

**MINUTES OF MORGAN CITY
COUNCIL MEETING**

NOVEMBER 12, 2024; 7:06 P.M.

**MAYOR AND COUNCIL MEMBERS
PRESENT:**

**Mayor Steve Gale, Tony London, Jeff Wardell, Eric
Turner, Jeffery Richins, and Dave Alexander**

STAFF PRESENT IN-PERSON:

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

OTHERS PRESENT:

Lisa C. and Shaun D. Preece

This meeting was held in the Council Conference Room of the Morgan City Offices, 90 West Young Street, Morgan, Utah. The meeting was streamed live on YouTube and available for viewing on the City's website – www.morgancityut.org.

This meeting was called to order by Mayor Steve Gale.

The pledge of allegiance was led by Council Member Turner.

The opening ceremony was presented by Council Member London.

APPROVAL OF MEETING AGENDA

MOTION: Council Member Turner moved to approve the agenda.

SECOND: Council Member London

Vote was 5 ayes; Motion passed unanimously to approve the agenda.

MINUTES AND WARRANTS

MOTION: Council Member Richins moved to approve the following:
Minutes of the City Council Meeting – October 22, 2024; and
Warrants (10/18/2024 – 11/08/2024).

SECOND: Council Member London

Vote was 5 ayes; The motion passed unanimously to approve the minutes as written and one set of warrants.

CITIZEN COMMENTS

No citizen comments.

ACTIVE AGENDA

A RESOLUTION ADOPTING AND APPROVING THE SECOND AMENDED AGREEMENT FOR ANNEXATION AND DEVELOPMENT OF LAND BETWEEN MORGAN CITY AND LISA C. AND SHAUN D. PREECE, WAYLON S. AND MICHAELA PREECE, EUGENIA H. AND BLAKE E. ROWSER, ARLENE S. CHRISTENSEN, TRUSTEE AND DEANNE C. JOHNSON, TRUSTEE – RESOLUTION 24-35

Mayor explained this item had been thoroughly discussed in the prior work session outlining the changes which had been negotiated with the property owners.

Mayor asked the Lisa and Shaun Preece for any comments and they indicated they did not.

MOTION: Council Member Alexander moved to adopt Resolution 24-35 – A resolution Adopting and Approving the Second Amended Agreement for Annexation and Development of Land Between Morgan City and Lisa C. and Shaun D. Preece, Waylon S. and Michaela Preece, Eugenia H. and Blake E. Rowser, Arlene S. Christensen, Trustee and Deanne C. Johnson, Trustee.

SECOND: Council Member Turner

Discussion on the Motion: No discussion.

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

Vote was 5 ayes; Motion passed unanimously to adopt Resolution 24-35 – A resolution Adopting and Approving the Second Amended Agreement for Annexation and Development of Land Between Morgan City and Lisa C. and Shaun D. Preece, Waylon S. and Michaela Preece, Eugenia H. and Blake E. Rowser, Arlene S. Christensen, Trustee and Deanne C. Johnson, Trustee.

AN ORDINANCE AMENDING TITLE 1, CHAPTER 1.15 OF THE MORGAN CITY CODE BY AMENDING FEES OF THE CONSOLIDATED FEE SCHEDULE FOR GARBAGE SERVICE TO INCLUDE A NEW RESIDENTIAL RECYCLING PROGRAM AND INCREASE THE COMMERCIAL FEE PER CAN; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE OF JUNE 1, 2025 OR AS SOON AS ALL RECYCLING CANS ARE DELIVERED TO RESIDENTS IN MORGAN CITY.

Council Member London stated this item had been discussed thoroughly during the prior work session.

Council Member Turner also mentioned that the City is following the County fee schedule for the recycling program.

MOTION: Council Member London moved to adopt Ordinance 24-13 – An ordinance amending title 1, Chapter 1.15 of the Morgan City Code by amending fees of the Consolidated Fee Schedule for garbage service to include a new residential recycling program and increase the commercial fee per can; Providing for repealer; Providing for severability; and

Establishing an effective date of June 1, 2024 or as soon as all recycling cans are delivered to residents in Morgan City.

SECOND: Council Member Richins

Discussion on the Motion: No discussion.

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

Vote was 5 ayes; Motion passed unanimously to adopt Ordinance 24-13 – An ordinance amending title 1, Chapter 1.15 of the Morgan City Code by amending fees of the Consolidated Fee Schedule for garbage service to include a new residential recycling program and increase the commercial fee per can; Providing for repealer; Providing for severability; and Establishing an effective date of June 1, 2024 or as soon as all recycling cans are delivered to residents in Morgan City.

A RESOLUTION AUTHORIZING AND APPROVING THE MILLARD COUNTY POWER PROJECT POWER SALES CONTRACT WITH UTAH ASSOCIATED MUNICIPAL POWER SYSTEMS; AND RELATED MATTERS – RESOLUTION 24-36

Council Member London asked if further agreements would be coming to the City for approval.

Ty Bailey, City Manager, said yes, and explained in similar projects, any changes to the terms or decisions to abandon the project were determined by the project management committee but required approval from each participating elected body for contract adjustments. He said this resolution starts the City's commitment to the project.

Council Member Alexander asked if UAMPS had received 85% subscription for this project.

Ty stated he wouldn't know that until all governing bodies had signed their resolutions. He said the subscription interest was similar to what was in the carbon free power project.

Council Member Turner said as a Council we are tasked with prioritizing, evaluating, and ensuring the long-term provision of essential services, including power and electricity, to residents and customers in a timely and cost-effective manner. He said this decision initiated a forward-looking approach to maintain viability and avoid future challenges.

MOTION: Council Member Turner moved to adopt Resolution 24-36 – A resolution authorizing and approving the Millard County Power Project Sales Contract with Utah Associated Municipal Power Systems; and Related matters.

SECOND: Council Member Alexander

Discussion on the Motion: No discussion.

ROLL CALL VOTE: Dave Alexander – aye
Jeffery Richins – aye
Jeff Wardell – aye

Tony London – aye
Eric Turner – aye

Vote was 5 ayes; Motion passed unanimously to adopt Resolution 24-36 – A resolution authorizing and approving the Millard County Power Project Sales Contract with Utah Associated Municipal Power Systems; and Related matters.

A RESOLUTION AUTHORIZING AND APPROVING THE POWER COUNTY POWER PROJECT POWER SALES CONTRACT WITH UTAH ASSOCIATED MUNICIPAL POWER SYSTEMS; AND RELATED MATTERS – RESOLUTION 24-37

Council Member Alexander stated the Power County project utilized a single combustion turbine for base-load power, while the Millard County project employed 10 to 12 separate natural gas units for peaking. The single turbine design for base-load was noted as potentially risky, as a failure could significantly impact base-load capacity. It was clarified that the turbine was not expected to operate at 100% capacity continuously over its 30-year lifespan.

Ty mentioned that in UAMPS meetings, the possibility of adding a second turbine was discussed to address maintenance periods when the single turbine would be offline. However, it was concluded that incorporating additional units with extra moving parts would reduce cost-effectiveness. He stated the project was designed to rely on one unit, which would go offline only as needed for maintenance, aligning with practices in other projects.

MOTION: Council Member Turner moved to adopt Resolution 24-37 – A resolution authorizing and approving the Power County Power Project Sales Contract with Utah Associated Municipal Power Systems; and Related matters.

SECOND: Council Member Alexander

Discussion on the Motion: No discussion.

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

Vote was 5 ayes; Motion passed unanimously to adopt Resolution 24-37 – A resolution authorizing and approving the Power County Power Project Sales Contract with Utah Associated Municipal Power Systems; and Related matters.

A RESOLUTION ADOPTING AND APPROVING AN ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT BETWEEN THE MORGAN CITY REDEVELOPMENT AGENCY, MORGAN CITY, AND REVABA MORGAN LLC, D/B/A COMFORT INN & SUITES® – RESOLUTION 24-39

Ty stated the timeline for the name change was anticipated for the beginning of the year. Discussions also included plans for a new, more visible sign along the freeway. He said the parent company, which owns various hotel brands, researched and selected a franchise that best suited the location and its accommodations. The layout of the hotel, with some larger suite-style rooms, aligned well with the chosen brand, facilitating the conversion process.

MOTION: Council Member Turner moved to adopt Resolution 24-39 – A resolution adopting and approving an Economic Development Incentive Agreement Between the Morgan City Redevelopment Agency, Morgan City, and REVABA Morgan LLC, d/b/a Comfort Inn & Suites®.

SECOND: Council Member

Discussion on the Motion: No discussion

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

Vote was 5 ayes; Motion passed unanimously to adopt Resolution 24-39 – A resolution adopting and approving an Economic Development Incentive Agreement Between the Morgan City Redevelopment Agency, Morgan City, and REVABA Morgan LLC, d/b/a Comfort Inn & Suites®.

CITY REPORTS

CITY COUNCIL

Council Member Turner complimented Ty and the City Staff on the new entrance to Morgan City. He had received numerous compliments, with many expressing excitement and providing positive feedback about the project's outcome.

Ty explained the lettering on the poles would read “Welcome to Historic Morgan City” and would be installed in a couple of weeks. He also mentioned the new reader board by the 7-Eleven.

Council Member London commented on Young Street Bridge and the amount of traffic using the bridge.

Council Member Richins commented on the amount of people who participated in Halloween along State Street and Commercial Street.

CITY MANAGER

Hometown Christmas – Ty stated Hometown Christmas was scheduled for December 7th. The City and the County are decorating a Christmas tree to donate and the theme was first responders.

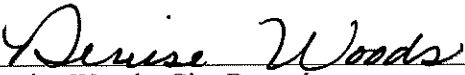
City Christmas Party – Ty stated the City Christmas Party was scheduled for December 20th and instructed the Council to inform Laurie if they were planning on attending.

Audit – Ty said the budget had been submitted to the Auditor and that report should be done within the next several months.

State Street Electrical Service Relocation Project – Ty explained the underground power project progressed with the signing of contracts and three bids received for engineering and project management. He said the bids were under review to ensure comparability, as there were significant differences among them. The project primarily focused on State Street. Concurrently, work on State

Street involved secondary water installations, while on 100, a natural gas line from Enbridge was being installed, looping from 300 West to Trojan Boulevard for operational benefits.

This meeting was adjourned at 7:47 p.m.


Denise Woods, City Recorder


Steve Gale, Mayor

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