



Council Meeting

09-10-24

(7:00 p.m.)



MORGAN CITY COUNCIL AGENDA - AMENDED

SEPTEMBER 10, 2024 – 7:00 P.M.

MORGAN, UTAH

PUBLIC NOTICE is hereby given that the Morgan City Council will hold a public meeting in the Council Room in the City Office Building, 90 West Young Street, Morgan, Utah, commencing at 7:00 p.m. on September 10, 2024. The public meeting will be live streamed on YouTube and a recording available on <https://morgancityut.org/meetings>.

WORK MEETING – CANCELLED

GENERAL MEETING – 7:00 P.M.

1. A. Welcome - Mayor Steve Gale
B. Pledge of Allegiance and Opening Ceremony
C. Approval of Meeting's Agenda
2. **CONSENT AGENDA:**
A. Minutes of the City Council Meeting – August 13, 2024; and
B. Warrants – (08/23/2024 – 09/06/2024)
3. **CITIZEN COMMENTS** (Time has been set aside for the public to express their ideas, concerns, and comments. Comments are limited to 3 minutes per person with a total of 30 minutes for this item. Open Comment Cards are available on the City's website, morgancityut.org and are to be filled out and submitted to the City Recorder before 5:00 p.m. on the day of the meeting.)
4. **ACTIVE AGENDA**
A. Review / Action – Agreement for Installation and Maintenance of Gaging Station Between U.S. Geological Survey (USGS) Utah Water Science Center and Morgan City – Resolution 24-32
B. Review / Action – Agreement Concerning the Morgan County Council of Governments (COG) – Resolution 24-33 – Kate Becker, Administrative Manager, Morgan County
5. **CITY REPORTS AND BUSINESS**
A. City Council
B. City Manager Updates
Project Updates
6. **ADJOURN**

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- A Work Session will be held prior to the General Meeting to discuss miscellaneous matters if needed.
 - This meeting will also be live streamed via <https://morgancityut.org>.
 - The Council at its discretion may rearrange the order of any item(s) on the agenda.
 - In compliance with the American with Disabilities Act, individuals needing special accommodation (including auxiliary communicative aids and service) during the meeting should notify Denise Woods, City Recorder, at (801) 829-3461 at least 48 hours prior to the meeting.
 - This meeting may involve the use of electronic communications for some of the members of this public body. The anchor location for the meeting shall be the Morgan Council Conference Room, 90 West Young Street, Morgan, Utah. Elected Officials at remote locations may be connected to the meeting electronically to participate.
 - Notice is hereby given that by motion of the Morgan City Council, pursuant to Title 52, Chapter 4 of the Utah Code, the City Council may vote to hold a closed session for any of the purposes identified in that Chapter.
 - The undersigned, duly appointed City Recorder does hereby certify that the above notice and agenda was posted within the Morgan City limits on this **9th day of September, 2024** at Morgan City Hall, on the Utah State Public Notice Website (<https://www.utah.gov/pmn>), on the City's Website (<https://morgancityut.org>), and three public places within the City.
 - The 2024 meeting schedule was posted on the City's Website and Public Notice Website on December 12, 2023.
- /s/ Denise Woods, City Recorder

DRAFT

MINUTES OF MORGAN CITY COUNCIL MEETING

AUGUST 13, 2024; 7:04 P.M.

MAYOR AND COUNCIL MEMBERS PRESENT:

Mayor Steve Gale, Tony London, Jeffery Richins, and
Dave Alexander

STAFF PRESENT IN-PERSON:

Ty Bailey, City Manager; Gary Crane, City Attorney;
and Denise Woods, City Recorder

EXCUSED:

Eric Turner and Jeff Wardell

OTHERS PRESENT:

Andrew McMullin and Jonathan Lloyd

This meeting was held in the Council Conference Room of the Morgan City Offices, 90 West Young Street, Morgan, Utah. There were technical difficulties with YouTube the night of the meeting, but the recording was uploaded and available on the City's website – morgancityut.org the following day.

This meeting was called to order by Mayor Steve Gale.

The pledge of allegiance was led by Council Member Richins.

The opening ceremony was presented by Council Member London.

APPROVAL OF MEETING AGENDA

MOTION: Council Member Alexander moved to approve the agenda.

SECOND: Council Member Richins

Vote was 3 ayes; Motion passed unanimously to approve the agenda; Council Member Turner and Council Member Wardell were absent.

MINUTES AND WARRANTS

MOTION: Council Member London moved to approve the following:
Minutes of the City Council Work Meeting – July 9, 2024;
Minutes of the City Council Meeting – July 9, 2024;
Minutes of the City Council Meeting – July 23, 2024; and
Warrants (07/19/2024 – 08/09/2024).

SECOND: Council Member Richins

Vote was 3 ayes; Motion passed unanimously to approve the minutes as written and one set of warrants; Council Member Turner and Council Member Wardell were absent.

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CITIZEN COMMENTS

Andrew McMullin, 183 Finch Circle – Andrew stated the City had communicated frequently about proposed growth, particularly in the Parks Department, focusing on a new trail system. He mentioned a survey regarding the development of Commercial Street which had been distributed by the City. He stated he hadn't attended recent meetings and feeling uninformed, expressed a desire to understand the City's growth direction, questioning whether the City aimed to maintain its rural character or pursue expansion, especially in relation to the Wasatch Peaks area.

Council Member Richins explained a committee of citizens had been working throughout the year to discuss and develop ideas for future amenities.

Andrew inquired whether the City or County was focused on growing the population and adding amenities or if they were aiming to maintain the area as a rural mountain community.

Council Member London clarified that the City was not actively promoting growth but acknowledged that property owners have rights, and existing ordinances must be followed. He emphasized that decisions were made by considering all perspectives, with the focus on managing growth rather than encouraging it.

Andrew sought information on whether the City was aiming to meet specific growth targets, rezone for certain housing levels, or reach a particular population objective, as he was unaware of the City's development direction.

Council Member Alexander stated the City had recently adopted a new General Plan, which had been in development for several years, replacing the old plan from 1999. He stated the Plan provided some direction on future land use and development. He said despite various economic pressures and landowner rights, there had been no discussions about specific growth targets over the past five years. He stated community surveys conducted during the Plan's creation indicated that residents were content with the current state of Morgan City, and there was little drive to pursue significant changes.

PUBLIC HEARINGS

- A. ADOPTION OF THE 2024 PROPOSED TAX RATES AND PROPERTY TAX REVENUE BUDGET AMOUNTS FOR MORGAN CITY
- B. ADOPTION OF THE 2024 – 2025 FISCAL YEAR BUDGETS BEGINNING JULY 1, 2024 AND ENDING JUNE 30, 2025 FOR MORGAN CITY
- C. AMENDMENT TO TITLE 1, CHAPTER 1.15 – CONSOLIDATED FEE SCHEDULE OF THE MORGAN CITY CODE BY AMENDING THE ELECTRIC IMPACT FEES FOR RESIDENTIAL AND COMMERCIAL DEVELOPMENT WITHIN MORGAN CITY

MOTION: Council Member London moved to open the public hearings for the purpose of hearing public comments regarding the adoption of the 2024 proposed tax rates and property tax revenue budget amounts; adoption of the 2024 – 2025 fiscal year budget; and the amendment to the Consolidated Fee Schedule regarding electric impact fees for residential and commercial development within Morgan City.

SECOND: Council Member Richins

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Discussion on the Motion: No discussion.

Vote was 3 ayes; Motion passed unanimously to open the public hearings; Council Member Turner and Council Member Wardell were absent.

ADOPTION OF THE 2024 PROPOSED TAX RATES AND PROPERTY TAX REVENUE BUDGET AMOUNTS FOR MORGAN CITY

Public Comments:

Jonathan Lloyd, 461 East Red Rock Way – Jonathan expressed concerns to the City Council about the aggressive increase in residential property assessments. He stated he understood the properties within Morgan County were assessed by the Morgan County Assessor but stated after researching property values in the Morgan Valley over the past five to six years, he noticed a significant disparity between actual sales prices and his property's assessment. He also observed an inequitable difference between business and residential assessments, with residential values increasing substantially compared to relatively flat business assessments. He requested the City Council engage in discussions with the County Assessor's office to address these issues and ensure fair taxation for residents. He planned to pursue a personal conversation with the County Assessor as well.

Mayor Gale and Council Member London stated they had personally talked to the County Assessor regarding their property assessment.

Council Member Alexander clarified that tax assessments were managed at the County level, independent of the City's influence. He suspected concerns stemmed from the idea that higher property values could lead to increased taxes. He stated the Assessor, who has long experience, follows established rules and procedures. He explained that the state of Utah, through the Truth in Taxation process, sets a certified tax rate to ensure municipalities maintain a steady revenue stream, adjusting tax rates based on property value fluctuations. This system prevents significant tax increases solely due to rising home values and ensures revenue predictability for municipalities. He acknowledged that the process was complex, involving some uncertainty until rates were finalized at the fiscal year's end.

Council Member London suggested Mr. Lloyd get on an the agenda for a County Commission meeting and discuss this with the County.

Council Member Alexander shared that when someone believed their assessment was too high, the Assessor would ask them to provide proof. He said in his experience with a business assessment, he provided evidence, and the value was accepted without any dispute, negotiation, or arbitration.

Andrew McMullin, 183 Finch Circle - Andrew asked for an explanation regarding a tax increase for Morgan City this year. He sought clarification on the need for this increase, especially considering the already inflated property values. He stated that although his property value increased by over 20% this year, the tax rates remained the same. He expressed curiosity about how this stopgap works, particularly since their home value rose significantly, yet the rates stayed consistent between years.

Council Member Alexander explained this would be covered after the public hearing and during the discussion of the item on the active agenda regarding the property tax increase.

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ADOPTION OF THE 2024 – 2025 FISCAL YEAR BUDGETS BEGINNING JULY 1, 2024 AND ENDING JUNE 30, 2025 FOR MORGAN CITY

Public Comments: No public comments.

AMENDMENT TO TITLE 1, CHAPTER 1.15 – CONSOLIDATED FEE SCHEDULE OF THE MORGAN CITY CODE BY AMENDING THE ELECTRIC IMPACT FEES FOR RESIDENTIAL AND COMMERCIAL DEVELOPMENT WITHIN MORGAN CITY

Public Comments: No public comments.

MOTION: Council Member Alexander moved to close the public hearings regarding the proposed tax rate, the 2024-2025 fiscal year budget, and the amendment to the Consolidated Fee Schedule.

SECOND: Council Member Richins

Discussion on the Motion: No discussion.

Vote was 3 ayes; Motion passed unanimously to close the public hearing; Council Member Turner and Council Member Wardell were absent.

ACTIVE AGENDA

ADOPTION OF THE 2024 PROPOSED TAX RATES AND PROPERTY TAX REVENUE BUDGET AMOUNTS FOR MORGAN CITY – RESOLUTION 24-25

Ty Bailey, City Manager, presented three tax rate options for consideration. He stated the first option was to approve the certified tax rate, which would result in revenue neutrality, collecting roughly the same amount as last year. The second option was to adopt a 0.001345 rate, based on an estimated \$680,000 in property tax revenue. He stated this amount was used in the budget which was created before receiving the certified tax rate. The third option involved maintaining the previous year's tax rate, which would capture new growth and result in a 15% tax increase on the City's portion of property taxes, generating approximately \$745,000 in revenue. He noted that while the Council could choose any rate between the certified tax rate and the previous year's rate, they could not exceed the latter due to notification constraints. He also offered to calculate specific rates within the proposed range if needed but advised against considering options outside of the three presented. The decision on the tax rate was left to the Council's discretion.

Ty addressed the rationale behind the tax increase, noting that property taxes comprised 15% of the total \$4.3 million budget, which included about \$1 million in grants. He explained the budget was balanced by borrowing from the fund balance, essentially savings accumulated from underspending in previous years. He stated operational costs primarily stemmed from construction and service contracts, with minimal personnel expenses. Additionally, he clarified that tax dollars did not fund utility services, which were covered by rates.

Andrew questioned the need for a tax rate increase, given that the City had been operating responsibly and running a surplus in recent years. He wondered why the increase was necessary, considering the additional revenue generated from rising property values.

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Ty explained that part of the surplus was due to grant funds carried over from previous years, not just operational savings. For instance, \$568,000 of this year's budget was from a grant that wasn't fully spent last year and would be used this year. Thus, approximately half a million dollars of the current budget was allocated to spending previous year's grant money.

Andrew asked if the City was expecting a shortage of Grants this year or was there a big project on the docket and that was why we need more money this year through property taxes.

Ty explained that maintaining the current budget path was essential to avoid larger tax increases in the future. He noted that if the City fell behind on equipment or projects, such as installing a new park, a significant tax increase might be required later. Although the proposed tax increase seemed substantial, it only represented a small portion of the overall budget, and even with the increase, the City would still need to use \$400,000 from previous years' savings. He emphasized that the decision was about staying on track to prevent future financial challenges.

Andrew's understanding was the budget this year was increased compared to previous years because, in the past, we consistently came in under budget and managed well with the current tax rate. However, due to anticipated higher expenses this year, a larger budget was allocated.

Ty explained there were potential expenses that were expected to exceed the available grant funds. For example, the project to redo the entrance to the City was included in the budget. If sufficient funds were not available, the planned electronic sign, intended to announce events and maintain a clean corner, would not be installed. Additionally, there was the option to either build a parking lot and restrooms or just complete the trail near the Young Street Bridge. The plan was to adjust to the available budget accordingly.

Handout was displayed on screen and Council Member London explained the handout.

Council Member London explained since 2021, the mill levy had been set at 0.001471 and was consistently maintained at that level. However, by 2025, under Option 1, the certified rate provided by the state and County would drop to 0.001281, leading to a reduction in the mill levy. Despite this decrease, the revenue remained relatively neutral in 2024. In 2025, increasing the rate to 0.001345 would generate \$680,000, which was approximately \$43,000 more than the certified rate. Option 3 would further raise an additional \$743,979, while maintaining the 0.001471 rate. The mill levy did not increase, and in Options 1 and 2, it actually dropped. The rise in taxes was attributed to the growth in property value assessments.

Council Members London, Richins and Alexander expressed their opinions regarding the proposed property tax rate, and each felt Option 2 would give the City the ability to keep up with inflation and complete current and upcoming projects.

Gary Crane, City Attorney, noted that an email from Mr. Bret Boss had been received, and copies were distributed to everyone at the meeting. He stated the email was received at 4:30 p.m., and contained input that was to be considered, including a referenced spreadsheet. He acknowledged that most of the issues raised in the email had already been addressed. He said Mr. Boss expressed support for Option 1, which maintained the status quo. He stated the email was reviewed; it did not change the previously discussed resolution. It was requested that the email and related comments be incorporated into the meeting minutes.

A copy of the email is attached to the minutes of this meeting.

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MOTION: Council Member Alexander moved to adopt Resolution 24-25 – A resolution adopting the 2024 tax rates and property tax revenue budget amounts for Morgan City with the proposed tax rate being 0.001345 generating a revenue amount of \$680,000.

SECOND: Council Member London

Discussion on the Motion: No discussion.

ROLL CALL VOTE: Dave Alexander – aye
Jeffery Richins – aye
Jeff Wardell – absent
Tony London – aye
Eric Turner – absent

Vote was 3 ayes; Motion passed unanimously to adopt Resolution 24-25 – A resolution adopting the 2024 tax rates and property tax revenue budget amounts for Morgan City with the proposed tax rate being 0.001345 generating a revenue amount of \$680,000; Council Member Wardell and Council Member Turner were absent.

ADOPTION OF THE 2024 – 2025 FISCAL YEAR BUDGETS BEGINNING JULY 1, 2024 AND ENDING JUNE 30, 2025 FOR MORGAN CITY – RESOLUTION 24-26

Council Member London asked for clarification regarding line item 10.51.110 – Salaries and Wages.

Ty explained that line-item covered the building's monthly cleaning service and line item 10.51.250 – Building Cleaning Service was to cover professional cleaning of carpets, tile, windows, etc.

Discussion regarding line item 10.59.250 – Equipment – Expense and Maintenance under Disaster Response. The entire amount for the generator project was shown in the 2024 Amended Budget and the project is half done so the remaining amount was shown in the 2025 Final Budget as \$212,000. Ty explained depending on the timing of projects the revenue and expenses could be shown over two budget years.

Council Member London asked for clarification regarding the increase from \$65,000 to \$90,000 in line item 10.64.110 – Salaries and Wages – Parks, Recreation and Public Property.

Ty explained the City had two full-time employees, so funds were added to cover their salaries. They would split time between parks and cemeteries and there was also an increase in line item 10.67.110 – Salaries and Wages – Cemeteries to cover those wages. He also mentioned the three part-time employees helping out through the summer in both of those departments. He explained the increase in line item 10.67.250 – Equipment – Expense and Maintenance was for a new mower which was specifically built for cemeteries so they could more efficiently mow around the headstones.

Discussion regarding decrease in line item 61.41.0000 – Vehicle Purchase. Ty explained the City would potentially purchase one vehicle this year and the decrease from the 2024 Amended Budget was due to the sale of several vehicles and that amount was reflected in line item 61.36.400 – Vehicle Sales – Miscellaneous Revenue.

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Discussion regarding the increase in line item 53.30.400 – Miscellaneous Revenue of the Electric Fund. Ty explained this was due to the City receiving an Intent to Award a Federal Grant which the City had applied for. He stated it was a \$1 Million project and the City would receive \$600,000 through the grant.

MOTION: Council Member Alexander moved to adopt Resolution 24-26 – A resolution adopting the 2024 – 2025 fiscal year budget beginning July 1, 2024 and ending June 30, 2025 for Morgan City.

SECOND: Council Member London

Discussion on the Motion: No discussion.

ROLL CALL VOTE: Dave Alexander – aye
Jeffery Richins – aye
Jeff Wardell – absent
Tony London – aye
Eric Turner – absent

Vote was 3 ayes; Motion passed unanimously to adopt Resolution 24-26 – A resolution adopting the 2024 – 2025 fiscal year budget beginning July 1, 2024 and ending June 30, 2025 for Morgan City; Council Member Wardell and Council Member Turner were absent.

AMENDMENT TO TITLE 1, CHAPTER 1.15 – CONSOLIDATED FEE SCHEDULE OF THE MORGAN CITY CODE BY AMENDING THE ELECTRIC IMPACT FEES FOR RESIDENTIAL AND COMMERCIAL DEVELOPMENT WITHIN MORGAN CITY – ORDINANCE 24-11

Denise Woods, City Recorder, explained there had been changes made to Ordinance 24-11, which was in the packet this morning, and a copy of the corrected ordinance was given to each Council Member.

Ty explained at the last meeting, the impact fee analysis report was received and discussed, including options and the purpose of impact fees based on capital improvements. He said tonight, the fee schedule was adopted to determine the collection amounts. He explained after reviewing the projects with Clark Crook, Power Foreman, it was decided not to increase the fee schedule as much as previously discussed. He stated this decision was influenced by the requirement to spend impact fees within six years, and it was determined that some improvements would take longer. He said the reduction primarily affected commercial impact fees, which were originally high in the analysis. He stated the new proposed rates still represented an increase from current rates but were lower than what was initially discussed. He said the plan was to conduct a new impact fee study in five years to remain current.

MOTION: Council Member London moved to adopt Ordinance 24-11 – An ordinance amending Title 1, Chapter 1.15 – Consolidated Fee Schedule of the Morgan City Code by amending the electric impact fees for residential and commercial development within Morgan City; Providing for repealer; Providing for Severability; and Providing for an effective date.

SECOND: Council Member Richins

Discussion on the Motion: No discussion.

DRAFT

ROLL CALL VOTE: Dave Alexander – aye
Jeffery Richins – aye
Jeff Wardell – absent
Tony London – aye
Eric Turner – absent

Vote was 3 ayes; Motion passed unanimously to adopt Ordinance 24-11 – An ordinance amending Title 1, Chapter 1.15 – Consolidated Fee Schedule of the Morgan City Code by amending the electric impact fees for residential and commercial development within Morgan City; Providing for repealer; Providing for Severability; and Providing for an effective date; Council Member Wardell and Council Member Turner were absent.

CITY REPORTS AND BUSINESS

CITY COUNCIL

Discussion regarding Council Member Alexander serving on one of the Wasatch Front Regional Council's subcommittees (Wasatch Front Regional Council Community Development Block Grant Regional Review Committee). He stated he would be attending the Council of Governments (COG) meeting, which Council Member Richins and Council Member London also attended. This raised concerns about whether having three out of five members present constituted a public meeting that should be made public. It was clarified that COG meetings were publicly noticed with minutes, but not as a Morgan City public meeting. It was discussed that if all three attended and voted, it could cause issues, so it was suggested that the third member, Council Member Alexander, should attend as a guest to provide input without voting. Additionally, providing a brief report on the meetings could help avoid any potential conflicts.

CITY MANAGER UPDATES

City Entry Monument Project – Ty stated the City had received one bid for the project and it came in higher than the engineers cost estimates. He stated there had been adjustments made to the bid, so it was closer to the engineer's estimate. The amount was \$140,000 for the project. The bid award would come before the Council at the next meeting for approval. He stated if the contractor wanted to start before the next meeting, he would award the contract and then the Council could ratify his signature. He explained during the bid process for the electronic sign at the corner of Commercial and State Street, we found out we could change the pixels on the sign in from of the City Office Building and the Municipal Building Authority would pay those costs.

Gary Crane left the meeting at 8:41 p.m.

OUTIFI – Ty explained the OUTIFI App would communicate with the public regarding outages, etc. and he asked for each of the Council Members to sign a Consent Form to receive messages during the testing period. He stated it would be an opt-out for the residents once the program was functioning properly.

Waterline Project – Ty mentioned a waterline project on Commercial and State Street tomorrow evening beginning at 10:00 p.m. He said the City would route traffic but by doing it at night the traffic should be minimal.

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Council Member Alexander expressed appreciation to everyone who helped with the water leak on State Street.

Citywide Fiber Outage – Ty stated this outage would start at midnight and go until 2:00 a.m. He stated line through the canyon was hit so they needed to redo the connection.

Wasatch Integrated Meeting – Ty mentioned and invited the Council to attend a joint meeting with the County Commissioners regarding the recycling program.

Ty informed the Council that he had responded to the email from Brett Boss regarding the proposed tax rate.

This meeting was adjourned at 8:46 p.m.

Denise Woods, City Recorder

Steve Gale, Mayor

These minutes were approved at the September 10, 2024 meeting.

Morgan City Property Tax Discussion for FY 2025

Property taxes help pay for administration, buildings, events, public safety, roads (curb, gutter, sidewalks, trails), storm drains, parks, and cemeteries.

The amount of property tax collected in 2024 was \$651,859 + \$11,311 delinquent = \$663,170

Year	Revenue	Rate
2015	304,286	.001902
2016	321,694	.001912
2017	327,429	.001720
2018	340,281	.001724
2019	350,831	.001544
2020 (TNT held rate)	359,020	.001544
2021 Certified Rate	386,170	.001471
2022 (TNT held rate)	417,521	.001471
2023	564,527	.001471
2024 (TNT) held rate	651,859	.001471
2025 Option 1 Certified Rate	647,884	.001281
2025 Option 2 Budget Rev.	680,000	.001345
2025 Option 3 hold rate	743,979	.001471

Options for consideration:

Option 1:

Approve the certified tax rate of .001281 with the revenue of \$647,884 (\$3,975 less than 2024 actuals and \$15,286 less than 2024 actuals with delinquent)

Option 2:

Propose a new tax rate based on the tentative budget of \$680,000, a rate of .001345 (a reduction of the tax rate, but would be considered a tax increase of 5.19%)

(Would cause a truth in taxation hearing by Sept. 1st and postpone the final budget until then)

Option 3:

Keep the same tax rate from 2024 of .001471 and generate \$743,979 (\$92,120 more than 2024 actuals, and would be considered a tax increase of 15.04%)

(Would cause a truth in taxation hearing before Sept. 1st and postpone the final budget until then)

FW: Public Hearing - Property Tax Increase

Wanda Adams <Wadams@morgancityut.org>

on behalf of

Ty Bailey <tbailey@morgancityut.org>

Tue 8/13/2024 4:47 PM

To: Denise Woods <dwoods@morgancityut.org>

From: Morgan UT <noreply@civicplus.com>

Sent: Tuesday, August 13, 2024 4:22 PM

To: Ty Bailey <tbailey@morgancityut.org>

Subject: Public Hearing - Property Tax Increase

Name: Bret Boss

Email: .

Message: Ty, Thank you for visiting with me last Thursday. Unfortunately, I must tell you that a household member tested positive for COVID today. If I had it, I believe I was over it by the time we met - - but I cannot be certain. I hope you are able to stay healthy. FYI: I sent this to all city council members and the mayor today - as I will not be attending the public hearing. Please excuse any incorrect assumptions I made about the budget data. I believe this is a great time for a rate DECREASE for three reasons: 1. We have the money 2. We're getting a bit pricey 3. Everyone else is doing it We have the money The potential budget shortfall of around \$15k is well within the budget buffer we've had for the past 3 years. Assuming I've read the expenditures in the budgets over the past 3 years correctly, city staff have done a great job in making sure we don't spend more than we receive. 2023 Actuals came in more than \$700k less than the Original 2023 Budget 2022 Actuals came in more than \$200k less than the Original 2022 Budget 2021 Actuals came in more than \$700k less than the Original 2021 Budget We're getting a bit pricey Seniors and others on fixed incomes need to be able to afford to keep their properties in our city It is difficult to find any similar city to Morgan City that has as high of a tax rate The closest like city I could find to ours by population, density, and area is Elk Ridge - just outside of Payson. It has a tax rate 34% less than ours. The next closest like cities I found were Hyde Park and Sunset, which have 34 and 27% lower rates. The nearby cities also have lower tax rates: - Coalville: 20% lower - Midway: 126% lower - they do have a 1.1% higher sales tax though - Heber City: 100% lower - South Weber: 11% lower The only cities I found with a higher tax rate while looking for comparisons were: - Mount Pleasant, near Nephi and Manti: 5% higher - - but their properties are valued at close to 50% lower than ours - Syracuse: 15% higher - and their properties are valued around 80% of ours Everyone else is doing it The only two property tax rates on our property tax bills that have NOT been reduced in the past 3 years are Morgan City and Multicounty Assessing & Collecting, which is a tax governed by the state. All other tax rates have been reduced by an average of 15.8% over the past 3 years. Capital Improvements, County Assessing & Collecting, County Library, School District, Health Services, and Flood and Disaster have all reduced their rates between 17-23% over the past 3 years And the County General Fund has reduced its rate by 9% over the past 3 years For these reasons, I hope the City Council chooses to adopt Option 1, the 0.001281 tax rate. Here is a link to a spreadsheet with 3 tabs of supporting data and references: <https://1drv.ms/x/s!AvvYgUj5aY-SqMFhp1dNDVRszpAkdW?e=kCGDgW> Thank you, --Bret

RESOLUTION 24-32

**A RESOLUTION ADOPTING AND APPROVING AN AGREEMENT BETWEEN
U.S. GEOLOGICAL SURVEY (USGS) UTAH WATER SCIENCE CENTER AND
MORGAN CITY FOR THE INSTALLATION AND MAINTENANCE OF A
GAGING STATION LOCATED IN THE WEBER RIVER AT APPROXIMATELY
500 EAST AND YOUNG STREET (YOUNG STREET BRIDGE).**

WHEREAS, the U.S. Geological Survey Utah Water Science Center (hereinafter "USGS") operates one of the largest streamgaging enterprises in the world, with more than 11,800 streamgages operating in all 50 states, the District of Columbia, Puerto Rico, and Guam; and

WHEREAS, each streamgage provides vital information that can help protect lives and property, as well as ensure adequate water supply; and

WHEREAS, a streamgage is comprised of an electronic data telemetry system, power supply, and a shelter to house the electronics, stage sensor, reference gage that is used to verify stage sensor readings, and crest stage gage to verify peak stage values; and

WHEREAS, the City has negotiated an agreement for the installation and maintenance of a gaging station located in the Weber River at approximately 500 East and Young Street (Young Street Bridge); and

WHEREAS, the City Council of Morgan City has determined it to be in the best interest of the City to adopt and approve an agreement between U.S. Geological Survey (USGS) Utah Water Science Center for the installation and maintenance of a gaging station.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MORGAN, UTAH:

1. That the agreement entitled "Agreement for Installation and Maintenance of Gaging Station", which is attached hereto and incorporated herein by this reference by adopted and approved.
2. That Ty Bailey, City Manager, be authorized to sign the Agreement.

PASSED AND ADOPTED by the City Council of Morgan, Utah, this 10th day of September, 2024.

STEVE GALE, Mayor

ATTEST:

DENISE WOODS, City Recorder

CITY COUNCIL VOTE AS RECORDED:

	Aye	Nay	Excused
Councilmember London	_____	_____	_____
Councilmember Wardell	_____	_____	_____
Councilmember Turner	_____	_____	_____
Councilmember Richins	_____	_____	_____
Councilmember Alexander	_____	_____	_____

(In the event of a tie vote of the Council):

Mayor Gale

Close

Form 9-1482
Revised (October 2002)

U.S. DEPARTMENT OF THE INTERIOR
U.S. Geological Survey

Agreement Number 10134500-2024

AGREEMENT FOR INSTALLATION AND MAINTENANCE OF GAGING STATION *

The landowner agrees that the U.S. Geological Survey (USGS), Utah Water Science Center may install and maintain a gaging station on the landowner's property at a mutually agreed-upon site at the location listed below. The landowner also agrees that the USGS will have access to the site, as it reasonably deems necessary for streamflow measuring and/or water-quality sampling during the life of this agreement.

Description of the gaging station, located at Lat. 41°02'32" Long. 111°40'44"
and/or

Weber River at Morgan, UT - 500 E and Young Street
(Provide other location description and/or attach map, plat, drawings, photographs, or other descriptive information)

Excavation and/or installation of the gaging station, at the USGS's own expense, may begin any time after this agreement is fully executed. The gaging station shall be excavated, installed, and properly maintained by the USGS. This Agreement shall be regarded as granting a license or easement, whichever may most appropriately characterize it under applicable state law, in favor of USGS to enter landowner's property for the purposes noted herein.

At the expiration of this agreement, the gaging station may be disposed of in one of the following ways:

- 1- Removal by the USGS, at its own cost and expense, within a reasonable time after the expiration of this agreement. Upon removal of the station, the USGS shall restore the landowner's property, also at its own expense, as nearly as possible to the condition when installed, or
- 2- Transfer to a state, local, or tribal government agency or Federal Energy Regulatory Commission licensee under a separate written agreement, if approved by the landowner and the USGS Regional Executive.

During the life of this agreement, the Federal Government will be liable for any loss related to the installation, operation, maintenance, and other activities associated with the gaging station described above in accordance with, and to the extent permitted under, the Federal Tort Claims Act (28 U.S.C. §§1346(b) and 2671 et seq).

This agreement shall become effective when fully executed and shall remain in full force for
5 year(s) month(s) unless terminated earlier by USGS upon 60 days written notice.

After 5 year(s) month(s), the agreement will continue in force until terminated by either the USGS or the landowner upon 60 days written notice to the other party.

* For the purpose of this agreement, "gaging station" includes all stilling wells and structure, including cableways and equipment, used in the operation and maintenance of the monitoring site.

Landowner	Morgan City
Address	90 W. Young Street
Telephone Number	801-829-3461

USGS Water Science Director	O'Leary, David
Address	2329 W. Orton Cir
Telephone Number	801-908-5014

USGS Project Chief	Rowland, Ryan
Telephone Number	801-908-5036

U.S. Geological Survey Signature/Date

Landowner Signature/Date

As consideration for the rights and privileges granted herein, the USGS will pay the landowner the sum of \$0 upon presentation of a bill, subject to the availability of appropriations by the Congress.

Landowner

Address

Telephone Number

USGS Water Science Director

Address

Telephone Number

USGS Project Chief

Telephone Number

U.S. Geological Survey
Signature/Date

Landowner Signature/Date

Notary Seal:

U.S. Geological Survey Utah Water Science Center
2329 W Orton Circle
West Valley City, Utah 84119

Contact: Ryan Rowland, Data Chief
Phone: (801) 908-5036, Email: rowland@usgs.gov

Contact: Mike Freeman, Salt Lake Field Office Chief
Phone: 801-633-3719, Email: mfreeman@usgs.gov

Streamgage Purpose-

The USGS operates one of the largest streamgaging enterprises in the world, with more than 11,800 streamgages operating in all 50 states, the District of Columbia, Puerto Rico and Guam. Most USGS streamgages are funded in partnership with one or more of about 1,500 Federal, state, local and Tribal agencies and organizations. Each streamgage provides vital information that can help protect lives and property, as well as ensure adequate water supply.

Streamgage Equipment-

A streamgage is comprised of an electronic datalogger, data telemetry system, power supply, and a shelter to house the electronics (Figure 1), stage sensor, reference gage (Figure 2) that is used to verify stage sensor readings, crest stage gage to verify peak stage values.

Streamgage Operation and Maintenance-

Routine service visits are made every 6-8 weeks (Figure 3). Additional visits are often made during periods of high and low flows to quantify impacts to the stage-discharge relationship due to scour, fill, vegetation growth, and/or other impacts to flow controls at the site. Equipment issues are addressed as quickly as possible to minimize loss of data. Reference points, reference marks, and the reference gage are surveyed every year to verify gage datum stability. Once datum stability is confirmed, surveys are completed every 3-5 years. For a typical streamgage, stage data and computed discharge values are recorded every 15 minutes and uploaded to the [National Water Information System \(NWIS\)](#) hourly. Data also is made available via the [USGS National Water Dashboard](#), which is an interactive map viewer for accessing near real-time hydrologic data. NWIS is a secure, publicly available database that ensures data will be available in perpetuity. Field measurements of discharge also are uploaded to NWIS. All data are collected, processed, and quality assured according to published USGS procedures.

Location of Proposed Streamgage:

The streamgage will be located on the Weber River at Morgan, UT (Lat: 41.040387° Long: -111.665403°) at the Young Street bridge (Figure 4).



Figure 1. Gage shelter with data logger, solar panel, 12v battery and telemetry antenna. Example location: Ashley Creek near Jensen, UT

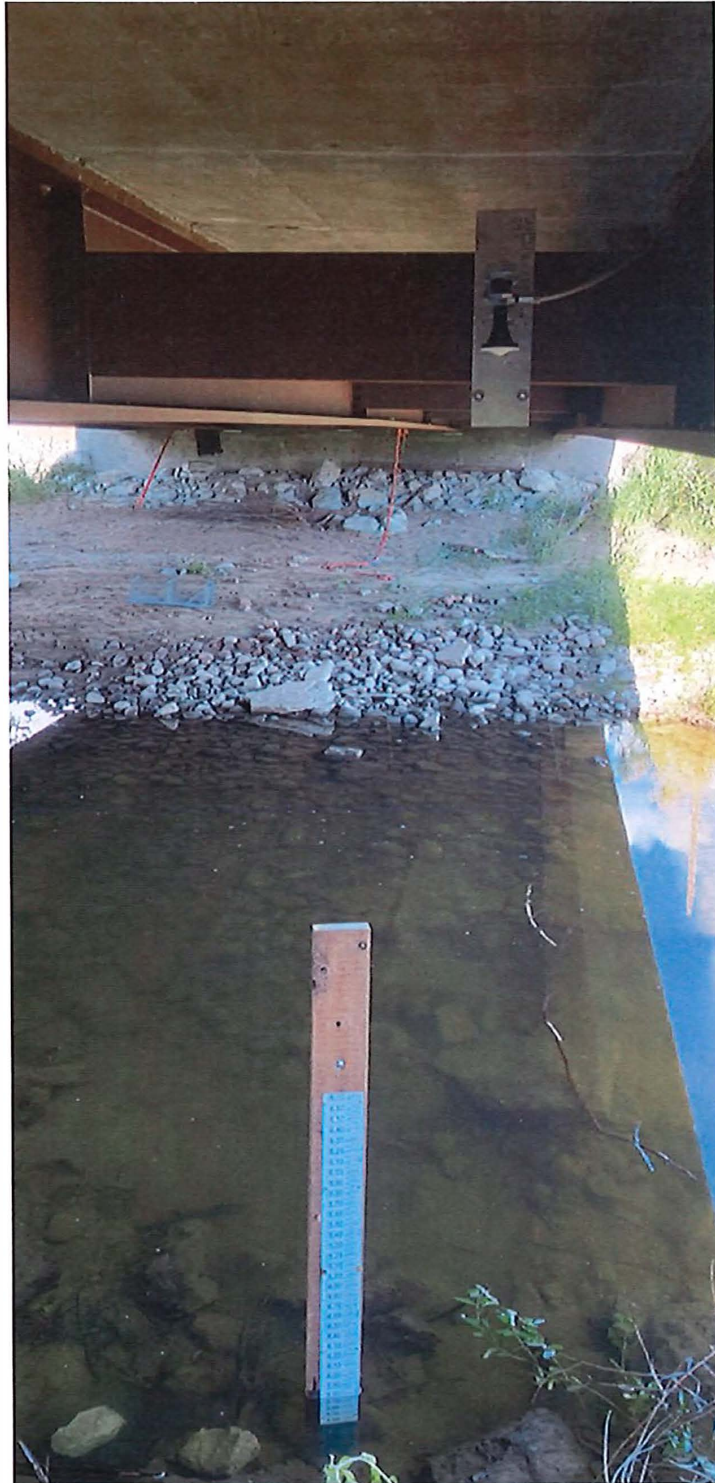


Figure 2. Water level staff gage and non-contact radar gage fastened to bridge girder. Example location: Ashley Creek near Jensen, UT.



Figure 3. Hydrologic Technician making a wading discharge measurement. Calibration measurements are made approximately every 6-8 weeks with roughly 10 sites visits a year. Location: White River near Watson, UT.

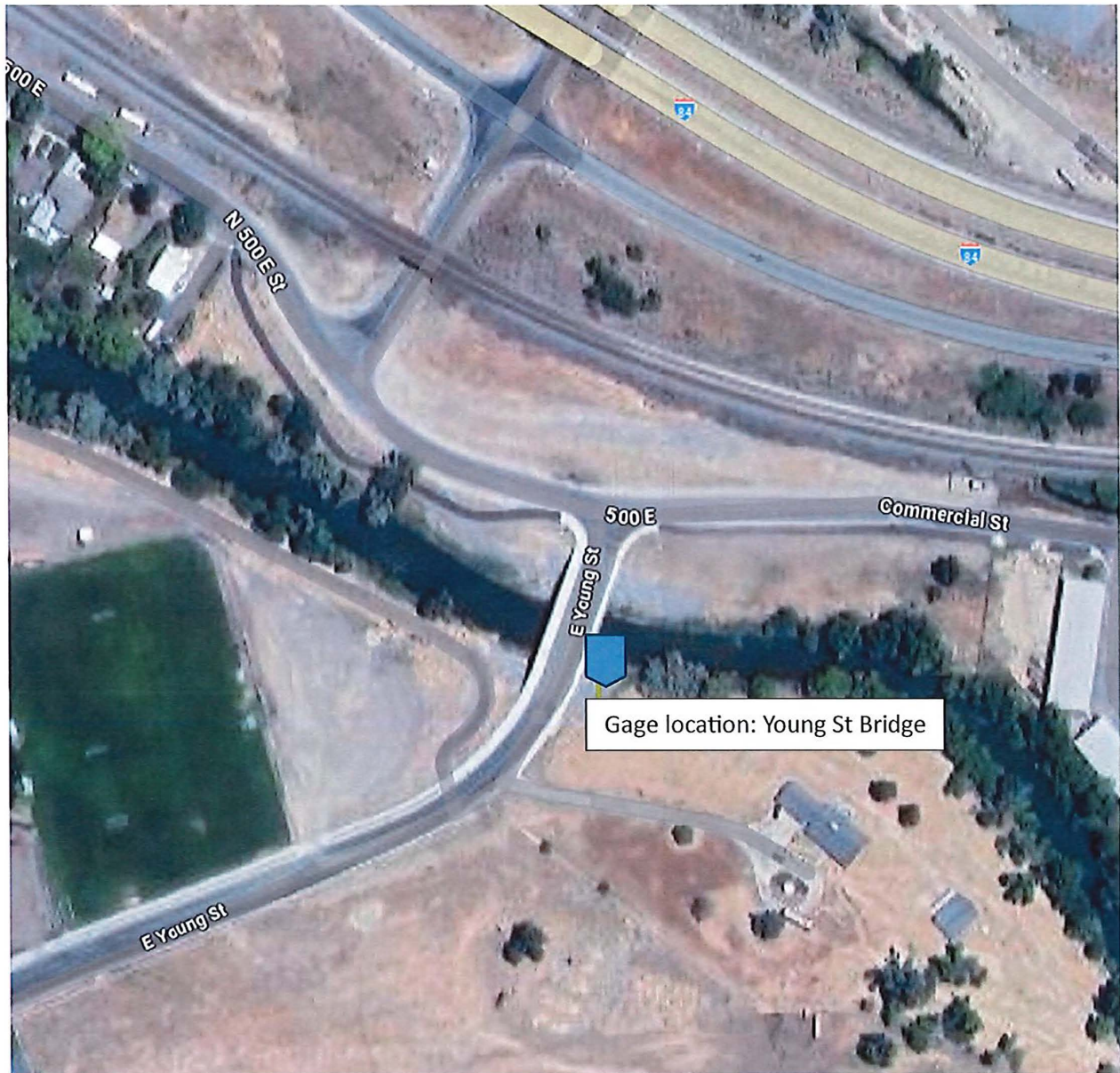


Figure 4. Location of Streamgage: Weber River at Morgan, UT.

RESOLUTION 24-33

**A RESOLUTION ADOPTING AND APPROVING AN AGREEMENT
CONCERNING THE MORGAN COUNTY COUNCIL OF GOVERNMENTS.**

WHEREAS, the representatives of Morgan County (hereinafter “County”), Morgan City (hereinafter “City”), and the Board of Education of the Morgan School District (hereinafter “School District”) as empowered in the existing laws of the State of Utah, join together in a voluntary organization to be known as the Morgan County Commission of Governments (hereinafter “COG”) and

WHEREAS, the COG shall be a voluntary organization and shall meet at regular intervals to discuss and study community challenges of mutual interest and concern, and to develop policy and action recommendation for ratification and implementation by the governments that are county-wide in nature; and

WHEREAS, the City Council of Morgan City has determined it to be in the best interest of the City to adopt and approve the Agreement Concerning the Morgan County Council of Governments between the County Commission of Morgan County, the City Council of Morgan City, and the Board of Education of the Morgan School District.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MORGAN, UTAH:

1. That the agreement entitled “Agreement Concerning the Morgan County Council of Governments,” which is attached hereto and incorporated herein by this reference be adopted and approved.
2. That the Mayor be authorized to execute the Agreement.

PASSED AND ADOPTED by the City Council of Morgan, Utah, this 10th day of September, 2024.

STEVE GALE, Mayor

ATTEST:

DENISE WOODS, City Recorder

CITY COUNCIL VOTE AS RECORDED:

	Aye	Nay	Excused
Councilmember London	___	___	___
Councilmember Wardell	___	___	___
Councilmember Turner	___	___	___
Councilmember Richins	___	___	___
Councilmember Alexander	___	___	___

(In the event of a tie vote of the Council):

Mayor Gale	___	___
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AGREEMENT CONCERNING THE
MORGAN COUNTY COUNCIL OF GOVERNMENTS

THIS AGREEMENT was made and entered into by the County Commission of Morgan County, the City Council of Morgan County, and the Board of Education of the Morgan School District.

Preamble

The representatives of Morgan County, Morgan City, and the Morgan School District Board of Education, as empowered in by the existing laws of the State of Utah, have joined together in a voluntary organization to be known as the Morgan County Commission of Governments for the purpose of meeting at regular intervals to discuss and study community challenges of mutual interest and concern, and to develop policy and action recommendation for ratification and implementation by the governments in the area served by the Council. This voluntary organization was formed as a vehicle for closer cooperation and is not a new layer of government, nor a super-government. As a voluntary organization of local governments, the members seek, by mutual agreement, solutions to mutual problems, for mutual benefit.

I. Purpose

The Morgan County Council of Governments, hereinafter referred to as "COG", shall be a voluntary organization of governments to foster a cooperative effort in resolving problems, policies, and plans that are county-wide in nature. The purposes of this organization are:

- A. To serve as a common forum to identify, discuss, study, and bring into focus regional and county-wide challenges and opportunities.
- B. To provide a continuing organizational machinery to insure effective communication and coordination among governments and agencies.
- C. To foster, develop, and review policies, plans, and priorities for regional and county-wide growth, development and conservation, including but not limited to the establishment of an area-wide Comprehensive Plan in broad, general goals and principles, comprehending the areas of water supply, land use, housing, transportation, air and water pollution control, and recreational and open space requirements.
- D. To maintain liaison with other governmental units and groups or organizations.
- E. To review and coordinate Federal, State, and local programs of area-wide or regional importance with adjoining local governmental units and state agencies.

II MEMBERSHIP AND REPRESENTATION

The designation of members to serve on COG is the responsibility of each local governmental unit by appointment of the governing body as follows: Morgan County shall have three (3) voting members. Morgan City shall have three (3) voting members. Morgan School District of Education shall have three (3) voting members.

III. DUTIES OF COG

A. Voting

Each voting member of COG shall have one (1) vote in the Council.

B. Quorum

A quorum shall consist of a simple majority of the voting membership.

C. Officers

Officers shall be elected by majority vote of the members of COG from among that body. Elections shall take place annually at the first meeting in each calendar year. There shall be a Chairman and Vice-Chairman, who will serve in the former's absence as chairman. The Chairman, or, in his absence the Vice-Chairman, shall conduct its meetings in accordance with Roberts' Rules of Order Amended.

D. Meetings

The Council shall meet monthly, or as needed, or by petition of two (2) or more of the membership of the Council.

E. Responsibilities

The responsibilities of the Council are:

1. To adopt and amend this Agreement and any by-laws adopted pursuant thereto.
2. To annually elect a Chairman, Vice-Chairman, and other officers as required.

3. To propose, initiate, approve or carry out any studies, policies, discussions, plans or other Council matters.
4. To prepare and evaluate alternative policies, plans and programs, and select a consistent set for consideration and adoption by public and private agencies responsible for implementing the programs in COG's planning area.
5. To serve in a review capacity to see that Federal and State assisted development projects are consistent with the area-wide plans and programs.
6. To coordinate programs of COG with those of adjoining Counties and with the Wasatch Front Regional Council (WFRC) and adjoining regions.
7. To review and advise on components of the WFRC regional work program as it affects Morgan County and the COG's programs.
8. To establish advisory committees as needed to assist in preparation of plans, programs, and project review.
9. To initiate the establishment of cooperative arrangements, including interlocal agreements, among local governments in the region.
10. To seek and accept contributions and grants-in-aid.
11. To perform other activities as COG may decide.

IV. BUDGET

COG and its authorized activities may be financed by contributions from Federal and State agencies and by assessments made to COG members. The fiscal year of MOCOG shall commence on January 1st. The annual budget shall be submitted on or before September 1st of each year and shall be adopted by COG not later than December 31st of each year.

V. DURATION, WITHDRAWAL, TERMINATION

A. Duration

The duration of COG shall be perpetual, except as affected by termination provisions provided hereafter.

B. Termination

COG shall only be dissolved, and the Agreement under which it is organized terminated, by mutual consent of the parties to this Agreement. Upon termination of the Agreement and dissolution of COG.

After satisfying any outstanding debts of COG the remaining proceeds shall be held in the restricted fund and fully designated before dissolution.

VI. AMENDMENTS

This Agreement may be amended, repealed, or added to during regular meetings of COG. Proposed amendments shall be considered to have passed if two-thirds of the voting members vote affirmatively.

This Agreement shall be executed in three copies, each to be considered an original and shall be effective upon the date that the same has been executed by the Chairman of the parties to this agreement.

Dated this _____ day of _____, 2024.

ATTEST:

Chair, Morgan County Commission
Mike Newton

Date

ATTEST:

Mayor, Morgan City
Steve Gale

Date

ATTEST:

President, Morgan County
Board of Education
Gaylene Adams

Date

