

**MINUTES OF MORGAN CITY
COUNCIL MEETING**

August 12, 2025; 7:00 P.M.

**MAYOR AND COUNCIL MEMBERS
PRESENT:**

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

**COUNCIL MEMBERS PRESENT
ELECTRONICALLY:**

STAFF PRESENT IN-PERSON:

Ty Bailey, City Manager; Gary Crane, City Attorney; Janet Pace, City Recorder

STAFF PRESENT ELECTRONICALLY:

EXCUSED:

OTHERS PRESENT:

Dallas Wardell, Jordache Wardell, Vallina Greenwell, Dustin Finlinson, Korey Adams

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 – morganutah.gov

This meeting was called to order by Mayor Steve Gale

The pledge of allegiance was led by Jeff Wardell

The opening ceremony was presented by Jeffery Richins

APPROVAL OF MEETING AGENDA

MOTION: Council Member Tony London moved to approve the agenda

SECOND: Council Member Jeffery Richins

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

MINUTES AND WARRANTS

MOTION: Council Member Tony Dave Alexander moved to approve the following:
Minutes of the City Council Work Meeting – July 22, 2025.
Minutes of the City Council Meeting - July 22, 2025, and Warrants (7/21/25 - 8/8/25) with one minor change to the minutes regarding the acreage of Jordache Wardell's property to 0.62 acres.

SECOND: Council Member Tony London.

Vote was 5 ayes; Motion passed unanimously to approve the minutes and warrants

CITIZEN COMMENTS

No citizen comments were given.

ACTIVE AGENDA

FOOD BANK UTILITIES

The council discussed a request from the Morgan Food Pantry, which asked the city to help cover its utility costs of about \$225 per month, or \$2,700 annually. Ty explained that the pantry previously operated rent- and utility-free in a city building but has since become an independent nonprofit, now receiving rent assistance from local churches. The request before the council was specifically for city utilities.

Gary explained the legal process required if the city wished to assist the Morgan Food Pantry with utilities. State law prohibits giving city funds without receiving equal or intangible value in return unless the support is included in the budget or approved through a public hearing. Council members expressed concern about setting a precedent for funding nonprofits, as it could open the door to many similar requests. The mayor emphasized that while the food pantry is a worthy cause, state law was designed to prevent taxpayer money from being used broadly for charity. Ty confirmed he would explain these legal and procedural issues to the pantry.

CITY REPORTS AND BUSINESS – UPDATES

Y Marshal's Film Project

The mayor introduced a letter from Joe Day, a location scout for the *Y Marshal's Film Project*. The project is described as similar in style to the *Yellowstone* series. The mayor read the letter aloud to the Council.

The mayor then shared an email from Joe Day. Joe thanked the city for their earlier discussion about filming on Commercial Street in Morgan and outlined updated plans. The production hopes to use the old fitness building/Grace Church as a casino interior, the Haberdashery as a hat shop, and plans scenes at the Mercantile, a coffee shop, and Red Rock Precision. He said that he has already spoken with several business owners, many of whom—including the Mercantile, Red Rock Precision, and Grace Church—are supportive and excited. He plans to meet with additional businesses soon to discuss plans and compensation for any inconvenience and will keep the city updated as more information becomes available.

The council briefly discussed the *Y Marshal's Film Project* plans to shoot scenes at three locations on Commercial Street. The mayor noted the project wouldn't significantly impact surrounding areas, as arrangements would be made directly with property owners. Tony raised the question of whether the city should expect permits or financial compensation, particularly if the street needed to be closed for filming. Gary shared that during the filming of *The Cokeville Miracle* in Layton, the city closed a street and provided a fire truck without charging, treating it as an event. Ty confirmed that Morgan would likely handle it similarly by requiring the filmmakers to obtain an event permit.

CITY MANAGER UPDATES

Ty reported that he had no new project updates beyond the periodic emails he already sends. Eric expressed appreciation for those emails, indicating that they help council members answer citizen questions, such as explaining the timing of work on Young Street. He encouraged Ty to continue sending updates, as they are very helpful. The mayor added that while some projects have faced unexpected challenges, overall progress—like the improvements on Young Street—has been positive. No further discussion followed.

CLOSED SESSION

MOTION: Tony London moved to go into a strategy session to discuss the sale of real property, including any form of water right or water shares.


SECOND: Jeff Wardell


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 go into a strategy session to discuss the sale of real property, including any form of water right or water shares.

This meeting was adjourned at 8:15 p.m.


Janet Pace, City Recorder


Steve Gale, Mayor

These minutes were approved at the September 9, 2025, meeting.