

**MINUTES OF MORGAN CITY  
COUNCIL MEETING**

**April 14, 2026; 7:07 P.M.**

**MAYOR AND COUNCIL MEMBERS  
PRESENT:**

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

**STAFF PRESENT IN-PERSON:**

**Ty Bailey, City Manager; Gary Crane, City Attorney;  
Jake Young, City Planner and Janet Pace, City  
Recorder**

**OTHERS PRESENT:**

**Jill Boss, Brett Boss, Cade Richins, Kensi London,  
Katie Tilbey, Ken Tilbey, Hannah Gulson, Chole  
Nielsen, Lilly Evans and Scott Jensen**

**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 Council Member Laurann McGuire

The opening ceremony was presented by Council Member Jeffery Richins

**APPROVAL OF MEETING AGENDA**

**MOTION:** Council Member Dave Alexander moved to approve the agenda with one change to add a public hearing.

**SECOND:** Council Member Tony London

Vote was 5 ayes; Motion passed unanimously to approve the agenda with one change to add a public hearing.

**MINUTES AND WARRANTS**

**MOTION:** Council Member Tony London moved to approve the following:  
Minutes of the City Council Meeting – March 24, 2026, and the Minutes of the City Council Work Meeting – March 24, 2026, and the Warrants from March 23, 2026 to April 10, 2026

**SECOND:** Council Member Jeffery Richins

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

### **CITIZEN COMMENTS**

**Jill Boss**, 586 Red Rock Way, thanked Teresa, Jake, and Ty for meeting with residents to discuss the general plan update and the concerns raised by the Red Rock neighborhood. She said the meeting was helpful and allowed for productive public discussion, giving residents a better understanding of the City's perspective while also helping staff better understand the neighborhood's concerns.

Jill explained that residents continue to support changing the future land use designation for the area east of the Red Rock neighborhood from medium density to low density. She said this change would provide clearer expectations for both residents and future developers about the type of development the City wants in that area. Jill stated that residents are concerned developers may seek more intense development than what is currently envisioned, and she felt a low-density designation would better align with existing lot sizes and with how similar areas are designated elsewhere in the City.

**Brett Boss**, 586 Red Rock Way, thanked Ty, Jake, and Teresa for meeting with neighborhood residents and said the discussion had been helpful and informative. He stated that one of the main concerns that remained was language in the general plan under medium-density residential that suggests bonus densities could be encouraged through overlay zoning mechanisms in exchange for design standards, parks, and amenities.

Brett explained that, after meeting with City staff, residents worked to prepare a revised future land use map that they felt was more reasonable and better aligned with existing zoning and other constraints in the area. He asked the Council to consider that modified map as part of its review.

**Kade Richins** addressed the Council to encourage consideration of a new skate park for Morgan. He said the existing skate park, which he used as a child, has deteriorated and now includes some unsafe conditions. Kade expressed support for replacing it with a concrete skate park, which he said would provide physical, mental, and social benefits for residents of all ages. He described skateboarding as a positive recreational outlet that builds confidence, resilience, and community.

Kade also discussed the potential cost of a new skate park and acknowledged that funding would be a major consideration. He said that he had begun researching project costs and possible funding sources, including grants, local business support, and possible county involvement. He said he had already discussed the idea with Ty and would be willing to stay involved in helping move the project forward.

**ACTIVE AGENDA**

**AN ORDINANCE ADOPTING THE MORGAN CITY GENERAL PLAN UPDATE; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE. ORDINANCE 26-03**

This item was discussed thoroughly during the work session prior to this meeting.

Jake reviewed the status of the general plan update and noted that the current update represents a two-year effort following several years of broader planning work. He said the Planning Commission had already completed its public hearing process and had spent the past year working through the plan in detail. He also referenced the recent meeting with Red Rock residents to discuss the concerns they raised at the previous Council meeting.

Jake explained that the main issue involved the future land use designation for property in and east of the Red Rock neighborhood. He presented both the original and revised maps and noted that the key difference between the two designations was minimum lot size, with low density reflecting 12,000-square-foot lots and medium density reflecting 10,000-square-foot lots. He added that no zone changes are currently being proposed for the area. Jake concluded by reminding the Council that it could approve the plan as presented, approve it with the amended map, or make other changes at its discretion.

**MOTION:** Council Member Tony London moved to adopt an ordinance adopting the Morgan City general plan update; providing for repealer; providing for severability; and providing for an immediate effective date. Ordinance 26-03

**SECOND:** Council Member Dave Alexander

**Discussion on the Motion:** None

**ROLL CALL VOTE:** Dave Alexander – aye  
Jeffery Richins – aye  
Jeff Wardell – aye  
Tony London – aye  
Laurann McGuire – aye

Vote was 5 ayes; Motion passed unanimously to adopt an ordinance adopting the Morgan City general plan update; providing for repealer; providing for severability; and providing for an immediate effective date. Ordinance 26-03

**PUBLIC HEARING**

**MOTION TO OPEN PUBLIC HEARING:**

Council Member Dave Alexander moved to open the public hearing to hear public comments regarding an ordinance amending Title 8 of the Morgan City code to provide for the collections of delinquent utility charges and to authorize the recording of political subdivisions liens for unpaid utility service fees.

Ordinance 26-04. Also, an ordinance amending Title 8 of the Morgan City code to provide for the development of a Fishery/ Park Project. Ordinance 26-05

**SECOND:** Council Member Jeffery Richins

Vote was 5 ayes; Motion passed unanimously to open the public hearing to hear public comments regarding the ordinance amending Title 8 of the Morgan City code to provide for the collections of delinquent utility charges and to authorize the recording of political subdivisions liens for unpaid utility service fees. Ordinance 26-04. Also, an ordinance amending Title 8 of the Morgan City code to provide for the development of a Fishery/ Park Project. Ordinance 26-05

**Public Comments:** None.

**MOTION TO CLOSE PUBLIC HEARING:**

Council Member London moved to close the public hearing.

**SECOND:** Council Member Jeffery Richins

**Discussion on the Motion:** None

Vote was 5 ayes; Motion passed unanimously to close the public hearing.

**ACTIVE AGENDA**

**A. AN ORDINANCE AMENDING TITLE 8 OF THE MORGAN CITY CODE TO PROVIDE FOR THE COLLECTIONS OF DELINQUENT UTILITY CHARGES AND TO AUTHORIZE THE RECORDING OF POLITICAL SUBDIVISION LIENS FOR UNPAID UTILITY SERVICE FEES. ORDINANCE 26-04**

Gary explained that the ordinance was prompted by questions about how the City can handle delinquent utility accounts when other collection efforts are unsuccessful. He said that, until recently, state law did not allow municipalities to place liens on property for unpaid utility bills, but a change in the law last year now permits that process. Gary outlined the required notice procedure, explaining that the City must notify the property owner of the delinquency, allow time for payment, and provide notice before a lien can be recorded. He said the lien would remain against the property until paid and could be collected when the property is sold or, potentially, through foreclosure proceedings.

During discussion, Dave said that while the lien would be recognized in a foreclosure, the City would not realistically foreclose on a property over a relatively small unpaid utility balance. Gary agreed and said the primary value of the lien is that it provides notice and allows the City to collect if the property is later sold. Tony asked about the cost of filing a lien, and Gary and Laurann noted that the county typically does not charge the City to record its own documents. Laurann clarified that the lien would be triggered not only in foreclosure but also in any regular

property sale, and Gary agreed that a sale was the more likely situation in which the City would collect. Dave also confirmed that the City would still have its other collection options available, such as shutting off utilities, which Gary said would often be the more immediate and effective remedy.

**MOTION:** Council Member Dave Alexander moved to adopt an ordinance amending Title 8 of the Morgan City code to provide for the collections of delinquent utility charges and to authorize the recording of political subdivision liens for unpaid utility service fees. Ordinance 26-04

**SECOND:** Council Member Tony London

**Discussion on the Motion:** None

**ROLL CALL VOTE:** Dave Alexander – aye  
Jeffery Richins – aye  
Jeff Wardell – aye  
Tony London – aye  
Laurann McGuire – aye

Vote was 5 ayes; Motion passed unanimously to adopt an ordinance amending Title 8 of the Morgan City code to provide for the collections of delinquent utility charges and to authorize the recording of political subdivision liens for unpaid utility service fees. Ordinance 26-04

**B. AN ORDINANCE AMENDING TITLE 8 OF THE MORGAN CITY CODE TO PROVIDE FOR THE DEVELOPMENT OF A FISHERY/ PARK PROJECT. ORDINANCE 26-05**

Ty explained that the ordinance amendment was being proposed in anticipation of the future fish pond park project. He said that during the grant application process, the City realized its current ordinance does not allow development within the floodway, and this amendment would allow park and trail improvements in that area when appropriate. Ty noted that in this case, the project would likely help with flooding rather than create additional hazard.

During discussion, Dave asked whether the City had previously allowed building in flood-prone areas. Ty clarified that development may be allowed in the floodplain under certain conditions, but not in the floodway. He explained that the ordinance change applies only to park improvements within the floodway and does not broadly open the area to other development. Dave asked where the actual change appeared in the ordinance, and Ty clarified that the amendment was limited to the underlined language in the specific floodway section.

**MOTION:** Council Member Tony London moved to adopt ordinance amending title 8 of the Morgan City code to provide for the development of a Fishery/ Park Project. Ordinance 26-05

**SECOND:** Council Member Laurann McGuire

Vote was 5 ayes; Motion passed unanimously to adopt ordinance amending title 8 of the Morgan City code to provide for the development of a Fishery/ Park Project. Ordinance 26-05

**A RESOLUTION ADOPTING AND APPROVING THE COMPENSATION SCHEDULE FOR THE EMPLOYEES OF MORGAN CITY CORPORATION. RESOLUTION 26-15**

This item was discussed thoroughly during the work session prior to this meeting.

Ty explained that the item involved a market study of the City's pay scale rather than a standard cost-of-living adjustment. He said the purpose of the study was to reassess the minimum and maximum pay ranges for each job classification and bring them back in line with current market conditions. Ty noted that the last market study was completed in 2023 and that, although cost-of-living adjustments had been made since then, those increases had not kept pace equally across all classifications.

Ty said the study showed that some positions needed adjustment, but overall the City had done a good job of staying competitive. He explained that the goal is for each pay range to remain within 10 percent of the market average, and the proposed update would bring all classifications within that target. Ty also stated that, if approved, the revised pay scale would be included in the upcoming budget and said he did not expect the changes to require additional revenue, as the City typically budgets conservatively enough in salaries and benefits to absorb the increase.

**MOTION:** Council Member Dave Alexander moved to adopt and approve the compensation schedule for the employees of Morgan City Corporation. Resolution 26-15

**SECOND:** Council Member Jeffery Richins

**Discussion on the Motion:** None

**ROLL CALL VOTE:** Dave Alexander – aye  
Jeffery Richins – aye  
Jeff Wardell – aye  
Tony London – aye  
Laurann McGuire – aye

Vote was 5 ayes; Motion passed unanimously to adopt and approve the compensation schedule for the employees of Morgan City Corporation. Resolution 26-15

**A RESOLUTION AUTHORIZING THE CITY TO ENTER INTO A DELAY AGREEMENT WITH LUCERNE MANAGEMENT COMPANY LLC FOR THE DELAYED INSTALLATION OF THE LISTED IMPROVEMENTS ALONG THE FRONTAGE OF PROPERTY FACING 700 EAST LOCATED AT APPROXIMATELY 584 NORTH, MORGAN, UTAH; REFLECTING THE DEDICATION OF THE PROPERTY FOR THE PLACEMENT OF SAID IMPROVEMENTS; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENTS.**  
**RESOLUTION 26-16**

Ty explained that the item involved a delay agreement for required street improvements, including curb, gutter, and sidewalk, because that section of roadway has not yet been fully engineered. He said the City is still uncertain about the final road design due to elevation changes, road width, and

storm drain issues, so rather than require improvements now that may later need to be removed or rebuilt, the City would delay them until there is a more complete plan for the corridor. Ty said that the developer would still be responsible for the improvements when the City determines the time is appropriate.

During discussion, Dave asked about whether the City should require a bond or escrow to secure the future work. Gary explained that a bond is an option, but because the actual design and cost of the improvements are not yet known, it would be difficult to set a realistic amount at this time. He said the agreement allows the obligation to remain with the property and be recorded on the title, so it would carry forward to future owners as a lien-related obligation. Gary also explained that the document preserves the City's ability to require payment, a bond, or participation in future improvements once the project is better defined.

Council discussion focused on the practical difficulty of collecting money now for an unknown future project. Gary said the City is already obtaining the needed property dedication up front, and that the remaining question is only how and when the actual improvements will be constructed and paid for. He explained that this type of agreement is a temporary tool used when ordinances require improvements, but the City is not yet in a position to define them accurately. Ty and Jake added that other roads in the City present similar challenges where sidewalks cannot yet be placed correctly until a broader corridor plan is completed. The Council also discussed that once the City knows where improvements belong, it typically requires them, but in this case the delay agreement allows the project to move forward without forcing premature construction.

**MOTION:** Council Member Jeffery Richins moved to authorize the city to enter into a delay agreement with Lucerne Management Company LLC for the delayed installation of the listed improvements along the frontage of property facing 700 east located at approximately 584 north, Morgan Utah: reflecting the dedication of the property for the placement of said improvements; and authorizing the mayor to execute the agreements. Resolution 26-16

**SECOND:** Council Member Laurann McGuire

**Discussion on the Motion:** Steve asked for clarification on what the Council was approving under the delay agreement. Gary explained that the Council was only approving Resolution 26-16, which authorizes the Mayor to sign the agreement as presented, while any future decisions about costs, timing, or a bond would be made later.

Tony asked whether a future bond decision would return to the Council, and Gary said it would. Gary also explained that the agreement allows the project to move forward now even though the City cannot yet determine the exact improvements required for that section of road. After discussion, the Council voted unanimously to approve the resolution.

**ROLL CALL VOTE:** Dave Alexander – aye  
Jeffery Richins – aye  
Jeff Wardell – aye  
Tony London – aye  
Laurann McGuire – aye

Vote was 5 ayes; Motion passed unanimously to authorize the city to enter into a delay agreement with Lucerne Management Company LLC for the delayed installation of the listed improvements along the frontage of property facing 700 east located at approximately 584 north, Morgan Utah: reflecting the dedication of the property for the placement of said improvements; and authorizing the mayor to execute the agreements. Resolution 26-16

**CLOSED SESSION:**

**MOTION:** Council Member Tony London moved to go into a closed general session at 8:30 p.m. for A Strategy Session to Discuss the Purchase, Exchange, or Lease of Real Property, or to Discuss a Proposed Development Agreement, Project Proposal, or Financing Proposal Related the Development of Land Owned by the City.


**SECOND:** Council Member Jeff Wardell

Vote was 5 ayes; Motion passed unanimously to go into closed session.

**PRESENT:** Mayor Gale, Ty Bailey, City Manager, Gary Crane, City Attorney, Janet Pace, City Recorder, Council Members London, Wardell, Richins, McGuire and Alexander

This meeting was adjourned at 9:00 p.m.

  
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Janet Pace, City Recorder

  
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Steve Gale, Mayor

These minutes were approved May 12, 2026 meeting.

**SWORN STATEMENT**

The undersigned hereby swears and affirms, pursuant to Section 52-4-205(1) of the Utah Code Annotated, that the sole purpose for the closed meeting of the Morgan City Council on the 14<sup>th</sup> day of April 2026, a strategy session to discuss the purchase, exchange, or lease of real property, or to discuss a proposed development agreement, project proposal, or financing proposal related the development of land owned by the City

Dated this 14<sup>th</sup> day of April 2026.

ATTEST:

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

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JANET PACE, City Recorder