



MBA Meeting

05-12-26

6:30 p.m.

DRAFT

**MINUTES OF MUNICIPAL
BUILDING AUTHORITY
SPECIAL MEETING**

June 24, 2025; 6:34 P.M.

**CHAIR AND BOARD MEMBERS
PRESENT:**

**Chair Steve Gale, Eric Turner, Dave Alexander,
Jeffery Richins and Tony London**

STAFF PRESENT IN-PERSON:

**Ty Bailey, City Manager; Gary Crane, City Attorney,
and Janet Pace, Agency Secretary**

EXCUSED:

Jeff Wardell

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 Chair, Steve Gale.

APPROVAL OF MEETING AGENDA

MOTION: Board Member Eric Turner moved to approve the agenda.

SECOND: Board Member Tony London

Vote was 4 ayes; Motion passed unanimously to approve the agenda

MINUTES

MOTION: Board Member Tony London moved to approve the following:
Morgan City Municipal Building Meeting Minutes – May 13, 2025

SECOND: Board Member Eric Turner

Vote was 4 ayes; Motion passed unanimously to approve the minutes as written

PUBLIC HEARING

- A. OPEN AND AMEND THE MUNICIPAL BUILDING AUTHORITY OF MORGAN 2025 FISCAL YEAR BUDGET**
- B. ADOPTING FINAL BUDGET FOR THE MUNICIPAL BUILDING AUTHORITY OF MORGAN FOR THE FISCAL YEAR BEGINNING JULY 1, 2025, AND ENDING JUNE 30, 2026**

MOTION: Board Member Eric Turner moved to open the public hearing to Open and Amend the Municipal Building Authority of Morgan 2025 Fiscal Year Budget, Adopting Final Budget for the Municipal Building Authority of Morgan for the Fiscal Year Beginning July 1, 2025, and Ending June 30, 2026.

SECOND: Board Member Jeffery Richins

Discussion on the Motion: No discussion.

Vote was 4 ayes; Motion passed unanimously to open the public hearing to Open and Amend the Municipal Building Authority of Morgan 2025 Fiscal Year Budget, Adopting Final Budget for the Redevelopment Agency of Morgan for the Fiscal Year Beginning July 1, 2025, and Ending June 30, 2026; Board Member Jeff Wardell was absent.

Public Comments: No public comments.

MOTION: Board Member Dave Alexander moved to close the public hearing to Open and Amend the Municipal Building Authority of Morgan 2025 Fiscal Year Budget, Adopting Final Budget for the Municipal Building Authority of Morgan for the Fiscal Year Beginning July 1, 2025, and Ending June 30, 2026.

SECOND: Board Member Tony London

Discussion on the Motion: No discussion.

Vote was 4 ayes; Motion passed unanimously to close the public hearing to Open and Amend the Municipal Building Authority of Morgan 2025 Fiscal Year Budget, Adopting Final Budget for the Municipal Building Authority of Morgan for the Fiscal Year Beginning July 1, 2025, and Ending June 30, 2026. Council Member Jeff Wardell was absent.

ACTIVE AGENDA

REVIEW / ACTION – OPEN & AMEND THE MUNICIPAL BUILDING AUTHORITY OF MORGAN 2025 FISCAL YEAR BUDGET – RESOLUTION M25-12

Ty explained that the changes were minor, primarily adjusting revenues upward due to higher collections, while expenses remained under budget. The original budget was \$225,000, and the amended budget increased it to \$244,000. The Mayor reminded attendees that the Municipal Building Authority owns all city facilities, with departments and a few external partners—such as Weber Health and Human Services, the Weber-Morgan Health Department, and the County Historic Society—paying proportionate rent. The fund is healthy, with reserves available for major repairs like roof replacements. Lease arrangements for the train depot and basement offices operate on automatic renewals. The health department’s space was funded by a grant, so there was no initial improvement cost or time commitment for occupancy.

MOTION: Board member Tony London moved to adopt Resolution M25-12 – A Resolution to Open and Amend the Municipal Building Authority of Morgan 2025 Fiscal Year Budget.

SECOND: Board Member Jeffery Richins

Discussion on the Motion: No discussion

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

Vote was 4 ayes; Motion passed unanimously to adopt Resolution M25-12 – A Resolution to Open and Amend the Municipal Building Authority of Morgan 2025 Fiscal Year Budget. Jeff Wardell was absent.

REVIEW / ACTION – ADOPTING FINAL BUDGET FOR THE MUNICIPAL BUILDING AUTHORITY OF MORGAN FOR THE FISCAL YEAR BEGINNING JULY 1, 2025, AND ENDING JUNE 30, 2026 - ESOLUTION M25- 13

There was no discussion on adopting the final Budget, has been discussed in previous meetings.

MOTION: Board member Dave Alexander moved to adopt Resolution M25-13 – A Resolution to Adopt the Final Budget for the Municipal Building Authority of Morgan for the Fiscal Year Beginning July 1, 2025, and ending June 30, 2026.

SECOND: Board Member Jeffery Richins

Discussion on the Motion: No discussion

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

Vote was 4 ayes; Motion passed unanimously to adopt Resolution M25-13 – A Resolution to Adopt the Final Budget for the Municipal Building Authority of Morgan for the Fiscal Year Beginning July 1, 2025, and ending June 30, 2026. Board Member Jeff Wardell was absent.

This meeting was adjourned at 6:30 p.m.

Janet Pace, Agency Secretary

Steve Gale, Chair

These minutes were approved at the _____ meeting.

RESOLUTION M26-17

MUNICIPAL BUILDING AUTHORITY OF MORGAN UTAH

A RESOLUTION ADOPTING A TENTATIVE BUDGET FOR THE MUNICIPAL BUILDING AUTHORITY OF MORGAN CITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2026 AND ENDING JUNE 30, 2027 AND SETTING A DATE FOR A PUBLIC HEARING TO HEAR INTERESTED PERSONS PRIOR TO ADOPTING A FINAL BUDGET

WHEREAS, according to Utah Code Section 10-6-111, a tentative budget should be adopted at the first Municipal Building Authority of Morgan City meeting in May, and be made available for public inspection at least ten days prior to the public hearing on the budget; and

WHEREAS, the public hearing has been advertised and held on Tuesday, May 12, 2026 at 6:30 p.m. for the purpose of hearing all interested persons on the matter of the tentative budget for the Municipal Building Authority of Morgan City for the fiscal year beginning July 1, 2026 and ending June 30, 2027; and

WHEREAS, a public hearing must be held in order to hear all interested persons on the matter and must be prior to adopting a final budget.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE MUNICIPAL BUILDING AUTHORITY OF MORGAN CITY, MORGAN, UTAH:

1. That the Members of the Municipal Building Authority of Morgan City, Morgan County, State of Utah, does hereby approve and adopt a tentative budget for the fiscal year beginning July 1, 2026, and ending June 30, 2027, in form and amounts set forth in the written budget document attached hereto and made a part of this resolution as though set forth in full herein.
2. That a public hearing is hereby set for Tuesday, June 23, 2026 at 6:30 p.m. to hear all interested persons on the matter of the budget and adoption of a final budget.

PASSED AND ADOPTED by the Municipal Building Authority of Morgan City, Morgan, Utah, this day of May 2026.

STEVE GALE, Chair

ATTEST:

JANET PACE, Secretary

BOARD VOTE AS RECORDED:

	Aye	Nay	Excused
Board Member London	___	___	___
Board Member Wardell	___	___	___
Board Member McGuire	___	___	___
Board Member Richins	___	___	___
Board Member Alexander	___	___	___

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

Chair Gale	___	___
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Morgan City

Budgeting Worksheet

74 Municipal Building Authority - 07/01/2026 to 06/30/2027

100.00% of the fiscal year has expired

	2025 Actual	2026 Actual YTD	2026 Original Budget	2026 Amended Budget	2027 Tentative Budget	2027 Final Budget	Worksheet Notes
Change In Net Position							
Revenue:							
Miscellaneous revenue							
30210 LEASE PAYMENTS - EXTERNAL	55,612	18,000	36,000	50,000	55,000	0	
30220 LEASE PAYMENTS - INTERNAL	180,600	135,450	189,000	189,000	189,000	0	
Total Miscellaneous revenue	236,212	153,450	225,000	239,000	244,000	0	
Contributions and transfers							
30900 APPROPRIATION FROM FUND BAL	0	0	0	0	236,000	0	
39100 TRANSFER FROM GENERAL FUND	18,000	0	0	0	0	0	
Total Contributions and transfers	18,000	0	0	0	236,000	0	
Total Revenue:	254,212	153,450	225,000	239,000	480,000	0	
Expenditures:							
General government							
Administration							
40240 OFFICE EXPENSE & SUPPLIES	3,297	1,035	10,000	10,000	10,000	0	
40250 MAINTENANCE EXPENSE	11,765	16,879	20,000	20,000	20,000	0	
40260 EQUIPMENT EXPENSE	7,227	3,656	40,000	40,000	10,000	0	
40300 PROFESSIONAL SERVICES	15,258	0	30,000	30,000	40,000	0	
40750 CAPITAL OUTLAY	124,665	34,261	125,000	139,000	400,000	0	
40930 UTILITY EXPENSE	3,469	3,702	0	0	0	0	
Total Administration	165,682	59,534	225,000	239,000	480,000	0	
Total General government	165,682	59,534	225,000	239,000	480,000	0	
Total Expenditures:	165,682	59,534	225,000	239,000	480,000	0	
Total Change In Net Position	88,530	93,916	0	0	0	0	