



August 18, 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
Commissioner Blaine Fackrell
Commission Vice Chair Vaughn Nickerson

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
Planner Kent Page
Code Enforcement Chris Tremea
Attorney Janet Christofferson
County Recorder Shaun Rose
County Treasurer Kimberly Harrison

OTHERS IN ATTENDANCE

Debbie Sessions
Tina Kelley
Jeff Mathews
Lillith Allen
Jon Cannon
Buster Delmonte
Carla Delmonte
Trista Sparks
Sam Nickerson

4:00 WORK SESSION

9Line; OBJECTIVE: 9Line respectfully requests the County honor its May 2025 executed leases as written; and will assure expedited issuance of building permits including submitted Tennant Improvements.

Buster Delmonte, reading from a prepared statement, asked the Commission to direct staff to act on their pending permit applications, arguing that the applicable county code governing commercial buffer zone uses, not the code section addressing residential units, governs their proposed commercial hangar motel, and noting that an updated Conditional Use Permit was submitted on August 6 and that full architectural plans had already been provided to the building department. Buster Delmonte acknowledged that the project had previously been described as a VRBO; and had since decided to instead characterize it as a motel. He also stated that 9Line has not received written status updates on its permit applications since March and asked that the county planning and zoning staff provide formal notification of application status going forward, including in the event of a denial. Buster Delmonte and Janet Christofferson also debated the code's definition of a motel, which requires serving the "motorized public," with Janet Christofferson maintaining that this refers to the traveling motoring public rather than aeronautical traffic, and Buster Delmonte questioning why an airplane would not itself qualify as a motorized vehicle.

Janet Christofferson (Deputy County Attorney) and Garrett Smith (County Attorney) added that the airport overlay and county code still control the use, that the proposal as described does not clearly fit the code's definitions of hotel, motel, or bed and breakfast, and that the Commission previously considered and rejected similar lodging proposals for the airport in 2005. Chris Tremea (Code Enforcement) reported that three separate applications were submitted: shell building permits awaiting payment, tenant improvement plans (denied because bedrooms were shown on the plans), and the new CUP, which remains under review by planning and the fire marshal. Commissioners Nickerson, Wilson, and Fackrell expressed support for encouraging aviation-related revenue at the airport; Commissioner Blocker raised concerns based on her outreach to comparable airports in Seeley Lake, Montana and Santa Maria, California, where similar lodging

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was located off airport and county property; and Commissioner Newton stated that the Commission must follow the code as written and let the pending CUP proceed through the normal review process, with any code change to occur through formal amendment rather than a directive on this application. Garrett Smith clarified for the record that only the tenant improvement plans have been denied, due to the absence of an approved CUP at the time; the new CUP submitted August 6 has not been denied and remains under review. No formal action was taken; the Commission indicated general support for allowing the CUP to proceed through staff review.

5:00 COMMENCEMENT OF MEETING

(A) Opening Ceremonies

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

(B) Consent Agenda Items

1. Approval of the Morgan County Commission Minutes from August 4th, 2026.
2. Notice of vacancy on the Morgan County Planning Commission representing Stoddard & Milton – contact Commissioner Wilson if interested in this vacated seat.
3. Weber-Morgan Health Department is launching its 2026 Community Health Assessment.
4. Approval of updates to the Morgan County Information Technology Policies:
 - Policy Library
 - Security Awareness Training Policy
 - Personnel security Policy
 - Access Control Policy
 - PII Protection Policy
 - Media Protection Policy
 - Physical Protection Policy
 - System Information Integrity Policy
 - Incident Response Policy
 - Identification Authentication Policy
 - Configuration Management Policy
 - Risk Assessment Policy
 - Acceptable Use Policy
 - Remote Work Policy
 - Contingency Planning Backup Disaster Recovery Policy

Commissioner Nickerson moved to approve all consent agenda items.

Seconded 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.

(C) Commissioner Declarations of Conflict of Interest

There were none.

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

There were none.

(E) Action Items

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1. Josh Cook – Discussion/ Decision – County Planning and Zoning

Flagship Homes Development Agreement: A request for approval of County Ordinance CO 26-17 Flagship Development Agreement for 37 acres in the Mountain Green Area.

Commissioner Newton moved to postpone Action Item E1 (Flagship Homes Development Agreement) to the Commission's September 1st 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.

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

Discussion and decision on an agreement with the State of Utah, Division of Technology Services, Utah Geospatial Resource Center (UGRC) to receive Monument Replacement and Restoration Committee (MRRC) funding not to exceed \$24,836. [Budget line 10-4144-320-100]

Shaun Rose (Recorder) presented the agreement, explaining the funding supports monument preservation and replacement for the remainder of 2026 and into 2027. In response to Commissioner Fackrell's question about why annual grant amounts have declined over the years, Shaun Rose explained that funding is tied to demonstrated inventory and monument-replacement work, and that the county currently completes only five to eight monuments per year due to the cost of contracted survey work. Commissioner Nickerson noted that bringing survey work in-house is expected to allow the county to complete more monument work and, in turn, qualify for larger grants going forward.

Commissioner Nickerson moved to approve the agreement with the State of Utah, Division of Technology Services, Utah Geospatial Resource Center (UGRC) to receive Monument Replacement and Restoration Committee (MRRC) funding not to exceed \$24,836

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.

3. Janet Christofferson, Esq. – Discussion/ Decision – Deputy County Attorney

Discussion and decision on her request that Commissioner Nickerson and Commissioner Newton be assigned to work with her to negotiate the next development agreement from inception.

Janet Christofferson (Deputy County Attorney) requested that two commissioners be assigned to assist her in negotiating development agreements from the outset, noting that Chair Wilson and Commissioner Newton

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previously served this role over the Planning Department, but that with Chair Wilson's upcoming departure from the Commission, she requested Vice Chair Nickerson and Commissioner Newton instead. Commissioner Wilson spoke in support, noting the approach worked well on the Cottonwoods development agreement. The Commission reached consensus to assign Commission Vice Chair Nickerson and Commissioner Newton to work with the Deputy County Attorney on development agreement negotiations going forward. No formal vote was taken.

4. Hon. Garrett Smith – Discussion/ Decision – Morgan County Attorney

Discussion and decision on a budget adjustment moving monies from the Attorney's payroll and benefits line to the temp legal costs.

Garrett Smith (County Attorney) requested a budget adjustment to fund temporary legal costs through the end of the year, explaining that the budgeted deputy attorney position has not yet been filled, requiring the office to rely on contracted and temporary help, including for justice court coverage. Commissioner Fackrell asked about the county's justice court staffing history and the distinction between prosecution and indigent defense costs. Garrett Smith and Kate Becker clarified that indigent defense is handled on contract (currently through Colton McKay as conflict counsel, with an additional conflict attorney in the process of being contracted), while the plan is to eventually have an in-house deputy attorney handle justice court prosecution.

Commissioner Newton moved to approve the adjustment as requested to move the Attorney's payroll and benefits line to the temp legal costs. money from

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

Discussion and decision on entering a grant contract with the State of Utah for "development of public airports FY 2026 pavement preservation project" at the Morgan County Airport not to exceed \$103,765. Morgan Pavement was awarded the pavement maintenance project by the Morgan County Commission on June 16th in the amount of \$91,025. The airport to-date has spent \$4,576.27 in engineering and bid publication. [Budget line 38-4550-260]

Garrett Smith (County Attorney) and Kate Becker (CAM) presented the grant contract for the airport pavement preservation project, previously awarded to Morgan Pavement, noting the work is scheduled to begin after the August 29 fly-in/car show event. Commissioner Fackrell raised a question about signing authority in light of pending state legislation addressing executive versus administrative signing authority. The Commission agreed to designate Kate Becker to sign the contract on the county's behalf.

Commissioner Nickerson moved to approve the grant contract with the State of Utah for the development of public airports FY 2026 pavement preservation project, not to exceed \$103,765, and to authorize Administrative Manager Kate Becker to sign the contract on behalf of the county

Seconded 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.

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

Discussion and decision on approving the recommended Fall growth grants from the Community and Economic Opportunity (CEO) Board. These pass-through grant funds are part of the Governor's Office of Economic Development (GOED) Rural Counties Grant. [Budget line 34-4510-340-500]

Kate Becker (CAM) presented the CEO Board's recommended Fall growth grant awards, part of the county's annual \$200,000 GOED Rural Counties Grant allocation. Commissioner Fackrell asked for additional detail on the applicants, including businesses that had received prior grant awards. Kate Becker explained the CEO Board's vetting and pro-rating process and walked through the individual applicants and requested uses, including Milk Barn Creamery, Higby Honey, Wasatch Caregivers, Hooked Up Plumbing, Achieve Fitness, Climax Tree Service, Debs, the Mountain Green Bean (formerly Phoenix House), Destination Sports, Brighton Blade, Confluence Consulting, Hero Construction, and Corner Cove, clarifying that none of the recommended awards duplicate a prior year's funded purpose.

Commissioner Newton moved to approve the CEO Board's recommended Fall growth grants as listed in the packet.

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.

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

Discussion and decision on change orders for the building addition. Specifically, opening the existing Clerk/Auditor vault into office space for the Records office and building a counter with ADA height and a security door within the Clerk/Auditor's office. [Budget line 44-4410-310-100]

Kate Becker (CAM) reviewed the county's general fund balance and prior allocations before presenting the request. The fund balance stood at \$7.3 million, with \$505,391 allocated in Q1 (courageous conversations training, attorney equipment, fire turnout gear, a fire cement correction, increased fire marshal/GIS benefits, temp recorder staffing, and SQL software) and \$18,255 in Q2 to repair Engine 141. She reviewed capital projects funded this year, either previously budgeted or since approved: the fairgrounds electrical and multi-use fields project (\$855,000 budgeted, now about \$470,000 combined), the Recorder's office remodel (\$17,000 budgeted, \$39,000 actual), library ceiling repair/paint (\$24,000), library gutter repair (\$42,000 estimated,

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\$24,000 actual), building condenser replacement (\$25,000), electronic upgrades, fire station stairs, and fair sound/technology and grounds improvements — noting the \$100,000 budgeted for Taggart's improvements ultimately came from impact fees instead.

She gave status updates on two ongoing projects: the Croydon fire station (awaiting a signed state purchase agreement before the subdivision process can begin; just over \$10,000 spent to date) and the building addition. On the building addition, the original bid was \$667,367; two major change orders to date (undiscovered footing/foundation work and condenser replacement/relocation, together \$100,000) plus asbestos remediation, a city plan review fee, and pass-through costs for moving the court office, creating Sheriff's Office space, and rerunning electrical have pushed the project \$191,000 over budget. She itemized the remaining costs to finish the Recorder's office space: \$16,845 to remove the vault wall and finish sheetrock, paint, and cabling; \$22,857.50 for an ADA-height secure counter; \$8,280 for counter glass; and storage-room shelving (bids pending, since the salvaged vault shelving could not be reused).

The project is otherwise complete, with painting scheduled for the following Friday, and the requested \$115,000 would cover the counter, shelving, and remaining miscellaneous change orders (rekeying doors, moving the Sheriff's Office, moving fiber/Starlink) so she would not need to return to the Commission repeatedly. She clarified funds would not be transferred until year-end, once actual costs are known, consistent with how the fairgrounds project is handled. Discussion followed regarding future use of the remaining two-thirds of the building addition, tentatively contemplated for Planning and Zoning and the Sheriff's Office; commissioners agreed to take that up at a future work session alongside the budget process.

Commissioner Newton moved to approve the transfer of up to \$115,000 from the general fund balance to cover the remaining change orders for the building addition, including opening the existing Clerk/Auditor vault into office space for the Recorder's office and building an ADA-height counter and security door within the Clerk/Auditor's office.

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.

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

Discussion and decision on a budget adjustment to pay for the new ambulance the Commission ordered in 2025 that should be delivered in November 2026 instead of February 2027. [Budget line 71 -2229-000]

Kate Becker (CAM) explained that the ambulance the Commission ordered in October 2025 was originally expected to take 18 months to arrive and was therefore not budgeted in FY27, but is now expected to be delivered around October, requiring a current-year budget adjustment. She noted the same model ambulance now costs approximately \$462,000, compared to roughly \$220,000 when the county's existing unit was purchased. This purchase is in addition to a separate ambulance being donated by the WPR Foundation, bringing the county's fleet to four ambulances once both units are received; the newest unit would be kept at the main station, the current newer ambulance would move to the Peterson station, and the oldest unit would be kept for first response, parts, and standby use rather than highway transport. Commissioners also discussed moving toward standardized, "off-the-shelf" ambulance builds and eventually transferring a used ambulance

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box onto a new chassis to reduce future replacement costs, and noted that the Wasatch Peaks Foundation, which helped fund the county's prior ambulance, has expressed openness to supporting a future replacement. The Commission agreed to pay for the ambulance directly from the general fund balance rather than financing it, to avoid interest costs.

Commissioner Newton moved to approve the purchase of the new ambulance, total price of \$345,744, to be paid out of the general fund balance.

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.

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

Discussion and decision on reimbursing Morgala Days Rodeo up to \$1,000 in advertising expenses from the Tourism Tax Advisory Board's Local Event Fund. [Budget Line 35-4510-409]

Kate Becker (CAM) explained the request for \$1,000 in advertising reimbursement, noting the required Explore Morgan Valley logo was included and that the advertising included direct mail to Huntsville, Ogden, and North Ogden.

Commissioner Newton moved to approve the reimbursement of \$1,000 in advertising expenses from the Tourism Tax Advisory Board's Local Event Fund.

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.

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

Discussion and decision on entering into an agreement between the Utah Department of Agriculture and Food (UDAF) for the purpose of Predator Management and committing \$21,100 in costs [50% shall be reimbursed by UDAF, the other 50% are from contribution from local Woolgrowers. This will require a budget adjustment of \$9,700 to account for the pass-through funds. [Budget line 71-2229-000]

Kate Becker (CAM) presented the annual wool growers predator control grant agreement with UDAF, noting the amount represents a \$100 increase over last year. She explained the county pays the full amount upfront as comptroller but is fully reimbursed on a pass-through basis, half by local Woolgrowers and half by UDAF, with UDAF's portion typically taking four to five months to arrive, so the agreement is technically no net cost

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to the county. She noted that last year's agreement was mistakenly routed to a former commissioner's email rather than the county, so this year's payment will appear in the county's financials as two payments in one year, one catching up last fall's agreement and one for this fall's, and that a \$9,700 budget adjustment is needed to account for the pass-through funds.

Commissioner Newton moved to approve the agreement with UDAF for the purpose of predator management and committing \$21,100.

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.

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

Discussion and decision on Commissioner registration for the Utah Association of Counties (UAC) Annual Convention September 08-10 at the Utah Valley Convention Center in Provo. Agenda is not yet posted; Registration fee is \$485 per attendee and \$50 for guests. [Budget line 10-4111-230]

Kate Becker (CAM) polled the Commission on attendance. Commissioner Blocker and Commissioner Fackrell indicated they plan to attend; Commissioner Newton and Chair Wilson indicated they would not attend. By consensus, the Commission approved registering Commissioner Blocker and Commissioner Fackrell for the conference. No formal vote was required or taken.

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

Discussion and decision on Commissioner and presumed Commissioner-Elects registration for the Utah State Association of County Commissioners and Councilmen (USACCC) Conference November 18-20 at the Little America in Salt Lake City. Agenda and registration fees are not yet available.
[Budget Line 10-4111-230]

Note: In 2024 Commissioner-Elect Blocker and Nickerson were registered to attend.

Kate Becker (CAM) informed the Commission that registration and the agenda for the conference are not yet available and shared the dates for planning purposes, noting a decision was not needed at this meeting. She noted that two years ago the Commission also registered incoming Commissioner-Elects to attend, and that funds are budgeted this year to do the same if the Commission chooses. No formal vote was required or taken.

(F) Commissioner Comments:

Commissioner Blocker noted that Deputy Clerk/Auditor Chloe Adams has a background in marketing and communications and suggested the county explore better public communication options, such as a newsletter, noting the county's Facebook page was previously dissolved.

Commissioner Newton had nothing further to report.

Commissioner Fackrell asked that the audit report be placed on a future agenda for approval. He reported on the One Utah Summit, including legislative discussion of upcoming bills affecting county administrative

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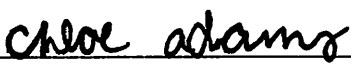
signing authority, a potential partnership around new small-scale power generation technology being used in Orangeville, Utah, UDOT funding updates and an August 31 meeting regarding the Interstate interchange, and a regional paved-trail design project connecting Morgan to Weber and Davis Counties. He also reported that the county received a \$56,700 tourism co-op marketing grant, discussed upcoming film and tourism promotion opportunities tied to the 2026 Salt Lake Temple open house and Morgan County's pioneer heritage sites, and relayed interest from state leaders in incorporating youth education programs ahead of the 2034 Olympics.

Commissioner Nickerson reported on the Conservation District meeting, noting that weed-abatement reimbursement checks are being processed and residents may now apply in advance for next year's herbicide reimbursement, and that backpack sprayers, ATV trailers, and a sprayer trailer will be available for resident loan beginning next year. He noted the district's "Grow Your District" event is scheduled for September 16. He also raised a resident letter requesting the county consider allowing certified pool covers as an alternative to the county's six-foot pool fencing requirement, noting several neighboring cities and counties allow this option; Commissioner Blocker raised concerns about damaged or improperly closed covers still posing a risk to children, and Commissioner Nickerson offered to share the letter and comparable jurisdiction information with staff for further review before bringing the matter back for consideration. He announced the airport car show and fly-in scheduled for August 29, and thanked county fire, ambulance, EMS, and Public Works personnel, along with mutual aid partners and the community, for their response to the recent wildfire. **Kate Becker (CAM)** added that the wildfire, which burned roughly 16,000 acres, was staffed primarily by Morgan County's own fire, ambulance, and EMS personnel, with mutual aid support from neighboring jurisdictions; no residential structures, injuries, or deaths resulted, though an old cabin and a yurt platform at Warrior Risen Ranch were lost. She noted the associated overtime costs, reimbursable by the state, will be reflected in the next payroll cycle, and that the county's focus is shifting to flood mitigation, including sandbagging, through the end of the flood season in late October. Commissioner Newton added that a recent community call for volunteers to fill sandbags drew enough response to fill 1,000 sandbags within about ninety minutes.

Commission Chair Wilson asked about the county's use of license-plate-reading ("flock") cameras. Kate Becker and commissioners confirmed there is one such camera in Morgan County, located on a state highway near the 7-Eleven, which is connected to law enforcement for license plate scanning; Garrett Smith noted the county is not currently registered with any camera-sharing network, and it was unclear under whose authority the camera was installed. Kate Becker offered to have Sheriff's Office staff speak to the topic at a future meeting. Commission Chair Wilson also reminded commissioners that Board of Equalization (BOE) training and certification is now required by state law, and that a certificate must be requested and submitted to the Clerk/Auditor's office upon completion.

Commissioner Newton moved to adjourn at 6:35 pm

APPROVED:  DATE: 9/1/26
Morgan County Commission Chair

ATTEST:  DATE: 9/1/26
Morgan County Deputy Clerk/Auditor

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@morgancountvutah.gov at least 48 hours before the scheduled meeting.

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