

**MINUTES OF MORGAN CITY
COUNCIL MEETING**

December 9, 2025; 7:00 P.M.

**MAYOR AND COUNCIL MEMBERS
PRESENT**

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

STAFF PRESENT IN-PERSON:

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

EXCUSED:

Dave Alexander

OTHERS PRESENT:

**Daxton Adams, Daniell Hicks, Ethan Atwood, Miriam
Whitear, Zach Robertson, Jordache Wardell, Dallas
Wardell, Scott Jensen, Sam McCurdy, Becky
Hendershot, Thayne Kilburn, Barbara A Moyers,
Kelly Anderson, Ella Franklin, Kimber Mc Farlane,
Linda Gale, Ray Little and Laurann McGuire**

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 Jeffery Richins

The opening ceremony was presented by Tony London

APPROVAL OF MEETING AGENDA

MOTION: Council Member Eric Turner moved to approve the agenda

SECOND: Council Member Tony London

Vote was 4 ayes; Motion passed unanimously to approve the agenda. Council Member Dave Alexander was absent

MINUTES AND WARRANTS

MOTION: Council Member Tony London moved to approve the following:

Minutes of the City Council Meeting – November 25, 2025, and Warrants (11/22/25 – 12/5/25) and with changes to council minutes of November 25; and Work Session Minutes for November 25, 2025.

SECOND: Council Member Jeffery London

Vote was 4 ayes; Motion passed unanimously to approve the minutes and warrants; Council Member Dave Alexander was absent.

CITIZEN COMMENTS

Scott Jensen spoke during public comment about the Wardell zoning request and said the General Plan is too complex for most residents to interpret without clearer guidance from the City and City Council. He expressed concern the City Council previously approved the request despite corrected information about adjacent zoning and questioned the use of “net density” to justify a 14-unit rental building in a single-family neighborhood, which he believes is not a good fit. He also asked the City to allow residents time to seek legal advice and requested clarification on who residents should contact to get questions answered outside of Council meetings.

Scott Jensen asked where residents should go to get questions and concerns addressed, since City Council meetings aren't a forum for discussion.

City Attorney Gary explained that the Wardell project had two phases: first, the zoning change (a legislative decision the Council already approved), and second, the subdivision review, which is now handled administratively under state law. He said the developer is “vested” in the approved zoning and the subdivision rules in place when the application was submitted, meaning the City must approve the project if it meets the ordinance. Gary explained that staff (planner/engineer/attorney) will review the application for ordinance compliance, the Planning Commission will consider preliminary approval based strictly on those requirements, and final approval is ultimately made by appointed staff—not the Council or Planning Commission. He advised residents to direct comments and concerns to City staff and attend the Planning Commission meeting to hear how compliance issues are addressed.

ACTIVE AGENDA

A. REVIEW/ ACTION- A RESOLUTION ADOPTING AND APPROVING AN AGREEMENT ENTITLED LAND PURCHASE AND SETTLEMENT AGREEMENT BETWEEN MORGAN CITY, MORGAN CITY REDEVELOPMENT AGENCY AND OLDFIRST NATIONAL BUILDING LLC- RESOLUTION 25-29

The Council reviewed a land purchase agreement and settlement to acquire the final piece of property needed for the alleyway and plaza project, located directly behind the old First National Building. The parcel is 428 square feet, and the City offered—and the owner accepted—\$16 per square foot, consistent with the price paid for other nearby properties. As part of the settlement, the City will dedicate one parking stall for the current owner's use as long as they own the building; the requirement will end if the property is sold and will not transfer to a future owner. A map included with the agreement shows the

location of the designated stall near 125 North, and the City indicated that while the owner requested more prime customer parking, the parties reached a compromise on a less impactful location.

MOTION: Council member Tony London moved to adopt Resolution 25-29 - A Resolution Adopting and Approving an Agreement Entitled Land Purchase and Settlement Agreement Between Morgan City, Morgan City Redevelopment Agreement Agency and Old First National Building LLC

SECOND: Council Member Eric Turner

Discussion on the Motion: No discussion

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

Vote was 4 ayes; Motion passed unanimously. Council Member Dave Alexander was absent

CITY REPORTS AND ADMINISTRATIVE BUSINESS – UPDATES

Christmas on Commercial

During council comments, Tony expressed appreciation to the Chamber of Commerce and City staff for organizing and supporting the Hometown Christmas event on Saturday. He said it was well attended with great activities and encouraged residents to participate in future years. He also specifically recognized City employees for their behind-the-scenes work, including setting up and taking down the stage, closing roads on Friday and Saturday, and helping with cleanup throughout the event.

Grant for Meter Project

Ty reported that the State requires the city to install meters on all secondary water connections. He said the City received a \$173,000 grant to help fund the project, which is a 60/40 cost split, bringing the total project cost to about \$288,000 for installing secondary water meters.

Recognition of Councilmember Eric Turner's 10 Years of Service:

The mayor offered remarks recognizing and thanking a councilmember Eric Turner for many years of service on the City Council, expressing sincere appreciation for their time, contributions, and input.

Eric then shared that serving has helped him better understand how city government functions and how much work it takes to run a city, something many people don't realize until they are

involved. He encouraged others in the community to participate and get involved, and he thanked the mayor, staff, and Ty for their efforts and accomplishments on behalf of the city.

This meeting was adjourned at 8:35 p.m.

Janet Pace
Janet Pace, City Recorder

S. Gale
Steve Gale, Mayor

These minutes were approved at the January 13, 2026, meeting.