MINUTES OF MORGAN CITY COUNCIL MEETING	**September 22, 2026; 7:00 P.M.**
MAYOR AND COUNCIL MEMBERS PRESENT:	**Mayor Steve Gale, Jeff Wardell, Jeffery Richins Dave Alexander, Tony London and Laurann McGuire**
STAFF PRESENT IN-PERSON:	**Ty Bailey, City Manager; Gary Crane, City Attorney; and Janet Pace, City Recorder**
OTHERS PRESENT:	**Sydnee Quinlyn, Samatha Wilde, Alexis Green, Alyssa Santos, Alyza Anderson, Levi Sill, Skylyn Bond, Wyatt Sessions, William Bennett, Alex Lee, Benjamin Joffmann, Samuel Burby, Chayton Olive, Sydnie Oliver, Todd Stanbridge, Kaizer Olaveson, Madigan Wallin, Marlo Wallace, Skye Bernardo and Zoe Venz**

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 Council Member Tony London.

APPROVAL OF MEETING AGENDA

MOTION: Council Member Dave Alexander 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 London moved to approve minutes of the city council and work meetings held on August 25, 2026, and the warrants – August 21st thru September 18th , 2026

SECOND: Council Member Laurann McGuire

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

PRESENTATION

Kale Watkins- Annual Drinking Water Quality Report 2025

Kale presented the City's 2025 Annual Drinking Water Quality Report, also known as the Consumer Confidence Report. He explained that the City regularly tests the drinking water for required items, including bacteria, E. coli, pesticides, fertilizers, and other contaminants, to ensure the water is safe to drink. Kale indicated that there were no issues to report.

ACTIVE AGENDA

A. A RESOLUTION OF THE MORGAN CITY COUNCIL APPROVING AND CONSENTING TO A BOUNDARY LINE ADJUSTMENT FOR PARCEL A (PARCEL #00-0092-7169) AND PARCEL B (PARCEL # 00-0092-6745) IN MORGAN CITY, UTAH - RESOLUTION 26-38

Gary reviewed a proposed boundary line adjustment involving property owned by Arlene Christensen. He explained that under state law, property owners may adjust a boundary line if the adjustment does not create a new lot or involve different zoning. However, before the adjustment can be recorded, the City must provide consent so the City is aware of the boundary change.

Gary explained that the proposed adjustment does not create any new lots and appears to simply clean up or straighten the property line. He said that the request came from the title company and did not appear to create any issues for the City.

MOTION: Council Member Dave Alexander moved to approve a resolution by the Morgan City council approving and consenting to a boundary line adjustment for parcel A (parcel #00-0092-7169) and parcel B (Parcel #00-0092-6745) in Morgan City, Utah. Resolution 26-38

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 approve a resolution by the Morgan City council approving and consenting to a boundary line adjustment for parcel A (parcel #00-0092-7169) and parcel B (Parcel #00-0092-6745) in Morgan City, Utah – Resolution 26-38

B. A RESOLUTION APPROVING AND AUTHORIZING A LICENSE AGREEMENT WITH MORGAN SECONDARY WATER COMPANY FOR THE INSTALLATION AND USE OF TELEMETRY EQUIPMENT ON A CITY-OWNED UTILITY POLE - RESOLUTION 26-39

Ty reviewed the license agreement with Morgan Secondary Water for equipment related to its meter project. He explained that Morgan Secondary Water is installing equipment that will allow meters to be read remotely. After reviewing possible locations, the area near the North Morgan water tank was identified as the ideal location. Ty indicated that the equipment will be placed on a pole located along the road going to the tank, rather than on the tank property itself. The City replaced an existing pole with a used 45-foot pole, and Morgan Secondary Water paid the installation costs. The agreement allows Morgan Secondary Water to place its equipment on the pole, and the City will bill them once per year.

Ty explained that the agreement is structured as a license agreement, as recommended by Gary, rather than an easement. This allows the arrangement to be adjusted in the future if needs change and avoids the need to record an easement.

MOTION: Council Member Tony London moved to approve a resolution by approving and authorizing a license agreement with Morgan Secondary Water company for the installation and use of telemetry equipment on a city-owned utility pole – Resolution 26-39

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 approve a resolution by approving and authorizing a license agreement with Morgan Secondary Water company for the installation and use of telemetry equipment on a city-owned utility pole – Resolution 26-39

C. ACCEPTANCE OF THE MORGAN DONOR ADVISED FUND (MORGAN DAF) GRANT FOR THE PURCHASE OF THE HISTORIC POULTRY BUILDING.

Ty reviewed the proposed $150,000 grant from the Donor Advisory Fund to purchase the poultry building. He explained that the grant amount matches the purchase price of the building. Earlier versions of the grant included several conditions, but after further discussion, the main remaining condition is that if the City later disposes of the building, it would be given to Morgan Valley Preservation.

Ty explained that Morgan Valley Preservation was the original applicant, but the City would be better positioned to own the building and apply for future grants or improvements. He said that there was no resolution before the Council at this time because the City has not yet purchased the building. Instead, the

Council was being asked whether staff should move forward with accepting the grant terms. If accepted, a purchase resolution would come back to the Council later.

Tony asked who would own the building. Ty said that the City would own the building, while the railroad would continue to own the underlying property, similar to the arrangement with the train depot. Dave suggested revising the language so that if the City disposes of the building, it would first be offered to Morgan Valley Preservation rather than automatically donated to them. Dave also asked staff to clarify references to "University Impact" and to make sure the grant documents reflect that the City is purchasing a building, not real estate. Ty explained that the City would front the purchase cost and then seek reimbursement from the grant within 12 months after submitting the required documentation.

Ty said that while the grant would cover the purchase price, the City would still have future maintenance costs, such as roof and window repairs. He stated that those costs could potentially be handled through the Municipal Building Authority fund.

Council discussed that earlier conditions requiring the building to be operated as an event center had been removed. Ty said that the City was not comfortable being required to operate the building as an event center or compete with other event centers. Any future use of the building would be determined later through the City's capital improvement process, with Council input.

MOTION: Council Member Tony London moved to accept the Morgan Donor Advised Fund (Morgan DAF) Grant for the purchase of the Historic Poultry Building.

SECOND: Council Member Laurann McGuire

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 accept the Morgan Donor Advised Fund (Morgan DAF) Grant for the purchase of the Historic Poultry Building.

City Council Updates:

Potential Railroad Merger. The Mayor asked Gary to briefly address a potential railroad merger. Gary explained that two of the major railroads in the United States may be merging and that an opposition group has encouraged municipalities along rail routes to submit objections. Gary said that he contacted the Utah League of Cities and Towns, and their recommendation was to let the State handle any response if needed, since the State works directly with the railroads on crossing and related issues. Council discussed whether the merger would have any direct impact on Morgan City, and there did not appear to be a clear local concern requiring City action.

Garbage Provider. Dave asked about Robinson no longer being the City's garbage provider. Ty explained that Robinson was purchased by Republic, a national company with operations in Ogden. He

said that Republic is honoring the existing contracts and has provided City staff with updated contact information. Ty also said that Steve Robinson's daughter has been retained as the City's account representative, which should help maintain continuity. Council discussed that the City has had a good working relationship with Robinson and hopes that service will continue smoothly.

City Manager Updates:

Insurance refund. Ty reported that the City received approximately $2,300 back from its insurance provider through a safety program. He explained that the money goes back into the general fund and helps offset safety-related costs and insurance premiums.

M&M Asphalt Services. Ty also said that the City awarded a crack seal project to M&M Asphalt Services for approximately $14,958. He said that the City completes crack sealing each year in various areas around town. He also reported that the City will be doing some limited paving work at the South Cemetery to address some of the worst deteriorated areas while continuing to work toward a larger future pavement project.

UDOT school crossing project. Ty provided an update on the UDOT school crossing project near State Street. He stated that the Mayor and Lance attended a UDOT meeting regarding the crossing near the school. The City requested a powder-coated overhead crossing structure. Ty explained that UDOT's proposal included removing the existing school zone speed lights, but Lance pushed back on that because the City owns and operates those lights. The Mayor added that the proposed design would remove the white crossing stripes on one side of State Street, making the overhead crossing the designated school crossing. Council discussed encouraging students to use the mid-block crossing and other safer crossing locations.

Tree trimming along Mickelson Mile. Ty reported that Rocky Mountain Power will be trimming trees along the Mickelson Mile near the transmission lines. He indicated that the City walked the area with Rocky Mountain Power, and they plan to use smaller trucks this time. If any damage occurs to the trail, Rocky Mountain Power will be responsible for repairs.

Cameras near new bridge. Laurann asked about the cameras near the new bridge. Ty explained that the City has installed three cameras in that area: one near the parking lot and two near the bridge. The project has been in progress for about a year and is nearly complete, with only a few remaining connections needed before the cameras are tied into the City's server. Ty clarified that these are not Flock cameras. He explained that the City cameras are intended to deter vandalism and help address issues such as graffiti, stolen benches, and damage to picnic tables. The cameras are motion-activated, record activity, and are not actively monitored.

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

Janet Pace, City Recorder

Steve Gale, Mayor

These minutes were approved at the October 13th , 2026 meeting.