



# Council Meeting

**1-27-26**

**6:00 p.m.**

# Draft

## MINUTES OF MORGAN CITY COUNCIL MEETING

JANUARY 13, 2026; 7:00 P.M.

### MAYOR AND COUNCILMEMBERS PRESENT:

Mayor Steve Gale, Tony London, Laurann McGuire,  
Jeffery Richins, Dave Alexander and Jeff Wardell

### STAFF PRESENT IN-PERSON:

Ty Bailey, City Manager; Gary Crane, City Attorney;  
Janet Pace, City Recorder and Teresa Shope Planning  
and Zoning

### OTHERS PRESENT:

Kate Becker, Teresa Shope, Mark Francis, Jasson  
Ackett, Linda Gale, Scott Jensen, Noah Terry, Liv  
Sandoval, Eve Sandoval, Colby Campbell, Renny  
Whitney, Reese Richardson, Parker Fox and Sawyer  
Peterson

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](http://morganutah.gov).

This meeting was called to order by Mayor Steve Gale.

The pledge of allegiance was led by Council Member McGuire.

The opening ceremony was presented by Council Member Jeff Wardell.

The Morgan City Mayor Steve Gale, Council Member Laurann McGuire and Jeffery Richins, were sworn into office.

### APPROVAL OF MEETING AGENDA

**MOTION:** Council Member Jeffery Richins moved to approve the agenda

**SECOND:** Council Member Tony London

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

### MINUTES AND WARRANTS

**MOTION:** Council Member London moved to approve the following:  
Warrants (12/8/2025 – 1/9/2026)

**SECOND:** Council Member Richins

Vote was 5 ayes; The motion passed unanimously to approve one set of warrants.

## **CITIZEN COMMENTS**

Scott Jensen, a Morgan City resident, addressed the council regarding potential privacy concerns when high-density housing is placed next to existing single-family neighborhoods. He encouraged the city to consider ways other Utah communities mitigate these impacts—specifically through landscaping, such as planting trees, and placement of fences or similar barriers to help protect the privacy of current residents. He noted that this type of recommendation could be reviewed by the planning commission and he offered it as a suggestion for situations where there are significant zoning boundary changes.

## **ACTIVE AGENDA**

### **RESOLUTION APPOINTING INDIVIDUALS TO THE PLANNING COMMISSION AND RECEIVING ADVICE AND CONSENT OF THE CITY COUNCIL – RESOLUTION 26-01**

Tony thanked the Planning Commission for its behind-the-scenes service, stating that the work often involves detailed decisions about growth and development. He expressed appreciation to Mark, Jay, and the other commissioners for their time and effort.

The mayor then shared Nathan McClellan's resignation letter, in which Nathan resigned effective immediately and declined to serve as an alternate due to changing work and church responsibilities.

**MOTION:** Council Member London moved to adopt Resolution 26-01– A resolution appointing individuals to the Planning Commission and receiving advice and consent of the City Council; those individuals being Mark Francis and Jasson Ackett as members each for a 4-year term which expired January 1, 2029.

**SECOND:** Council Member Wardell

**Discussion on the Motion:** No discussion.

Vote was 5 ayes; Motion passed unanimously to adopt Resolution 26-01 – A resolution appointing individuals to the Planning Commission and receiving advice and consent of the City Council; those individuals being Mark Francis and Jasson Ackett as members each for a 4-year term which expired January 1, 2029.

### **RESOLUTION APPROVING INDIVIDUALS TO THE PLANNING COMMISSION AND RECEIVING THE ADVICE AND CONSENT OF THE CITY COUNCIL- RESOLUTION 26-02**

Ty explained that the item was a rewrite of an existing ordinance. The city already allows "Generlink" devices, but the current wording was too narrow and excluded newer, similar

products like Tesla's version and others. Ty described how these meter-mounted disconnect devices work: they connect between the electric meter and the home so, during an outage, a resident can plug in a generator (or in some cases a solar/battery backup system) to power the home without running multiple extension cords or installing an additional electrical panel. The device helps manage the electrical load and will disconnect if overloaded.

Dave asked about safety and standards for approving other systems. Ty said that the device is not necessarily "safer" than the traditional setup with a separate disconnect and panel, but it is easier to install and balances load well. Ty added that the main requirement is compatibility with the city's meters.

**MOTION:** Council Member Wardell moved to adopt Resolution 26-02 – A resolution Approving a Form Agreement for the Use of Generlink Tesla Switch or Other Similar Disconnect Devices to the City's Power System and Authorizing the Electrical Superintendent to Sign It. Resolution 26-02

**SECOND:** Council Member London

**Discussion on the Motion:** No discussion

Vote was 5 ayes; Motion passed unanimously to adopt Resolution 26-02 – A resolution Approving a Form Agreement for the Use of Generlink Tesla Switch or Other Similar Disconnect Devices to the City's Power System and Authorizing the Electrical Superintendent to Sign It. Resolution 26-02

#### **APPOINTING NEW ALTERNATE PLANNING AND ZONING MEMBERS:**

The mayor introduced an agenda item to discuss appointing a new alternate member for the Planning and Zoning Commission. Gary explained that the mayor makes the appointment, but it requires the council's advice and consent. He said that as potential names come forward, the mayor can share them with the council for input, and then the formal appointment would be brought back at a future meeting by resolution.

The mayor asked about the process and was told he could present his recommendation now, with the official resolution to approve the appointment coming at the next meeting. The mayor recommended Chris Tremea, stating his qualifications and experience in local government through Weber County, as well as the benefit of having representation from Chris's neighborhood. Gary mentioned that Chris is temporarily serving as acting fire marshal for Morgan County for the next couple of weeks, which could create a short-term conflict, but it would not be an issue by the time the resolution is presented. The mayor confirmed he had already discussed scheduling with Chris and understood the fire marshal role was temporary. Gary stated staff would prepare a resolution for the next meeting so the council can formally ratify the appointment.

## **CITY MANAGER**

### **TRANSFER STATION FREE VOUCHER**

Ty reported that 283 residents used their free transfer station voucher and asked the council to confirm continuing the “one free voucher” program. He also recommended moving the voucher season start date from April 1 to March 1. The mayor thought that the usage seemed a bit low, and Ty said it was slightly down from last year but still consistent.

Ty shared that Wasatch Integrated is implementing a \$1 per-can increase in January (from \$7.20 to \$8.20). Dave asked if this would raise resident rates, and Ty said no—rates were already adjusted when recycling began and the fund balance is currently positive. Ty added that the city has received some diversion-rate rebate money and a \$15,000 grant for recycling cans. Jeffery noted residents are generally recycling correctly, and Tony said he would request more details on recycling performance at the committee meeting later in the month.

### **UPDATE CITY PLAZA AND UNDERGROUND POWER PROJECT**

Ty gave a quick project update, noting the city plaza is nearly finished, with only some spring paving and a few remaining utility connections (electrical and gas for the fire pit). Dave asked about the State Street underground power project, and Ty confirmed the power lines are installed, energized, and overhead lines have been removed. The city is now waiting on final billing and negotiating a few overages and damage issues. Ty also reported that power along 400 East is underground and energized, and remaining poles will come down once the communication lines are relocated.

## **GRANTS**

Tony asked whether the city currently has any grants pending. Ty said the only active item is finishing paperwork for the secondary water meter grant. He added that, as the grant season begins, the next application the city plans to pursue is an outdoor recreation grant to support the fishpond project.

Ty also explained that the city previously pursued about \$3 million in federal funding (through Congressman Moore) for a “BRIC” grant related to the State Street culvert/inlet project for the fishpond, but that grant pathway was discontinued and shifted into an earmark process that must be requested through congressional offices. Ty noted the city has had success with this type of funding approach in the past and that their application materials are already prepared, which should help them move quickly when opportunities open.

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

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Janet Pace, City Recorder

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Steve Gale, Mayor

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

## **RESOLUTION 26-03**

### **A RESOLUTION AUTHORIZING AN AGREEMENT WITH POST ASPHALT AND CONSTRUCTION FOR THE 2026 STREET MAINTENANCE PROJECT; AUTHORIZING FURTHER NEGOTIATIONS AND CHANGE ORDERS NECESSARY FOR THE COMPLETION OF THE 2026 STREET MAINTENANCE PROJECT.**

**WHEREAS**, Morgan City (hereinafter "City") has elected to do street maintenance to include chipseal, HMA level course, 1 1/2" asphalt overlay on walking path, Riverside Park parking lot seal coat and pavement striping throughout Morgan City, to be known as the 2026 Street Maintenance Project; and

**WHEREAS**, the City received seven (5) bids for the referenced project on January 8, 2026, with the results of the bids attached hereto for the Council's review; and

**WHEREAS**, City Staff has reviewed and evaluated the responses and has found it to be in the best interest of the City and citizens of Morgan City to conditionally select Post Asphalt and Construction (hereinafter "Post Asphalt") to complete the 2026 Street Maintenance Project.

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

1. Post Asphalt is conditionally selected as the lowest responsive responsible bidder with whom the City Manager should conduct negotiations for the 2026 Street Maintenance Project.
2. The City Manager is directed to conduct negotiations for an agreement (hereinafter "Agreement") with Post Asphalt for the 2026 Street Maintenance Project. The terms of the Agreement shall address the terms and conditions of the request for bids as well as the price contained in the proposal submitted by Post Asphalt that are consistent with the intent of the request for bids. The Agreement shall include such other provisions as are deemed necessary to accomplish the purposes of the City in entering an agreement for the 2026 Street Maintenance Project. Authorizes the City Manager to extend additional work at the contract price as deemed necessary.
3. At such time as the Agreement is in a form acceptable to the City Manager and City Attorney and after Post Asphalt has properly executed said Agreement, the Mayor is authorized to execute the Agreement on behalf of the City. Execution of the Agreement by Post Asphalt shall constitute the offer of Post Asphalt for the 2026 Street Maintenance Project, pursuant to the terms and conditions of the Agreement. Execution of the Agreement by the Mayor shall constitute the City's acceptance of the offer by Post Asphalt and the formal award of the contract to Post Asphalt for the 2026 Street Maintenance Project, pursuant to the terms and conditions of the Agreement or any previously signed Agreement consistent with this resolution.

**PASSED AND ADOPTED by the City Council of Morgan, Utah, this     day of January 2026.**

\_\_\_\_\_  
STEVE GALE, Mayor

ATTEST:

\_\_\_\_\_  
JANET PACE, City Recorder

**CITY COUNCIL VOTE AS RECORDED:**

	<b>Aye</b>	<b>Nay</b>	<b>Excused</b>
Councilmember London	_____	_____	_____
Councilmember Wardell	_____	_____	_____
Councilmember McGuire	_____	_____	_____
Councilmember Richins	_____	_____	_____
Councilmember Alexander	_____	_____	_____

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

Mayor Gale	_____	_____
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# BID TABULATION

## Morgan City | 2026 Street Maintenance Projects

Bid Opening: January 8, 2026

Morgan City 1 2026 Street Maintenance Projects													
Bid Opening: January 8, 2026													
Item	Description	Qty	Unit	ENGINEER ESTIMATE	Post-Asphalt	Sticky Patch (Compensated)	Thick Crack Asphalt, LLC	CRB Asphalt	Consolidated Paying				
				Materials	Material	Material	Material	Material	Material	Material	Material	Material	
General													
1	MP001 Mobilization	1 lb		\$ 20,000.00	\$ 20,000.00	\$ 6,000.00	\$ 6,000.00	\$ 3,314.00	\$ 3,314.00	\$ 9,967.30	\$ 9,967.30	\$ 11,000.00	
2	MP005 Traffic Control	1 lb		\$ 10,000.00	\$ 10,000.00	\$ 14,100.00	\$ 14,100.00	\$ 13,435.00	\$ 13,435.00	\$ 12,500.00	\$ 12,500.00	\$ 14,800.00	
3	MP021 North Morgan	18,461 sy		\$ 4.50	\$ 83,074.50	1.99	\$ 36,737.39	1.95	\$ 35,998.95	2.70	\$ 49,844.70	2.85	\$ 52,613.85
4	MP021 Wasatch Shadows	19,413 sy		\$ 4.50	\$ 87,358.50	1.93	\$ 37,467.09	1.90	\$ 36,884.70	2.70	\$ 52,415.10	2.85	\$ 55,327.05
5	MP021 Fox Point	27,906 sy		\$ 4.50	\$ 125,577.00	2.14	\$ 59,718.84	2.10	\$ 58,602.60	2.70	\$ 75,346.20	2.85	\$ 79,592.10
6	MP021 Red Rock	7,175 sy		\$ 4.50	\$ 32,287.50	2.24	\$ 16,072.00	2.20	\$ 15,785.00	2.70	\$ 19,572.50	2.85	\$ 20,448.75
7	HMA Leveling Course	180 ton		\$ 150.00	\$ 27,000.00	150.00	\$ 27,000.00	133.40	\$ 24,012.00	165.00	\$ 29,700.00	153.00	\$ 27,540.00
8	HMA Overlay	455 ton		\$ 130.00	\$ 59,150.00	130.00	\$ 59,150.00	172.10	\$ 78,305.50	140.00	\$ 63,700.00	137.20	\$ 62,426.00
9	Slurry Seal (Type II)	5,850 sy		\$ 2.10	\$ 12,285.00	2.45	\$ 14,332.50	2.65	\$ 15,502.50	3.00	\$ 17,550.00	2.68	\$ 15,678.00
10	Pavement Markings	2,873 lf		\$ 0.65	\$ 1,867.45	0.34	\$ 976.82	0.47	\$ 1,350.31	0.40	\$ 1,149.20	0.36	\$ 1,034.28
11	MP026-2 New Traffic Striping (4" white for parking stalls)	6 ea		\$ 75.00	\$ 450.00	68.00	\$ 408.00	26.35	\$ 158.10	80.00	\$ 480.00	71.50	\$ 429.00
12	MP027-2 Traffic Pavement Markings on New Surface (ADA Symbol)	5 ea		\$ 250.00	\$ 1,250.00	58.00	\$ 290.00	42.15	\$ 210.75	90.00	\$ 450.00	66.00	\$ 330.00
13	Concrete Collars	7 ea		\$ 650.00	\$ 4,550.00	1,000.00	\$ 7,000.00	542.60	\$ 3,798.20	655.00	\$ 4,585.00	791.21	\$ 5,538.47
14	MP013A Raise Manhole to Grade with Concrete Collar	5 ea		\$ 950.00	\$ 4,750.00	1,100.00	\$ 5,500.00	748.10	\$ 3,740.50	900.00	\$ 4,500.00	791.34	\$ 3,956.70
15	MP013A Raise Survey Monument to Grade with Concrete Collar	4 ea		\$ 750.00	\$ 3,000.00	1,000.00	\$ 4,000.00	711.20	\$ 2,844.80	860.00	\$ 3,440.00	791.19	\$ 3,164.76
TOTAL BASE BID				\$	\$ 472,580.05	\$	\$ 381,752.84	\$	\$ 283,942.94	\$	\$ 385,000.00	\$	\$ 353,898.05



**RESOLUTION 26-04**

**A RESOLUTION APPOINTING INDIVIDUALS TO THE PLANNING COMMISSION AND RECEIVING THE ADVICE AND CONSENT OF THE CITY COUNCIL.**

**WHEREAS**, the Mayor is charged with the responsibility of making appointments to the Planning Commission; and

**WHEREAS**, the City Council is charged with the responsibility of giving their advice and consent to such appointments; and

**WHEREAS**, the Mayor desires to appoint and the City Council desires to consent to the appointments contained in this Resolution and finds it to be in the best interest of Morgan City and its citizens to do so.

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

1. That the Mayor's appointment of the following to the Morgan City Planning Commission:
  - Chris Tremea as a member for a 3 of a 4 year term – Expiring January 1, 2029.
2. That the Mayor will proceed to make those appointments.

**PASSED AND ADOPTED by the City Council of Morgan, Utah, this    day of January 2026.**

\_\_\_\_\_  
STEVE GALE, Mayor

ATTEST:

\_\_\_\_\_  
JANET PACE, City Recorder

## ORDINANCE 26-01

**AN ORDINANCE AMENDING TITLE 1, CHAPTER 1.15 OF THE MORGAN CITY CODE BY AMENDING THE MONTHLY MORGAN CITY SECONDARY WATER FEE RATES FOR SINGLE AND MULTI-FAMILY OF THE CONSOLIDATED FEE SCHEDULE; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Morgan City charges various fees which are collected by different departments and divisions of the City; and

**WHEREAS**, these fees are collected to offset the expense of providing certain municipal services and to pay the cost of regulating certain businesses; and

**WHEREAS**, some additions and changes need to be made to the Consolidated Fee Schedule; and

**WHEREAS**, the City Council of Morgan City finds that the fees set forth herein are reasonable and should be adopted.

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

**SECTION 1. Repealer.** If any provisions of the Morgan City Code heretofore adopted are inconsistent herewith, they are hereby repealed.

**SECTION 2. Enactment.** Title 1, Chapter 1.15 – Consolidated Fee Schedule of the Morgan City Code is hereby amended as set forth below:

### Water Rates

Meter Size	BASE RATE			Per Gallons
	City Rate	County Rate	Mahogany Ridge SID Rate	
3/4"	\$ 38.19	\$ 52.05	\$ 48.36	8,000
1"	\$ 76.38	\$104.10	\$ 96.71	16,000
1 1/2"	\$152.77	\$ 208.21	\$193.42	32,000
2"	\$ 229.15	\$ 312.31	\$ 290.14	48,000
4"	\$458.30	\$ 624.62	\$ 580.27	96,000
6"	\$ 916.61	\$1,249.25	\$1,160.54	192,000

8"	\$1,833.22	\$2,498.50	\$2,321.09	384,000
<b>OVERAGE RATE</b>	<b>SW Access Overage Rate</b>	<b>No SW Access Overage Rate</b>	<b>Per Gallons</b>	<b>SW - Secondary Water</b>
<b>Meter Size - 3/4" -8"</b>				
8,001 - 16,000	\$4.50	\$2.85	1,000	
16,001 - 32,000	\$5.00	\$3.35	1,000	
32,001+	\$5.50	\$3.85	1,000	
<b>OTHER RATES</b>				
	<b>City Rate</b>	<b>Per Gallon</b>	<b>SW Access Overage Rate</b>	<b>Per Gallons</b>
Water Troughs	\$4.48	10,000	\$1.50	1,000

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	City Rate	County Rate	Mahogany Ridge SID Rate	
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8,001 - 16,000	\$4.50	\$2.85	1,000	
16,001 - 32,000	\$5.00	\$3.35	1,000	
32,001+	\$5.50	\$3.85	1,000	

#### OTHER RATES

	<b>City Rate</b>	<b>Per Gallon</b>	<b>SW Access Overage Rate</b>	<b>Per Gallons</b>
Water Troughs	\$4.48	10,000	\$1.50	1,000
Morgan City Secondary Water	\$25.00			

Morgan City Secondary water	<b>Single Family</b>	<b>Multi-Family</b>	<b>Commercial</b>	
Fee	\$25.00	\$10.00 per unit	\$50.00	

**Morgan City  
Rate Listing**

Rate		Quantity Level	Rate	Demand Level	Rate
Service:	IRRIGATION				
Billing Code:	IRRIGATION				
Rate ID:	401				
Rate Code:	IR				
Rate Name:	IRRIGATION/NO MOR/SID/SFR				
Base Amount:	\$0.000				
Base Multiplier:	Units				
Unit Amount:	\$0.000				
Minimum Amount:	\$25.000				
Maximum Amount:	\$0.000				
Amount Multiplier:	Units				
Taxes:	No				
Surcharges:	No				
Minimum Quantity:	0				
Maximum Quantity:	0				
Quantity Multiplier:	Units				
Minimum Demand:	0				
Maximum Demand:	0				

Rate		Quantity Level	Rate	Demand Level	Rate
Service:	IRRIGATION				
Billing Code:	IRRIGATION				
Rate ID:	410				
Rate Code:	IR				
Rate Name:	IRRIGATION/NO MOR/SID/TH				
Base Amount:	\$0.000				
Base Multiplier:	Units				
Unit Amount:	\$0.000				
Minimum Amount:	\$10.000				
Maximum Amount:	\$0.000				
Amount Multiplier:	Units				
Taxes:	No				
Surcharges:	No				
Minimum Quantity:	0				
Maximum Quantity:	0				
Quantity Multiplier:	Units				
Minimum Demand:	0				
Maximum Demand:	0				

Rate		Quantity Level	Rate	Demand Level	Rate
Service:	IRRIGATION				
Billing Code:	IRRIGATION				
Rate ID:	430				
Rate Code:	IR				
Rate Name:	IRRIGATION/NO MOR/COMM 2"				
Base Amount:	\$0.000				
Base Multiplier:	Units				
Unit Amount:	\$0.000				
Minimum Amount:	\$50.000				
Maximum Amount:	\$0.000				
Amount Multiplier:	Units				
Taxes:	No				
Surcharges:	No				
Minimum Quantity:	0				
Maximum Quantity:	0				
Quantity Multiplier:	Units				
Minimum Demand:	0				
Maximum Demand:	0				

**SECTION 3.** **Severability.** If any section, subsection, sentence, clause, or phrase of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and such declaration shall not affect the validity of the remainder of this ordinance.

**SECTION 4.** **Effective Date.** This ordinance shall become effective \_\_\_\_\_.

**PASSED AND ADOPTED** by the City Council of Morgan, Utah, this    day of January 2026.

\_\_\_\_\_  
STEVE GALE, Mayor

ATTEST:

\_\_\_\_\_  
JANET PACE, City Recorder

**CITY COUNCIL VOTE AS RECORDED:**

	<b>Aye</b>	<b>Nay</b>	<b>Excused</b>
Councilmember London	_____	_____	_____
Councilmember Wardell	_____	_____	_____
Councilmember McGuire	_____	_____	_____
Councilmember Richins	_____	_____	_____
Councilmember Alexander	_____	_____	_____

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

Mayor Gale	_____	_____
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