



MORGAN COUNCIL OF GOVERNMENTS

Meeting Packet

11-21-22

4:00 p.m.

**NOTICE OF MEETING
OF THE MORGAN COUNCIL OF GOVERNMENTS**

Pursuant to Utah Code, Title 52, Chapter 4, notice is hereby given to members of the Morgan Council of Governments (COG) and to the general public that the Morgan Council of Governments will hold a meeting in open public session on **Monday, November 21, 2022, at 4:00 p.m.**, at the City Council Room, Morgan City Office Building, 90 West Young Street, Morgan, Utah.

MINUTES

Approval – Minutes of the Morgan Council of Governments (COG) – October 24, 2022

ITEMS FOR DISCUSSION

1. New Growth Updates – YTD Building Permits & Occupancy – City / County
2. County Local Option Sales Tax – Jared Andersen / Blaine Fackrell
3. Funding for Young Street Bridge – Ty Bailey
4. Reports from COG Members Assigned to Attend WFRC Meetings
 - Mike Newton / Blaine Fackrell – Wasatch Front Regional Council (Council) – October 27, 2022
 - Jared Andersen / Staff Representative – CDBG Regional Review Committee (CDBG RRC) – November 15, 2022
 - Jared Andersen / Robert McConnell – Transportation Coordinating Committee (Trans Com) – November 17, 2022
5. Other Business
6. Adjourn

Next Meeting: December 19, 2022 at 4:00 p.m. – City Office

In the event of an absence of a full quorum, agenda items will be continued to the next regularly scheduled meeting.

Notice is hereby given that by motion of the Morgan Council of Governments (COG), pursuant to Title 52, Chapter 4 of the Utah Code, the Council may vote to hold a closed session for any of the purposes identified in that Chapter.

In compliance with the American with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Denise Woods, COG Secretary, at (801) 829-3461 Ext. 3, at least 24 hours before the meeting.

This meeting may be held electronically to allow a member to participate.

Posted on November 18, 2022

/s/ Denise Woods, COG Secretary

**MINUTES OF MEETING HELD BY MORGAN COUNCIL OF GOVERNMENTS
IN REGULAR SCHEDULED OPEN PUBLIC SESSION ON
MONDAY, OCTOBER 24, 2022 AT 4:00 P.M., IN THE COUNCIL ROOM OF
THE CITY OFFICE LOCATED AT 90 WEST YOUNG STREET, MORGAN, UTAH**

MEMBERS PRESENT: Chair London, Steve Gale, Kelly Preece, Ron Blunck, Blaine Fackrell, and Bret Heiner

EXCUSED MEMBERS: Jared Andersen, Doug Jacobs, and Jeffery Richins

GUESTS PRESENT: Denise Woods, COG Secretary

**GUESTS PRESENT
ELECTRONICALLY:** Ty Bailey, City Manager

This meeting was called to order at 4:00 p.m. by Chairman London

APPROVAL OF MINUTES: September 19, 2022

MOTION: Board Member Fackrell moved to approve the minutes of the Morgan Council of Governments meeting held on September 19, 2022, with a correction to the last paragraph on page 3 by changing County Councilman to County Commissioner.

SECOND: Board Member Heiner

The vote was unanimous to approve the minutes with the correction on page 3 by changing County Councilman to County Commissioner.

ITEMS FOR DISCUSSION/APPROVAL

NEW GROWTH UPDATES – YTD BUILDING PERMITS & OCCUPANCY – CITY / COUNTY

Chair London discussed the new growth in the City. He stated there was 2 single family building permits in October 2022 for the City. He stated the installation of the infrastructure in the Rupp Subdivision had begun and Pheasant Run was almost built out.

COUNTY LOCAL OPTION SALES TAX – JARED ANDERSEN / BLAINE FACKRELL

Board Member Fackrell stated the Local Option Sales Tax for the County wouldn't go into effect until April of next year.

YOUNG STREET BRIDGE CONSTRUCTION UPDATE – TY BAILEY

Ty Bailey, City Manager, updated the members regarding the Young Street Bridge Construction Project. He explained the project had been sent out for bid and the bid closed this week. He stated it would take a couple of weeks to evaluate the bids and select a contractor. He said once the bid was awarded it would give us the contractor, the time frame, and the funding. Once the City knew the bid amount the City could begin the process of securing appropriate funding for the project. He mentioned three funding options for the project: 1) the City had requested a \$2 Million appropriation from the Federal Government which had passed the House

for the October budget cycle, but they did a continuing resolution, so the City hasn't found out if the Senate was on board or not. The City wouldn't find out until they passed their budget in December if we would receive those funds; 2) the City would begin the process of a revenue bond; and 3) the COG would be the next option and the City needed to put a plan in place and come back to the COG with possible financing proposals.

Chair London stated last month Julie Bjornstad, Wasatch Front Regional Council, mentioned that one of the quarter precepts from the local option sales tax would go through the COG and COG would distribute those funds. It was estimated the COG would receive approximately \$500,000.00.

Ty stated once the City had the price of the project, they could get an estimate on the amount of the annual bond payment. He stated it was a lot of work to get the project moving forward without the City having the funding for our match identified. He said UDOT required your match be in place before they put it out to bid but they had agreed to this process since the City was waiting on the money from the Federal Government. He stated he would be able to give more information next month to the COG.

REPORTS – WASATCH FRONT REGIONAL COUNCIL MEETINGS

BLAINE FACKRELL / ROBERT MCCONNELL – WASATCH FRONT ECONOMIC DEVELOPMENT DISTRICT (WFEDD) – SEPTEMBER 21, 2022

Board Member Fackrell expressed his frustration with the WFRC in that the monies were going to the Wasatch Front and Morgan didn't receive anything. He stated he had expressed his opinion to Andrew Gruber, Wasatch Front Regional Council, and also to the Regional Economic Development group at the summit a couple of weeks ago.

Chair London concurred with Board Member Fackrell's concerns.

Board Member Fackrell mentioned the safety issues which he had discussed with WFRC and Bret Heiner, Morgan County, i.e., widening of roads for the larger vehicles, bicyclists, and pedestrians, etc. He suggested that those issues be considered in upcoming road projects.

MATT WILSON / MIKE NEWTON – REGIONAL GROWTH COMMITTEE (RGC) – OCTOBER 20, 2022

No report given as Board Members Matt Wilson and Mike Newton were not in attendance at the COG meeting.

BLAINE FACKRELL / ROBERT MCCONNELL – ACTIVE TRANSPORTATION COMMITTEE (ATC) – SEPTEMBER 12, 2022

Board Member Fackrell reported the preliminary final plan would be coming out after the meeting on November 2nd at 6:00 p.m. in the County Commission room. He invited the members of COG to attend and mentioned Teresa Shope from the City and Scott McMillan from the School District also attended those meetings. He stated Governor Cox had requested we work on a complete trail system throughout the whole state which joined cities together. This was one of the Governor's priorities and he was working on funding. He stated the project was called the State of Utah Trails Transportation Initiative. He stated he was looking forward to it because it meant starting to put trails between Morgan County and all the different areas along Highway 66, Jeremy Ranch, East Coalville, Weber Canyon, and over Trapper's Loop to mention a few areas. He mentioned a trail up and down the Weber River and through different parts of the fairgrounds which he would like to begin working on this next year.

Ty updated the Board regarding the trail along Commercial Street. The City had received a grant from Outdoor Recreation with a 50/50 match and the City had two years to complete the trail. He suggested the City and County do the projects at the same time, if the County receives a grant, and share a contractor.

Board Member Fackrell stated the County had budgeted up to \$400,000.00 which was all from tourism dollars. He stated the biggest goal was to keep Morgan County as rural as much as we could and still bring in the economic development needed to increase the sales taxes revenue.

JARED ANDERSEN / ROBERT MCCONNELL – TRANSPORTATION COORDINATING COMMITTEE (TRANS COM) – SEPTEMBER 12, 2022

No report given as Board Members Jared Andersen and Robert McConnell were not in attendance at the COG meeting.

OTHER BUSINESS

Board Member Heiner mentioned a Safe Routes to School Grant he had applied for. He said it was for a Cottonwood road in the location of the LDS Church, which didn't have any sidewalk. He stated the price was \$362,000.00 and the match was 6.7%. He mentioned a new irrigation ditch needed to be piped with this project. He explained the progress on the Lost Creek Bridge/Croyden Bridge. He said the bridge would be closed on November 15th and reopen on March 15th. He said the speed limit had been reduced and different school bus stop signs had been put up. He said the School District had added two additional routes for the school buses.

Board Member Fackrell asked the Board's opinion on bringing transit to Morgan, i.e., UTA bus route. Discussion whether there would be enough interest to make it feasible. Board Member Fackrell asked if the residents of Morgan County in 10 years would be interested in it. He mentioned the interchange and the economic development coming into Mountain Green and asked if we should plan some type of a transit in the area. Board Member Preece mentioned a park and ride station in Mountain Green where you could get a UTA bus into Salt Lake could work, but he didn't feel it would work coming all the way into Morgan City.

This meeting was adjourned at 4:49 p.m.

Denise Woods, COG Secretary

These minutes were approved at the November 21, 2022 meeting.

MORGAN CITY BUILDING PERMITS AND SUBDIVISIONS

2021		
Month	Single family	Multifamily
October	3	2 4-plex
November	3	1 3-plex
December	1	

2022		
Month	Single family	Multifamily
January	2	0
February	1	0
March	1	2 3-plex
April	4	
May	2	2-3 plex
June	4	0
July	0	0
August	0	0
September	0	0
October	2	0
November	0	0
December		

SUBDIVISION		
NAME	# LOTS	# Built
Pheasant Run	31	25
Mahogany Ridge 4/5	36	32
Mtn Vista Villas	19	19
Valley Vista Estates	20	8
Rupp Subdivision	24	
Quail Hollow phase 2	32	14
Riverstone Townhomes	98	55

Waiting final approval



MORGAN COUNTY 2011 TO 2020 BUILDING PERMITS
9/1/2022

2022					
Bldg Permits					
Month	All	Mt. Green	All Other County	Single Family MG	Single Family Other
Jan	7	5	2	0	0
Feb	12	5	7	1	3
March	21	7	14	2	2
April	21	8	13	0	4
May	16	7	9	1	3
June	22	15	7	2	0
July	23	9	14	1	2
August	17	7	10	0	0
Sept	16	6	10	5	1
Oct	17	10	7	0	2
Nov					
Dec					
TOTAL	172	79	93	12	17
%All Permits in Mtn Green				46%	
%SFH in Mountain Green				15%	

2021					
Bldg Permits					
Month	All	Mt. Green	All Other County	Single Family MG	Single Family Other
Jan	14	8	6	4	1
Feb	11	6	5	0	0
March	15	6	9	2	1
April	8	0	8	0	0
May	14	6	8	5	1
June	19	12	7	5	2
July	7	4	3	0	1
August	20	14	6	2	1
Sept	22	14	8	6	1
Oct	21	12	9	3	0
Nov	21	7	14	4	1
Dec	5	2	3	0	1
TOTAL	177	91	86	31	10
%All Permits in Mtn Green				51%	
%SFH in Mountain Green				34%	

2020					
Bldg Permits					
Month	All	Mt. Green	All Other County	Single Family MG	Single Family Other
Jan	14	9	5	5	0
Feb	10	8	2	4	1
March	11	4	7	3	2
April	20	10	10	6	6
May	17	12	5	1	1
June	14	6	8	0	2
July	19	11	8	1	1
August	28	18	10	7	3
Sept	29	20	9	4	1
Oct	31	17	14	4	2
Nov	11	6	5	0	2
Dec	24	14	10	6	2
TOTAL	228	135	93	41	23
%All Permits in Mtn Green				59%	
%SFH in Mountain Green				30%	

2019					
Bldg Permits					
Month	All	Mt. Green	All Other County	Single Family MG	Single Family Other
Jan	5	2	3	0	1
Feb	13	6	7	2	2
March	11	7	4	0	3
April	13	4	9	0	5
May	15	9	6	3	2
June	15	8	7	2	2
July	21	9	12	0	5
August	15	7	8	2	3
Sept	19	7	12	1	2
Oct	28	13	15	4	1
Nov	9	3	6	0	1
Dec	0	0	0	0	0
TOTAL	164	75	89	14	27
%All Permits in Mtn Green				46%	
%SFH in Mountain Green				19%	

Certificates of Occupancy Issued each Month	
YEAR	Total
Jan	3
Feb	7
Mar	5
Apr	3
May	2
June	4
July	9
Aug	4
Sept	
Oct	
Nov	
Dec	

TOTAL BUILDING PERMITS BY YEAR			
YEAR	ALL PERMITS	ALL SF	average Permit /month
2022	172	29	21.5
2021	177	64	14.8
2020	228	41	19.0
2019	164	52	13.7
2018	176	61	14.7
2017	180	80	15.0
2016	193	78	16.1
2015	151	75	12.6
2014	159	87	13.3
2013	176	72	14.7
2012	129	72	10.8
2011	77	35	6.4

Report Date	9/1/2022	Overall Average % All Permits in Mtn Green	60%
		Overall Average SFH Permits % in Mtn Green	45%

Historical Debt Service Coverage - Combined
Sales Tax Revenue Bonds - \$4MM

Fiscal Year Ending June 30	Prior Debt Service(4)	New Debt Service (2)	Total Debt Service (3)	Pledged Taxes (1)		Total	Debt Service Coverage
				LS 1%	HT .25%		
Historical:							
2014.....				\$	566,193	\$ 566,193	
2015.....					643,174	643,174	
2016.....					740,211	740,211	
2017.....					691,301	691,301	
2018.....					810,980	810,980	
2019.....					844,177	844,177	
2020.....	\$ 90,360		90,360		952,240	952,240	10.54 X
2021.....	90,360		90,360	1,126,245	129,060	1,255,304	13.89
Projected:							
2022.....	\$ 90,360		\$ 90,360	\$ 1,203,667	\$ 278,819	\$ 1,482,486 *	
2023.....	90,360	71,865	162,225	1,251,814	289,972	1,541,785 4%	9.50
2024.....	90,360	487,292	577,652	1,289,368	298,671	1,588,039 3%	2.75
2025.....	90,360	487,799	578,159	1,302,262	301,657	1,603,919 1%	2.77
2026.....	90,360	487,548	577,908	1,315,284	304,674	1,619,958 1%	2.80
2027.....	90,360	487,499	577,859	1,328,437	307,721	1,636,158 1%	2.83
2028.....	90,360	487,589	577,949	1,341,722	310,798	1,652,520 1%	2.86
2029.....	90,360	487,754	578,114	1,355,139	313,906	1,669,045 1%	2.89
2030.....	90,360	487,821	578,181	1,368,690	317,045	1,685,735 1%	2.92
2031.....	90,360	487,390	577,750	1,382,377	320,215	1,702,593 1%	2.95
2032.....	90,360	488,088	578,448	1,396,201	323,418	1,719,618 1%	2.97
2033.....	90,360	487,971	578,331	1,410,163	326,652	1,736,815 1%	3.00
2034.....	90,360		90,360	1,424,265	329,918	1,754,183 1%	19.41
2035.....	90,360		90,360	1,438,507	333,217	1,771,725 1%	19.61
2036.....	90,360		90,360	1,452,892	336,550	1,789,442 1%	19.80
2037.....	90,360		90,360	1,467,421	339,915	1,807,336 1%	20.00
2038.....	90,360		90,360	1,482,095	343,314	1,825,410 1%	20.20
2039.....	90,360		90,360	1,496,916	346,747	1,843,664 1%	20.40
2040.....	90,360		90,360	1,511,886	350,215	1,862,100 1%	20.61
2041.....	90,360		90,360	1,527,004	353,717	1,880,721 1%	20.81
2042.....	90,360		90,360	1,542,274	357,254	1,899,529 1%	21.02
2043.....	90,360		90,360	1,557,697	360,827	1,918,524 1%	21.23
2044.....	90,360		90,360	1,573,274	364,435	1,937,709 1%	21.44
2045.....	90,360		90,360	1,589,007	368,079	1,957,086 1%	21.66
Projected Totals.....	\$ 2,349,360	\$ 4,948,615	\$ 6,846,175				

(1) Includes Local Sales and Use Tax 1%, and Highway Sales Tax .25%

(2) Estimated \$4MM Bond - 10 Year DS

(3) Total combined bond obligations

(4) Morgan City - Utah Infrastructure Agency (Fiber Bonds) max Sales Tax Revenue Pledge, no payments have been required to date.

* Information from unaudited FY 2023 Financials

