MORGAN CITY
EST. 1868

RDA MEETING

12-13-22

(6:45 p.m.)

MORGAN CITY REDEVELOPMENT AGENCY AGENDA
DECEMBER 13, 2022 – 6:45 P.M.
MORGAN, UTAH

PUBLIC NOTICE is hereby given that the Redevelopment Agency of Morgan City, Utah, will hold a public meeting in the Council Conference Room in the City Office Building, 90 West Young Street, Morgan, Utah, commencing at 6:45 p.m. on December 13, 2022.

1. **CALL TO ORDER AND APPROVAL OF AGENDA**
   A. Welcome – Chair Steve Gale
   B. Approval of Meeting's Agenda

2. **CONSENT AGENDA**
   A. Minutes of the Morgan City Redevelopment Agency Meeting – August 9, 2022;
   B. Minutes of the Morgan City Redevelopment Agency Meeting – October 11, 2022; and
   C. Minutes of the Morgan City Redevelopment Agency Meeting – October 25, 2022.

3. Adjournment

This meeting will also be live streamed via morgancityut.org

The Board at its discretion may rearrange the order of any item(s) on the agenda.

In compliance with the American with Disabilities Act, individuals needing special accommodation (including auxiliary communicative aids and service) during the meeting should notify Denise Woods, City Recorder, at (801) 829-3461 at least 48 hours prior to the meeting.

This meeting may involve the use of electronic communications for some of the members of this public body. The anchor location for the meeting shall be the Morgan Council Conference Room, 90 West Young Street, Morgan, Utah. Elected Officials at remote locations may be connected to the meeting electronically to participate.

Notice is hereby given that by motion of the Board of the Morgan City Redevelopment Agency, pursuant to Title 52, Chapter 4 of the Utah Code, the Board may vote to hold a closed session for any of the purposes identified in that Chapter.

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Morgan City limits on this **12th day of December, 2022** at Morgan City Hall, on the Utah State Public Notice Website, at morgancityut.org, and three public places within the City.

The 2022 meeting schedule was posted on the City's Website and Public Notice Website on December 17, 2021.

/s/ Denise Woods, City Recorder

MINUTES OF MORGAN CITY REDEVELOPMENT AGENCY MEETING — **AUGUST 9, 2022; 5:45 P.M.**

CHAIR AND BOARD MEMBERS PRESENT:	**Chair Steve Gale, Tony London, Jeff Wardell, Eric Turner, and Jeffery Richins**
BOARD MEMBERS PRESENT ELECTRONICALLY:	**Dave Alexander**
STAFF PRESENT IN-PERSON:	**Ty Bailey, City Manager; and Denise Woods**
STAFF PRESENT ELECTRONICALLY:	**Steve Garside, City Attorney**

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 – morgancityut.org.

This meeting was called to order by Chair, Steve Gale.

APPROVAL OF MEETING AGENDA

MOTION: Board Member London moved to approve the agenda.

SECOND: Board Member Richins

The motion passed unanimously to approve the agenda; Board Member Alexander voted aye electronically.

MINUTES

MOTION: Board Member Alexander moved to approve the minutes of the May 10, 2022 Morgan City Redevelopment Agency Meeting.

SECOND: Board Member Wardell

Discussion on the motion: No discussion.

The motion passed unanimously to approve the minutes as written; Board Member Alexander voted aye electronically.

PUBLIC HEARING

MOTION: Board Member Turner moved to open the public hearing at 5:48 p.m.

SECOND: Board Member London

The motion passed unanimously to open the public hearing; Board Member Alexander voted aye electronically.

Public Comments: No public comments were given.

MOTION: Board Member London moved to close the public hearing.

SECOND: Board Member Richins

The motion passed unanimously to close the public hearing; Board Member Alexander voted aye electronically.

ADOPTION OF THE 2022 – 2023 FISCAL YEAR BUDGET BEGINNING JULY 1, 2022 AND ENDING JUNE 30, 2023 – RESOLUTION R22-31

Ty Bailey, Executive Director, explained the new rate structure which determined the amount paid to the County and to the School District. He said 25% was base and 75% was the increased value so it changed from a 60/40 to a 25/75. It was structured so the RDA collected 100% of the all the taxes for the district and then the RDA would send back to the County and the School District the amount based on the new formula.

MOTION: Board Member London moved to adopt Resolution R22-31 – A resolution adopting the 2022 – 2023 Fiscal Year Budget beginning July 1, 2022 and ending June 30, 2023.

SECOND: Board Member Richins

Discussion on the motion: None

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

Vote was 5 ayes; The motion passed unanimously to adopt Resolution R22-31 – A resolution adopting the 2022 – 2023 Fiscal Year Budget beginning July 1, 2022 and ending June 30, 2023; Board Member Alexander voted aye electronically.

ACTIVE AGENDA

FIRST AMENDMENT TO THE INTERLOCAL COOPERATION AGREEMENT BETWEEN MORGAN CITY REDEVELOPMENT AGENCY AND MORGAN CITY CORPORATION DATED NOVEMBER 13, 2018 – RESOLUTION R22-37

FIRST AMENDMENT TO THE INTERLOCAL COOPERATION AGREEMENT BETWEEN MORGAN CITY REDEVELOPMENT AGENCY AND MORGAN COUNTY DATED DECEMBER 4, 2018 – RESOLUTION R22-38

FIRST AMENDMENT TO THE INTERLOCAL COOPERATION AGREEMENT BETWEEN MORGAN CITY REDEVELOPMENT AGENCY AND MORGAN SCHOOL DISTRICT DATED NOVEMBER 13, 2018 – RESOLUTION R22-39

Ty explained the County and the School District approved of rate structure and the projects which had been successful. He stated there had been three buildings rehabbed, incentivized the hotel, and currently a fourth building was being renovated on Commercial Street. Also, the CRA (Young Automotive) ended so the entities would receive the additional revenue which had been going to the CRA for the past five years. He stated the entities were rolling those funds into the RDA so an additional project could be funded each year. He stated if the RDA didn't have any new applicants the money could be used for infrastructure, i.e., parking.

Board Member Alexander asked if the County and the School District needed to sign off on any new projects.

Ty said the RDA Board could authorize the projects on their own and didn't need the County or School District's approval. He stated an annual report would be given to each of the entities and he had agreed to attend one of their meetings to answer any questions they might have. He said the RDA had 30 days after the final tax payment had been received to send the required amounts to the County and the School District.

MOTION: Board Member London moved to adopt the following:

1) First Amendment to the Interlocal Cooperation Agreement Between Morgan City Redevelopment Agency and Morgan City Corporation Dated November 13, 2018 – Resolution R22-37;
2) First Amendment to the Interlocal Cooperation Agreement Between Morgan City Redevelopment Agency and Morgan County Dated December 4, 2018 – Resolution R22-38; and
3) First Amendment to the Interlocal Cooperation Agreement Between Morgan City Redevelopment Agency and Morgan School District Dated November 13, 2018 – Resolution R22-39.

SECOND: Board Member Turner

Discussion on the motion: None

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

Vote was 5 ayes; The motion passed unanimously to adopt Resolutions R22-37, R22-38, and R22-39 - Resolutions adopting and approving the First Amendment to the Interlocal Cooperation Agreement Between Morgan City Redevelopment Agency and Morgan City, Morgan County, and Morgan School District; Board Member Alexander votes aye electronically.

This meeting was adjourned at 5:59 p.m.

Denise Woods, Agency Secretary

STEVE GALE, Chair

These minutes were approved at the December 13, 2022 meeting.

MINUTES OF MORGAN CITY REDEVELOPMENT AGENCY MEETING **OCTOBER 11, 2022; 6:37 P.M.**

CHAIR AND BOARDMEMBERS PRESENT: **Chair Steve Gale, Tony London, Eric Turner, Jeffery Richins, Jeff Wardell, and Dave Alexander**

STAFF PRESENT IN-PERSON: **Ty Bailey, City Manager; Denise Woods**

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 – morgancityut.org.

This meeting was called to order by Chair, Steve Gale.

APPROVAL OF AGENDA

MOTION: Board Member London moved to approve the agenda.

SECOND: Board Member Richins

The motion passed unanimously to approve the agenda.

ACTIVE AGENDA

DISCUSSION / ACTION – AUTHORIZE CITY MANAGER TO NEGOTIATE THE PURCHASE OF WATER SHARES FOR FUTURE COMMERCIAL DEVELOPMENT

Ty Bailey, Executive Director, explained this item was brought before the Board of the Redevelopment Agency to get the approval to move forward with the negotiation for the purchase of water shares for future commercial development within the Redevelopment Agency Boundary. He stated once negotiations were complete a Purchase Agreement would be brought back for the Board's approval of the terms. He said the shares were in a ditch company and he wasn't sure how much water was included, but he had a price. He said it was 5 shares and could possibly facilitate 10 developments. He stated individuals would apply to the RDA and the Board could outline the parameters, such as compensation to the RDA or make it part of the RDA Grant/Incentive Application.

Discussion regarding the City shares in various ditch companies and how they could be used and distributed throughout City. Ty stated those shares were owned by the City and not the RDA.

Ty recommended the RDA make the purchase of these water shares and they wouldn't be open-ended citywide. He said purchasing these water shares would facilitate commercial development within the RDA boundary and most of the property in the RDA boundary didn't have water. He explained the difference between a water right and a water share. He stated these shares would be used for secondary purposes, i.e., outdoor watering. He stated the price was Eight Thousand Dollars ($8,000.00) per share.

Consensus of the Board was to authorize Ty to proceed with the negotiation to purchase the 5 water shares for a total amount of Forty Thousand Dollars ($40,000.00).

MOTION: Board Member London moved to authorize Ty Bailey, City Manager, to negotiate the purchase of 5 water shares for future commercial development at the price of Eight Thousand Dollars ($8,000.00) per share for a total amount of Forty Thousand Dollars ($40,000.00).

SECOND: Board Member Alexander

Discussion on the Motion: None

Vote was 5 ayes; Motion passed unanimously to authorize Ty Bailey, City Manager, to negotiate the purchase of 5 water shares for future commercial development at the price of Eight Thousand Dollars ($8,000.00) per share for a total amount of Forty Thousand Dollars ($40,000.00).

This meeting was adjourned at 6:54 p.m.

____

Denise Woods, Agency Secretary

These minutes were approved at the December 13, 2022 meeting.

MINUTES OF MORGAN CITY REDEVELOPMENT AGENCY MEETING — **OCTOBER 25, 2022; 6:44 P.M.**

CHAIR AND BOARD MEMBERS PRESENT: **Chair Steve Gale, Tony London, Eric Turner, Jeffery Richins, and Dave Alexander**

STAFF PRESENT IN-PERSON: **Ty Bailey, City Manager; Gary Crane, City Attorney; and Denise Woods**

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 – morgancityut.org.

This meeting was called to order by Chair, Steve Gale.

APPROVAL OF AGENDA

MOTION: Board Member London moved to approve the agenda.

SECOND: Board Member Turner

The motion passed to approve the agenda; Board Member Wardell was absent.

ITEMS FOR DISCUSSION/APPROVAL

PURCHASE AGREEMENT BETWEEN THE MORGAN CITY REDEVELOPMENT AGENCY AND DOUG BUYS UTAH HOMES, LLC – RESOLUTION R22-43

Board Member Alexander stated this item had been thoroughly discussed at length during prior meetings.

Chair Gale explained that an opportunity had arose for the Redevelopment Agency to purchase 5 water shares in the North Morgan Irrigation Company a/k/a (BIG DITCH).

Board Member London stated it had been brought to the City's attention that some property in the RDA boundary did not have access to any shares of water. He stated after a discussion it was agreed that Ty Bailey, City Manager, would begin negotiations to purchase 5 shares of water so the RDA could assist in providing water to future commercial development within the RDA boundary.

Ty Bailey, City Manager, arrived at 6:50 p.m.

Board Member Alexander asked how the shares would be disposed of if/when a new commercial development needed a water share.

Ty Bailey, City Manager, stated the RDA would purchase the shares and if someone came to the RDA requesting a share it would be applied to the property. He explained the process and stated the City would still maintain ownership of the share even if it was applied to a parcel of property. He stated the RDA Board needed to have a discussion and set the parameters regarding the use of the shares, i.e., type of development, price for share, a completed project, or through a grant, etc. He stated the shares had to stay in the name of Morgan City and the City wasn't allowed to sell water shares. He said regardless of the size of the development the share couldn't be less than one-half share. He mentioned the properties within the RDA which would be eligible to apply for a half share of water.

Board Member Richins suggested creating the parameters of each share prior to the RDA receiving an application.

MOTION: Board Member London moved to adopt and approve Resolution R22-43 – A resolution adopting and approving a Purchase Agreement between the Morgan City Redevelopment Agency and Doug Buys Utah Homes, LLC, to purchase 5 shares in the North Morgan Irrigation Company (BIG DITCH).

SECOND: Board Member Alexander

Discussion on the Motion: Board Member London asked if the motion should include the purchase price.

AMENDED MOTION: Board Member London amended his motion to include the purchase price of Eight Thousand Dollars ($8,000.00) per share for a total purchase price of Forty Thousand Dollars ($40,000.00)

SECOND: Board Member Alexander

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

Vote was 4 ayes; Motion passed unanimously to adopt and approve Resolution R22-43 – A resolution adopting and approving a Purchase Agreement between the Morgan City Redevelopment Agency and Doug Buys Utah Homes, LLC, to purchase 5 shares in the North Morgan Irrigation Company (BIG DITCH); Board Member Wardell was absent.

OTHER ITEMS DISCUSSED

None

This meeting was adjourned at 6:57 p.m.

____
Denise Woods, Agency Secretary

These minutes were approved at the December 13, 2022 meeting.