

MINUTES of the public meeting of the Uintah County Commission held **October 6, 2026** in the Commission Chambers of the Uintah County Building at 147 East Main, Vernal, Utah. The meeting commenced at 3:00 pm.

PARTICIPANTS: Commissioners John Laursen and Sonja Norton

ATTENDANCE: Mike Wilkins, Margie Shewell, Maury Bergman, Steve Huber, Lana Fullbright, Danette Brooks, Derrick Jaramillo, Wendi Long, Brenda McDonald, Emma White, Ken Campbell, Angela Hawkins and Terri Jergensen
Minutes by Leasha Williams

WELCOME: Commissioner Laursen, Chair, welcomed everyone to the meeting.

PRAYER by Derick Jaramillo

PLEDGE OF ALLEGIANCE by Lana Fullbright

1. APPROVAL OF MINUTES: September 29 Commission Meeting

Commissioner Laursen moved to approve the minutes for September 29, 2026. Motion passed unanimously.

2. APPROVAL OF WARRANTS – Mike Wilkins, Clerk-Auditor

Mike Wilkins presented warrants dated October 1, 2026, totaling \$1,148,244.89. This included a \$500,000 check to the Uintah Care Center for interest from their trust funds, as well as an annual payment of \$94,000 to UAC for commercial appraisals for the coming year.

Commissioner Norton moved to approve the warrants as presented by Mike Wilkins. Motion passed unanimously.

3. TAX MATTERS -

Mike Wilkins presented the remaining property tax balance for serial number 05-033-0016, which was purchased by the county on September 30. The title company paid \$580.16 at closing, leaving a remaining balance of \$249.96 requested to be abated.

Commissioner Laursen moved to approve the tax matter as presented by Mike Wilkins. Motion passed unanimously.

Danette Brooks presented requests to adjust property taxes for two parcels owned by Greg Carlson. Serial number 5-11-132 requested an adjustment in the amount of \$85.12 for the 2026 tax year. The property was previously owned by Uintah Basin Applied Technology College (UBATC), an exempt entity, and was purchased by Greg Carlson. Taxes were prorated from the date of the deed transfer through the end of the year, moving the parcel from Tax District 50 to Tax District 24. Additionally, serial number 5-11-121, also purchased from UBATC, requested an adjustment in the amount of \$80.98, prorated from the date of deed transfer for the same reason.

Commissioner Norton moved to approve the tax matters as presented. Motion passed unanimously.

4. CONSIDERATION OF RATIFICATION OF COMMERCIAL PROPERTY ASSESSMENT

SERVICES AGREEMENT WITH UAC - Danette Brooks, Assessor

Danette Brooks presented a request to ratify the commercial property assessment services agreement with the Utah Association of Counties (UAC) to handle commercial property appeals for the year. The county previously lost its commercial appraiser and received no applicants for the position, necessitating a contract with UAC. The agreement rate is \$150 per hour, with travel expenses capped

at \$5,000. Loren Anderson clarified that this agreement differs from the contract discussed in previous weeks. Loren explained that while the other contract retained attorneys for forthcoming tax issues, this agreement specifically covers commercial appeals from the previous year. UAC will defend any commercial property appeals on behalf of the county due to the vacancy in the commercial appraiser position.

Commissioner Norton motions to ratify the commercial property assessment services agreement with UAC as presented. The motion passed unanimously.

5. CONSIDERATION FOR APPROVAL OF AIRPORT TERMINAL FUNDING - Ken Campbell, Airport Director

Ken Campbell, Vernal Regional Airport Director, presented a request for preliminary funding approval for an airport terminal expansion. He explained the funding process, noting that annual Capital Improvement Plans (CIP) are submitted to the FAA and State Aeronautics Division. By moving the terminal improvement project up by one year, the local funding match requirement was reduced from 10% to 5%, saving approximately 5% on the nearly \$1,000,000 project (with federal funding covering 95%). The initial grant application was previously submitted and processed. Today's step involves approving preliminary project estimates totaling \$501,562. The proposed project will add approximately 6,000 square feet to the northeast side of the terminal beyond the security checkpoint, including additional restrooms and storage facilities. In accordance with the Interlocal Agreement (ILA) between Uintah County and Vernal City, Ken requested commission acknowledgement and signature for the preliminary funding process prior to committing local matching funds. Ken also notes that Lockner was bought out by Aegis. Lockner was the company when this agreement was made.

Commissioner Laursen motions to approve the Task Order Number 1 Attachment to Professional Services Agreement between the City of Vernal and Lockner Engineering as a partner in the airport for Uintah County. Motion passed unanimously.

6. CONSIDERATION OF RESOLUTION NO. 09-29-2026 R2 - UPDATE TO ADMINISTRATIVE MANUAL EDUCATIONAL FACILITY DEFINITION - Emma White, Community Development

Emma White presented Resolution No. 09-29-2026 R2 to update the definition of an educational facility in the administrative manual. The amendment exempts individuals offering private instruction, such as piano lessons or tutoring for one or two students, from requiring a conditional use permit. While previously approved, the item was re-noticed and presented to ensure proper public notice compliance.

Commissioner Norton motions to approve resolution number 09-29-2026 R2 as presented. Motion passed unanimously.

7. RECESS FOR BOARD OF EQUALIZATION

Commission Laursen motions to recess for the Board of Equalization. Motion passed unanimously.

8. BOARD OF EQUALIZATION -

Mike Wilkins requested the dismissal of four commercial property appeals for parcel numbers 05.099.0007, 05.020.0101, 05.012.0203, and 05.012.0209. The applicants failed to provide required information and did not respond to 10-day notices sent by the county, prompting the recommendation for dismissal.

Commission Laursen motions to approve dismissal due to lack of following the procedure. Motion passed unanimously.

9. 2026 INDIGENT ABATEMENTS -

Mike Wilkins presented the 2026 indigent abatements totaling \$12,838.10. Six parcel applications were

denied, with applicant names withheld for privacy as discussed in an administrative meeting. All affected parties will be notified following the meeting.

Commissioner Norton motions to approve the 2026 Indigent Abatements as presented. Motion passed unanimously.

10. ADJOURN BOE and RECONVENE COMMISSION MEETING 3:21

Commissioner Norton motions that we adjourn the Board of Equalization and reconvene into Commission Meeting. Motion passed unanimously.

11. CLOSED SESSION to discuss pending or reasonably imminent litigation in accordance with Utah Code 52-4-205 (1)(c).

Commissioner Laursen motions to go into closed session. Motion passed unanimously.

12. CONSIDERATION OF SETTLEMENT AGREEMENT ON OVIATT TRUST v. CHRISTI JENKINS and UINTAH COUNTY - Loren W. Anderson, Civil Attorneys Office

Loren Anderson presented a proposed settlement agreement in the case of Oviatt Trust v. Christy Jenkins and Uintah County. In March 2025, the Oviatt Trust filed suit regarding Class D road 1250 North, which the Oviatts relied upon to access a manufactured home prior to the County vacating the road in favor of Christy Jenkins as a private road. Under the terms of the settlement, Uintah County agrees to pay \$15,000, which will be used by Christy Jenkins to purchase the manufactured home and associated property. The road will remain private, and all parties will execute a complete release of claims against Uintah County. The County's insurance provider will reimburse the \$15,000 payment once the settlement is finalized and the lawsuit is dismissed with prejudice.

Commissioner Laursen motioned to approve the settlement agreement in Oviatt Trust v. Christy Jenkins and Uintah County, and to authorize the disbursement of funds as presented by Attorney Loren Anderson upon complete execution of the agreement and full release of liability by all parties. Motion passed unanimously.

13. PUBLIC COMMENT - none

ADJOURN: The meeting adjourned at approximately 3:40 pm.



SONJA NORTON, COUNTY COMMISSIONER

MICHAEL W. WILKINS, CLERK – AUDITOR