

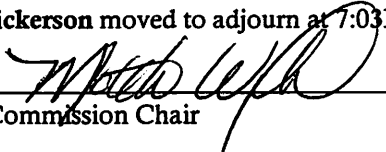
July 21, 2026 – County Commission Meeting

benefits, composting expansion efforts, and available mulch and hazardous-waste services at the Davis facility. He noted that non-recyclable plastics are sent to GeoCycle for shredding and use as engineered fuel in kilns, and that the district generates revenue through recycled materials and an on-site thrift store.

Commissioner Nickerson did not have a comment.

Commissioner Wilson did not have a comment.

Commissioner Nickerson moved to adjourn at 7:03PM

APPROVED: 
Morgan County Commission Chair

DATE: 8/4/26

ATTEST: 
Morgan County Deputy Clerk/Auditor

DATE: 8/4/26

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.

Discussion and decision on Resolution CR 26-34 second quarter amendments to the County's FY 2026 Budget. The fund balance transfer has been approved in previous meetings.

Commissioner Newton moved to enter Public Hearing

Seconded by Commissioner Nickerson

VOTE:

Commission Chair Wilson: Aye

Commissioner Newton: Aye

Commissioner Blocker: Absent

Commission Vice Chair Nickerson: Aye

Commissioner Fackrell: Aye

The vote was unanimous. The motion passed.

Commissioner Newton moved to adjourn Public Hearing and reconvene the public meeting.

Seconded by Commissioner Fackrell

VOTE:

Commission Chair Wilson: Aye

Commissioner Newton: Aye

Commissioner Blocker: Absent

Commission Vice Chair Nickerson: Aye

Commissioner Fackrell: Aye

The vote was unanimous. The motion passed.

Commissioner Newton moved to approve resolution CR-26-34 second quarter amendments to the County's FY 2026 Budget.

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.

Kate's updates

Kate Becker (CAM) thanked Rocky Mountain Power for donating \$1,865 toward new benches at Kent Smith Park and a new basketball hoop at Croydon Park. She noted that Public Works assembled the benches and the basketball hoop is already in use. She invited commissioners to sign a thank-you card. She also shared that Rocky Mountain Power is interested in assisting with next year's replacement of football helmets for the recreation program, which cost between \$350 and \$675 each.

(G) Commissioner Comments:

Commissioner Blocker did not have a public comment

Commissioner Newton reported that the fair begins Saturday with the ATV rodeo and evening swing dancing. All households should have received the schedule in the mail. Installation of the new sound system is nearly complete, with programming to follow. While removing old asphalt, crews discovered an internet line was damaged; Public Works has conduit ready to repair it. The county grader blew a head gasket, requiring a third-party contractor to finish grading. Despite the hectic pace, the fairgrounds will be ready. He encouraged the public to attend and support the Morgan County Fair.

Commissioner Fackrell asked about increasing recycling pickup frequency. Commissioner Newton explained that hauling costs are \$5 per month and could be increased if the county adds another round. Residents may request an additional recycling can. Newton provided an overview of the recycling system, landfill diversion

Rollins Ranch Development Agreement 6th Amendment: A request for approval of Ordinance CO 26-15 of a 6th amendment to the Rollins Ranch Development Agreement located in the Mountain Green area in unincorporated Morgan County.

Planner Kent Page explained that the request simply formalizes the transfer of Parcel A in Rollins Ranch from the HOA to the Mark and Jennifer Hancock Revocable Trust. The Planning Commission unanimously recommended approval and confirmed that public trail access remains unchanged under the original development agreement. Joe Siggety, attorney for the Hancocks, clarified that all trail and pavilion improvements on Parcel A are already completed. Commissioners noted this amendment corrects an informal transfer made two years ago that was done without attorneys and outside the required development agreement process. The Sixth Amendment formally aligns the ownership change with county requirements while preserving native open space restrictions.

Commissioner Newton moved to enter Public Hearing.

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.

No public comment

Commissioner Newton moved to leave Public Hearing and reconvene the regular meeting

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.

County Attorney Garrett Smith reviewed necessary fixes to the Rollins Ranch Sixth Amendment ordinance. Earlier drafts mistakenly labeled the document as the Fifth Amendment, so all references were updated to the Sixth Amendment. Section four of the ordinance, which listed conditions of approval, was removed because those conditions have now been fully incorporated into the revised development agreement. Smith also outlined added clarifying language stating that the private Hancock agreement is included only for reference, is not approved or ratified by the county, and that any future use or transfer of Parcel A requires county review and approval. These changes were made immediately so the ordinance could be signed the same night, in keeping with the county's policy of not passing ordinances that still require later edits.

Commissioner Newton moved to approve CO-26-15, including all changes outlined by the county attorneys this evening.

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.

6. Hon. Leslie A. Hyde – Discussion/ [Public Hearing](#) /Decision – Morgan County Clerk Auditor

Fire Chief Brad Wilkes explained that a replacement UTV is needed after county staff determined the CanAm previously used by Emergency Management belongs to the Sheriff's Office. Kate Becker clarified that the confusion came from the fact that the vehicle was originally purchased with sheriff funds during a time when Emergency Management leadership was split, and it contains sheriff equipment Emergency Management cannot use. With the CanAm returned to the Sheriff's asset list, Emergency Management and Fire no longer have a suitable unit. The remaining UTV cannot safely carry the fire pump and has failed during recent wildfire responses. Chair Wilson questioned the timing of the request outside the regular budget process and stressed the need for clear communication about department budget constraints. Chief Wilkes said his current budget is already strained because of major repairs and limited maintenance funds. The proposed UTV is a basic model priced about five thousand dollars below retail, and existing equipment including the grant funded pump skid will transfer without additional costs. Commissioners discussed possible wildland fund use and grant opportunities. The vendor is holding the UTV pending the county's decision.

Commissioner Newton moved to approve repurchase of a UTV for use by the emergency management and fire departments that it cost of \$19,708.80 and the transition of funds from the general fund balance to the fire and emergency management budget to cover the cost.

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

Discussion and decision on Resolution **CR 26-39** authorizing the employer pick up for member retirement contributions for Tier 2 Firefighter Employees.

Kate Becker explained that in 2020 the County Commission passed a resolution to cover the Tier Two public safety retirement contribution for ERS employees. At that time, the county had no Tier Two firefighters. The fire department now has one Tier Two firefighter and the same resolution must be adopted for firefighters to ensure consistency. She noted that the original 2020 resolution should have included both public safety and firefighter employees but was titled only as public safety. The annual cost of the adjustment is \$430.09 and does not require a budget amendment.

Commissioner Nickerson moved to approve CR-26-39 resolution authorizing the employer, Morgan County, to pick up member retirement contributions for tier two firefighter employees.

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.

4. Kent Page – Discussion /Decision – County Planning & Zoning

Flagship Homes Development Agreement: A request for approval of a development agreement to be consistent with the requirements of the Town Center Zoning in the Mountain Green area.

This item was postponed until the August 4th commission meeting.

5. Kent Page – Discussion / **Public Hearing / Decision – County Planning & Zoning**

Trenton Wilson from USU Extension's Rural Online Initiative explained that the program helps rural residents access remote-work opportunities through its Remote Work Professional Certification and career-coaching services. ROI also supports local businesses through a free e-commerce accelerator and assists counties and cities with Rural County Grant and Rural Community Opportunity Grant applications, especially for workforce-development projects. Wilson encouraged the county to promote these resources and directed residents to remoteworkcertificate.com for enrollment and support.

**Commissioner Nickerson moved to postpone action item F4 until the August 4th Commission Meeting
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.

Commissioners briefly discussed concerns with a proposed development agreement, noting it lacks required commercial elements for the Town Center zone and does not clearly explain how commercial allocations would shift between developments. They agreed the applicant should attend a work session to present a complete plan and clarify density, open space, and commercial requirements, ideally paired with an action item so progress can be made once issues are resolved.

(F) Action Items

1. Hon. Sheriff Corey Stark – Discussion/Decision – Morgan County Sheriff's Office

Discussion and decision on an extension to an interlocal agreement with Wasatch Peak's Ranch for services. The Morgan County Sheriff's Office has continued providing services though the actual agreement expired July 18th, 2025.

Sheriff Corey Stark explained that both the Sheriff's Office and Wasatch Peaks were unaware that their special services agreement had expired in July 2025 and continued operating under the assumption it was still active because billing and payment never stopped. Staff clarified that this agreement is a special services agreement with the Wasatch Peaks Ranch Club LLC, not an interlocal agreement, and that prior agreements referenced by public commenter Kent Singleton were unrelated. In response to his questions, the Commission confirmed that the updated agreement will be prospective rather than retroactive, will clearly identify the parties and terms, and will establish a new 12-month period beginning July 21, 2026, followed by month-to-month continuation. Sheriff Stark noted that Taggart Road is a public roadway and remains fully under county law enforcement jurisdiction regardless of this agreement. Kate Becker also described new contract-tracking measures—including a shared expiration database and calendar alerts—to prevent similar oversights in the future.

Commissioner Newton moved to approve the extension agreement between Morgan County Sheriff and Wasatch Peaks Ranch with the amendments discussed this evening.

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.

2. Chief Brad Wilkes & Emergency Management Director Erica White – Discussion/Decision – UTV

Discussion and decision on the purchase of a UTV for Emergency Management to replace one that was a Sheriff's Office Asset.

(B) Consent Agenda Items

1. Approval of the Morgan County Commission Minutes from July 7th, 2026.
2. Notice of vacancy on the Morgan County Planning Commission representing Stoddard & Milton – contact Commissioner Wilson if interested in this vacated seat.

Commissioner Newton moved to approve all consent agenda items.

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.

(C) Commissioner Declarations of Conflict of Interest

None were declared.

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

Kent Singleton urged the Commission not to extend the agreement related to agenda item F1 until the public record is clarified. He noted that county documents reference multiple different arrangements with Wasatch Peak Ranch and asked the Commission to identify the specific agreement being extended, its execution and expiration dates, the legal parties involved, and the authority for continuing services after the agreement expired. He requested clarification on whether the action is prospective, retroactive, or intended to ratify past services, and asked for details regarding services provided, authorization, compensation, insurance, indemnification, and liability during the expired period. Singleton also sought disclosure of written standards for contracted or enhanced sheriff's services on private properties, citing challenges he has faced obtaining clear trespass-enforcement positions and property-ownership records related to Taggart. He asked that the concerns he submitted in writing on July 18 to be included in the meeting record and requested that all operative agreements, proposed extensions, records, payment terms, insurance provisions, and relevant sheriff's office policies be placed into the public record before the Commission acts on item F1.

(E) Presentations

1. Weber Basin Conservancy District – General update on programs & supply

Scott Paxman, General Manager of the Weber Basin Water Conservancy District, briefed the Commission on the district's service area, reservoir operations, replacement water program, current drought impacts, and a proposed property tax adjustment. Weber Basin serves roughly 725,000 people across five counties and operates multiple reservoirs and hydropower facilities. Paxman explained the replacement water program, which allows property owners without water rights to drill wells and receive equivalent releases from district reservoirs to protect downstream senior water rights; about 30,000 such contracts exist. Costs for new contracts have increased substantially due to major infrastructure investments. He and staff also outlined current drought conditions, extremely low reservoir levels, record-low snowpack, and the district's drought-response reductions. They described efforts to educate the public on water use and promote low-water landscaping. Paxman then reviewed the district's proposed property tax increase, noting that the statutory rate remains the lowest among conservancy districts and that funds support federal project obligations, reservoir operations, conservation, flood control, and watershed protection—not employee wages. He emphasized that property tax revenue helps maintain the district's AAA bond rating and long-term infrastructure planning. Commissioners asked questions regarding well metering, water rights, Pineview operations, Great Salt Lake deliveries, and the process for determining county-specific property tax impacts. The Commission thanked Weber Basin for the detailed and informative presentation.

2. USU Extension, Rural Online Initiative – Trenton Wilson



July 21, 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.

COUNTY COMMISSION

Commission Chair Matt Wilson
Commissioner Mike Newton
Commissioner Raelene Blocker (Remotely)
Commissioner Blaine Fackrell
Commission Vice Chair Vaughn Nickerson

OTHERS IN ATTENDANCE

Debbie Sessions
Tina Kelley
Jeff Mathews
Darren Hers
Joe Siggerty

OTHER EMPLOYEES

IT Director Jeremy Archibald
Administrative Manager Kate Becker (CAM)
County Attorney Garrett Smith (CA)
County Clerk/Auditor Leslie Hyde
Deputy Clerk/Auditor Chloe Adams
Deputy Clerk/Auditor Penny Butler
Planning and Zoning Director Josh Cook
Planner Kent Page
Sheriff Corey Stark
Chief Deputy Jim Wagner
Deputy Chief Erika White
Chief Brad Wilkes

4:00 WORK SESSION

Penny Butler reviewed the Homesteader's Credit, explaining that about 30 seniors currently qualify and that the abatement—limited to a home and one acre—reduces taxes by half or 1,186 dollars, whichever is less, in compliance with state law. Commissioners discussed eligibility concerns, with Blaine Fackrell questioning whether applicants with significant assets shift tax burdens to others, while Matthew Wilson emphasized the need to help residents stay in their homes. Six applicants received roughly 2,000 dollars in total adjustments, and commissioners agreed the program remains necessary. Staff noted that the county created its guidelines two years ago because the state provides no detailed parameters. Penny will review inflation and Social Security data to recommend updated abatement amounts. The Commission expressed support for ensuring long-time, rural residents can remain in their homes.

Commissioner Newton moved to enter closed session at 4:30.

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.

5:00 COMMENCEMENT OF MEETING

(A) Opening Ceremonies

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