrell

OTHERS IN ATTENDANCE

Debbie Sessions
Tina Kelley
Heidi Nettleton
Ray Nettleton
Dawna Zukirmi
Holly Ackett

OTHER EMPLOYEES

IT Director Jeremy Archibald
Deputy Clerk/Auditor Katie Lasater
Administrative Manager Kate Becker (CAM)
County Attorney Garrett Smith (CA)
Deputy Attorney Janet Christoffersen (DA)
Clerk/Auditor Leslie Hyde
Assessor Janell Walker
Emergency Management Erica White

4:00 WORK SESSION

Cottonwoods Development Agreement Amendment

- The meeting discussed a land swap proposal involving the Wilkinson and Nettleton families to address issues with the Cottonwoods development agreement. The Wilkinsons want to remove 193 acres from Phase 9, while the December 4, 2025 Nettleton's will add 193 acres from their property. The proposal includes amendments to the development agreement and ordinance, increasing open space from 40% to over 58%, and adding amenities like trails and parks. The Nettleton's will also build a new water tank to serve higher elevation areas. The plan aims to resolve long-standing issues and fulfill open space requirements, while the Wilkinsons seek to exit the original development agreement.

5:00 COMMENCEMENT OF MEETING

(A) Opening Ceremonies

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

(B) Consent Agenda Items

1. Approval of the Morgan County Commission Minutes from October 28th, 2025.
2. Acknowledge receipt of the letter of resignation of CEO Board Chair John Barber
3. Approval of Governor's Officer of Economic Opportunity Rural County Grant Contract [No Match]
4. Acknowledge receipt of USU Extension's Annual Return on Investment Report
5. Approve language of RFP for Grant Administration Services
6. Approve the Referee Progression Chart [Does not increase budget]

Commissioner Newton moved to approve the consent agenda items.

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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.

(C) Commissioner Declarations of Conflict of Interest

- **None.**

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

- Trevor Covington from Mountain Green expresses concerns about high-density housing in his area. He inquired about ways citizens can influence decisions to prevent high-density housing. Trevor also questioned the potential impact of Nine Springs incorporation on Mountain Green's future development.

(E) Presentations

- **None.**

(F) Action Items

1. Hon. Sheriff Corey Stark – Discussion/Decision – Budget Adjustment Request FY 2025

Discussion and decision on a budget adjustment to cover the shortfall of the animal control contract due to an unforeseen increase earlier in the year.

- a. Deputy Chief James Wagner explained the need to transfer \$1,600 from the general fund to cover a shortfall in the animal control budget. The budget was initially based on a \$2,000 monthly cost, which increased to \$2,500. The new monthly cost is \$1,000, but the budget still needs adjustment for the remainder of the year.

Commissioner Newton moved to approve from the budget adjustment and transfer from the general fund to fund 10-4214-260-000.

Seconded by Commissioner Nickerson

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

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

Croydon Gravel Pit CUP: A request for approval of a Conditional Use Permit (C3) that is required for the use of a private gravel pit. The property is identified by parcel number 00-0002-4354 and serial number 01-004-688 and is approximately located at 3100 N Lost Creek Rd in unincorporated Morgan County.

- a. Planner 1 presented the application for a conditional use permit (CUP) for a private gravel pit on Lost Creek Road. The property is currently zoned as rural residential and agriculture, with a total acreage of 247.25 acres. The Planning Commission recommended approval with conditions, including a possible speed limit reduction and landscaping plans.

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- b. The Commission discussed the gravel pit's impact on roads, the need for a rock crusher, and the potential for commercial use in the future.
- c. The Planning Director explained the conditional use permit process and the potential for future commercial use.
- d. Concerns were raised about the gravel pit's impact on public roads and the need for reclamation and bonding.
- e. The Commission discusses the possibility of adding conditions to the CUP, such as a renewal period and bond requirements

Commissioner Nickerson moved to approve Application CUB 25.009 for a private gravel pit located at approximately 3100 North OS Creek Road in unincorporated Morgan County, based on the findings and conditions outlined in the staff report dated November 18, 2025, with the added requirement of a five-year renewal period and a corresponding bond covering the same five-year term.

Seconded by Commissioner Fackrell

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

3. Fire Chief Boyd Carrigan, Swift Water Captain's Holly Ackett and Dawna Zukirmi – Discussion/Decision – Swift Water

Discussion and decision on Swift Water's Plans for the County Asset at Taggarts.

- a. Fire Chief provided a report on the swift water rescue team's activities, including rescues and educational outreach. The team received a \$30,000 grant for rope equipment, which will also aid in high-angle rescues. Plans for increased training and education for firefighters and river users were discussed.
- b. Holly Ackett and Dawna Zukirmi highlighted the team's efforts to improve river safety and traffic flow at Taggart River Access. They presented a plan to improve parking and traffic flow at Taggart River Access. The proposal includes overlaying the existing road, widening the parking area, and painting crosswalks. The estimated cost is \$114,000, with additional funding to be sought for future phases.
- c. The Commission discussed the urgency of the project and the need to address traffic congestion and safety issues.

Commissioner Newton moved to approve a budget amendment to fund improvements at the Taggart loading area—including paving, striping, and any related work—at a cost not to exceed \$100,000, with the project to be administered through a newly established sub-fund within the Parks Department.

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.

4. Morgan County Board of Equalization – Discussion/Decision – Late Appeals & Stipulations

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Discussion and decision on Morgan County Resolutions approving late appeals and fully executed stipulations to date.

- a. **CR 25-03-BOE** Late Appeal Request: Mountain Builder Investments
- b. **CR 25-04-BOE** Late Appeal Request: Jameson Whiting
- c. **CR 25-05-BOE** Late Appeal Request: Chad Peterson
- d. **CR 25-06-BOE** Fully Executed Stipulations to date

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

- CR-25-03-BOE is an error on omissions with the Assessor's office, the Assessor is asking that the request be approved to correct the error.
- CR-25-04-BOE is a late appeal filed by tax payer Jameson Whiting, the individual missed the deadline to appeal by September 15th and he claimed a misunderstanding in the update of his tax exemption for primary residential that will be applied to 2026 due to the timeline of when they submitted the exemption paper to the Assessor.
- CR-25-05-BOE is a late appeal filed by taxpayer Chad Peterson, he is claiming he did not receive his Disclosure Notice from the Clerk/Auditor's office, however the Clerk confirmed no returned mail had been sent back to the Clerk.
- CR-25-06-BOE these represent all of the changes made this year to date from individuals who have appealed this year for 2025 by September 15th and stipulated to the amount the Assessor adjusted and the taxpayers have agreed to the adjusted amount.

Commissioner Newton moved to approve the late appeal for Mountain Builder Investments.

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 deny the late appeal request for Jameson Whiting.

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 deny the late appeal request for Chad Peterson.

Seconded by Commissioner Blocker

VOTE:

Commission Chair Wilson AYE

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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 approve the BOE 2025 property appeal stipulations.
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 the Board of Equalization and reconvene the 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.

5. Hon. Morgan County Commission – Discussion/Decision – Generator Updates

Discussion and decision on options to upgrade or install generators throughout County buildings.

- a. Commissioner Nickerson introduced this to discuss the need for generators at the fairgrounds, fire station, library, and county building.
- b. Commissioner Newton and Commissioner Nickerson discussed the challenges of using diesel generators and the benefits of natural gas generators.
- c. Commissioner Fackrell suggests using a single-phase generator for the fairgrounds.
- d. Commissioner Nickerson discussed the priority of installing generators and the maintenance required for each type.
- e. The Commission decided to explore options for installing generators that can power multiple buildings and discusses the costs involved.

No motion taken.

6. Kate Becker– Discussion/Decision – Budget Adjustment Request FY 2026

Discussion and decision on budget adjustments to the draft FY 2026 Budget

- a. Merge Deputy Fire Chief & Fire Marshall to one FT benefit position
- b. Recorder Scanning Project (funds designated for FY 2025- but the project prep will not be ready until FY 2026)
- c. Funding of 'Critical Conversations Class'
 - i. (Item a) The CAM explained that the Deputy Fire Chief and Fire Marshal positions are currently part-time, with salaries of \$44,064 and \$46,000, respectively, plus approximately \$6,899 in benefits. She noted that combining the roles into a single Deputy Fire Chief/Fire Marshal position would reduce the

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- total salary by \$17,064, but applying the savings toward benefits would increase the required fund balance contribution to \$22,005.74.
- ii. (Item b) The CAM reported that Shaun Rose, the County Recorder, requested \$10,000 in the FY 2026 budget for a scanning project. Although the Commission approved funding for the project this year, the Recorder indicated it cannot be completed in the current fiscal year, so the funds will roll back into fund balance. He is now requesting the budgeted amount be included for FY 2026.
 - iii. Erica White proposed an eight-hour "Courageous Conversations" training for fire station captains, administrators, and potentially other department heads, designed to teach managers how to engage in effective, constructive conversations, manage conflict, treat all employees equitably, and foster employee engagement. The program includes facilitated exercises, practice scenarios, and guidance on navigating difficult workplace interactions. The course accommodates up to 30 participants, offers a discount for government entities, and provides training materials at no cost. White recommended the training as a valuable opportunity to enhance communication and leadership skills across the department.

Commissioner Newton moved to approve the budget adjustment to combine the part-time Fire Marshal and Deputy Fire Chief positions into one full-time position, updating the budget by \$22,005.74 from fund balance to cover employee benefits, and transferring \$17,064 from permanent employee salary savings to employee benefits.

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 approve the budget adjustment form for \$10,000 to move from the fund balance into 10-4144-262.

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 Blocker moved to approve the funding of the critical conversations class of \$7,500 to be moved from the fund balance to professional and tech balance 10-4640-310-000.

Seconded by Commissioner Newton

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

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7. Hon. Morgan County Commission – Discussion/Decision – Airport Advisory Board

Discussion and decision on Resolution **CR 25-54** appointing **Chris Tremea** to the open non-user seat of the Morgan County Airport Advisory Board per recommendation at its November 13th meeting.

- a. The CAM reported that the Airport Advisory Board interviewed candidates for the open board seat and recommends appointing Chris Tremea to fill the vacancy, with the term expiring April 15, 2029.

Commissioner Nickerson moved to approve CR-25-54.

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. Kate Becker – Discussion/Decision – Budget Adjustment Request FY 2025

Discussion and decision on a budget adjustment to cover the additional fee to pay off the Enterprise Fleet Lease which is above what was approved previously.

- a. The CAM reported that an administrative fee was added to the enterprise fleet lease payoff, and she presented a budget adjustment for account 1007-5420 to cover the additional cost needed to fully pay off the fleet lease.

Commissioner Newton moved to approve the 2025 budget change, \$1,754.20 moving from the services 10-4150-340 to fund 10-4520-260-200, for the additional amount to pay off the enterprise fleet lease vehicle.

Seconded by Commissioner Nickerson

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

9. Hon. Morgan County Commission – Discussion/Decision – Security Compliance

Discussion and decision on Clerk's Office remodel changes.

- a. The CAM presented a proposal for a building addition to comply with state requirements for the Clerk/Auditors office for Elections. The addition would be 100 feet by 30 feet, with the state covering 1/3 of the cost.
- b. Commissioner Newton and Commissioner Nickerson discuss the benefits of retaining the shell of the building for future use.

Commissioner Newton moved to approve the initial design and plan for the clerk's office and building addition and put this out for bid.

Seconded by Commissioner Blocker

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

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Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

10. Hon. Morgan County Commission – Discussion/Decision – Utah Retirement Systems Discussion and decision on Resolution **CR 25-59** allowing Erica White to be part of the URS Firefighter Retirement System.

- a. The CAM explained that with Erica now serving as Emergency Management Director, a resolution is required to maintain her enrollment in the firefighter URS, as the previous director, Austin Turner, had been on the sheriff's URS.

Commissioner Newton moved to approve Resolution CR-25-59.

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.

11. Hon. Morgan County Commission – Discussion/Decision – Crosswalks

Discussion and decision on the County's position when it comes to potential crosswalks in Mountain Green at Trappers Loop and Old Hwy, and another in Morgan at Young Street and State Road.

- a. The County Administrator (CAM) reported that UDOT completed a study and plans to install a signal at the Trappers/Old Highway intersection, and the Commission expressed support. She also explained that UDOT is evaluating options for a single push-button crosswalk near State Street, Young Street, or 200 North due to safety concerns but noted UDOT is unlikely to install two crosswalks within one block. A previous study recommending a fire-station location was rejected because pedestrians were unlikely to change their walking patterns. The CAM requested direction on relaying a preferred location to UDOT and indicated that, based on observed pedestrian use, Young Street appears most appropriate. She will communicate support for the Mountain Green signal and the Commission's preference for a Young Street crosswalk.

No motion needed.

- **The CAM provided comments and updates:**
 - o **Board of Equalization Training (SB 202)**
 - o Reminded commissioners about required Board of Equalization training and noted she will resend information after the first of the year for scheduling.
 - o **USAC Conference Attendance**
 - o Updated that she will miss Thursday's USAC session due to meetings arranged through Senator Curtis's office but will attend Friday's session.
 - o Noted she attempted to request a partial refund due to late agenda posting but was denied.
 - o **Meetings and Administrative Updates**
 - o Mentioned a productive recent meeting with Senator Curtis.
 - o Provided notice that she received one appraisal but has not yet met with the property owner; another meeting is scheduled for the following day.
 - o Advised that related discussions may be more appropriate for the December 2 meeting.

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(G) Commissioner Comments

• Commissioner Blocker

- She reported attending the Northern Utah Economic Alliance meeting, noting strong interest in having Morgan and Cache counties join. She recommended holding a work session with Alliance President Chris Roybal and Davis/Weber County commissioners to explain benefits. Stated she was told there is currently no cost to join, despite earlier bids previously presented to the County.
- Suggested combining the Alliance discussion with a presentation from Stephanie Pack on inland port possibilities in Morgan County. She noted past conversations indicated limited acreage, but Stephanie may have updated or new information worth reviewing.
- She reported attending the ribbon cutting for the new Ogden Airport facilities, which aim to serve as the Regional Airport for northern Utah.
- Shared follow-up from the Snowbasin meeting, noting the resort's request that the County encourage UDOT—not the County—to construct a state road near Strawberry for secondary access. She explained this access road is anticipated to be needed for the Olympics and future expansion, including a lodge, ski school, and ticketing on the Morgan side. She emphasized Snowbasin's view that County support would be highly beneficial.
- She mentioned that she attended the Library's 105th Birthday Party and noted the Library Director did a good job with preparations.

• Commissioner Newton

- He reported that the library's birthday celebration was well attended, with the Library Director estimating a few hundred attendees based on the people counter.

• Commissioner Fackrell

- Commissioner Fackrell reported the visit with Senator Curtis went well and expressed appreciation for the coordination. He highlighted the TIPS construction system, suggesting it be considered for the new building or planned additions due to lower construction costs. He noted the project they toured was impressive and thanked staff for organizing the visit.
- He stated that himself and Commissioner Nickerson attended filming for the "Marshall" series and observed multiple scenes being shot. He Reported that production staff appreciate Morgan County's private-property access advantages, which streamline approvals. He noted residents can participate as extras and offered to connect interested individuals with the production team.

• Commission Vice-Chair Nickerson

○ Airport Car Show Report

- Commissioner Nickerson noted the event organizers donated approximately \$2,300 to the Mountain Green Fire Station. Commissioner Nickerson noted the event organizers donated approximately \$2,300 to the Mountain Green Fire Station.
- He stated the organizers hope to expand the event in the future and that the airport board was pleased with the outcome.

○ Airport Lounge / Office Space Issue

- The new owners of the former airport lounge (Wilkinson hangar) offered to lease the small office space back to the County for \$800/month.
- Commissioner Nickerson reported the airport board's position that the space is not needed, as it was primarily used by Joe, and Dane (new manager) does not require an office. If the proposal comes before the Commission, the airport board recommends declining the lease.

○ Airport Manager Office Arrangement

- Dane, the new airport manager, will work from his home located near the airport.

○ Airport Maintenance and Operations

- Commissioner Nickerson noted ongoing crack sealing issues under review, with the airport working with the state on next steps.

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- Dane will be meeting with Craig Eid to get oriented on airport operations, grants, fuel-sale revenue, and other responsibilities.
- **Water Shares for the Berm**
 - He reported that a question was raised regarding the status of water shares needed for the berm, and follow-up may be required.
- **Commission Chair Wilson**
 - None.

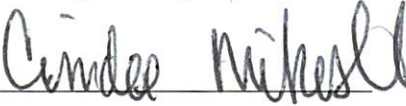
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Adjourn – 8:04 P.M.

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: 12/3/25

ATTEST: 
Morgan County Deputy Clerk/Auditor

DATE 12/03/2025

***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.