

**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 Redevelopment Agency and the RDA 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

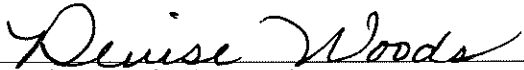
ROLL CALL VOTE: Jeffery Richins – aye
Jeff Wardell – absent
Tony London – aye
Eric Turner – aye
Dave Alexander – aye

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


STEVE GALE, Chair

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