



RDA MEETING

11-14-23

(5:30 p.m.)



MORGAN CITY REDEVELOPMENT AGENCY AGENDA
NOVEMBER 14, 2023 – 5:30 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 5:30 p.m. on November 14, 2023.

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 22, 2023
3. **ACTIVE AGENDA**
 - A. Application to the Utah Governor's Office of Economic Opportunity (GO UTAH) for the Rural Communities Opportunity Grant – Resolution R23-33
4. Adjournment

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- 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 Redevelopment Agency of Morgan City, 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 9th day of November, 2023 at Morgan City Hall, on the Utah State Public Notice Website, at morgancityut.org, and three public places within the City.
 - The 2023 meeting schedule was posted on the City's Website and Public Notice Website on December 19, 2022.
- /s/ Denise Woods., City Recorder

DRAFT

MINUTES OF MORGAN CITY REDEVELOPMENT AGENCY MEETING

AUGUST 22, 2023; 8:54 P.M.

CHAIR AND BOARDMEMBERS PRESENT:

Chair Steve Gale, Tony London, Eric Turner, Jeff Wardell, Jeffery Richins, and Dave Alexander

STAFF PRESENT IN-PERSON:

Ty Bailey, City Manager; Denise Woods, Agency Secretary

EXCUSED:

Gary Crane, 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: Boardmember London moved to approve the agenda.

SECOND: Boardmember Richins

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

MINUTES

MOTION: Boardmember Alexander moved to approve the following:
Minutes of the Morgan City Redevelopment Agency Meeting – May 9, 2023;
and
Minutes of the Morgan City Redevelopment Agency Meeting – August 8, 2023.

SECOND: Boardmember London

Vote was 5 ayes; Motion passed unanimously to approve the minutes as written.

CLOSED SESSION

MOTION: Boardmember Richins moved to go into a closed session at 8:55 p.m. for the purpose of discussing the purchase, exchange, or lease of real property, including any form of a water right or water shares.

SECOND: Boardmember Wardell

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

DRAFT

PRESENT: Steve Gale, Mayor, Ty Bailey, City Manager, Boardmembers Richins, Wardell, Turner, Alexander and London; Denise Woods, Agency Secretary

MOTION: Boardmember Turner moved to open the meeting at 9:54 p.m.

SECOND: Boardmember London

Vote was 5 ayes; Motion passed unanimously to come out of closed session.

This meeting was adjourned at 9:55 p.m.

DENISE WOODS, Agency Secretary

STEVE GALE, Chair

These minutes were approved at the November 14, 2023 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 session of the Morgan City Council on the **22nd day of August, 2023**, was to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares.

Dated this 22nd day of August, 2023.

ATTEST:

STEVE GALE, Chair

DENISE WOODS, Agency Secretary

RESOLUTION R23-33

MORGAN CITY REDEVELOPMENT AGENCY

A RESOLUTION ADOPTING AND APPROVING AN APPLICATION TO THE UTAH GOVERNOR'S OFFICE OF ECONOMIC OPPORTUNITY (GO UTAH) FOR THE RURAL COMMUNITIES OPPORTUNITY GRANT.

WHEREAS, the State of Utah Code 63N-4-802 establishes the Rural Opportunity Program; and

WHEREAS, the Utah Governor's Office of Economic Opportunity (GO UTAH), through the Center for Rural Development (CRD) administers the Rural Opportunity Program; and

WHEREAS, the Rural Opportunity Advisory Committee oversees funding opportunities, and the Rural Communities Opportunity Grant (RCOG) is one of the programs offered; and

WHEREAS, the RCOG empowers rural communities to take responsibility for economic development planning, projects, and activities, and to manage their unique opportunities; and

WHEREAS, pursuant to the State of Utah Code Section 63N-4-801, Morgan City Redevelopment Agency (RDA) is a specific boundary inside Morgan City, which is a rural municipality and therefore eligible for the RCOG; and

WHEREAS, the RDA will be submitting an application for the RCOG and is requesting \$600,000.00 and has match money of \$275,985.55 in the RDA for a total project cost of \$875,985.55; and

WHEREAS, the RDA has an opportunity to purchase land and has completed concept and engineer's estimates to create an alleyway to expand access to the Historic Downtown; and

WHEREAS, the City has recently received a Historic District designation from the National Park Service and has established Historic District Committee to promote Morgan City and its Historic Downtown; and

WHEREAS, the RDA is ready to move forward and has the ability to complete the project in a one-year time frame; and

WHEREAS, the funds from the RCOG will be used to create an alleyway to expand access to the businesses in Historic Downtown and by providing rear business access, traffic flow, public parking, and patio space; and

WHEREAS, the RCOG requires a 30% match, and the RDA is committed to complete the construction of the project and provide the required matching funds; and

WHEREAS, the Board of the Morgan City Redevelopment Agency has determined it to be in the best interest of the City and the RDA to adopt and approve an application for the Rural Communities Opportunity Grant.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE MORGAN CITY REDEVELOPMENT AGENCY AS FOLLOWS:

1. That the Morgan City Redevelopment Agency adopted and approved the application to the Utah Governor's Office of Economic Opportunity (GO UTAH) for the Rural Communities Opportunity Grant.
2. That the RDA is committed to complete the construction of the project and provide the

required matching funds.

3. That Ty Bailey, Executive Director, of the RDA is authorized to sign and submit the application for the Rural Communities Opportunity Grant.

PASSED AND ADOPTED by the City Council of Morgan, Utah, this 14th day of November, 2023.

ATTEST:

STEVE GALE, Chair

DENISE WOODS, Agency Secretary

BOARD VOTE AS RECORDED:

	Aye	Nay	Excused
Boardmember London	_____	_____	_____
Boardmember Wardell	_____	_____	_____
Boardmember Turner	_____	_____	_____
Boardmember Richins	_____	_____	_____
Boardmember Alexander	_____	_____	_____

(In the event of a tie vote of the Council):

Chair Gale	_____	_____
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425 EAST BUSINESS ACCESS IMPROVEMENTS

Construct paved alley with sidewalk and landscaping

Date: October 23, 2023

Budgetary Estimate

Location:
425 East
125 N to Commercial St



Item	Description	Qty	Unit	Unit Price	Total
General					
1	Mobilization	1	LS	\$50,000.00	\$50,000.00
2	Traffic control	1	LS	\$5,000.00	\$5,000.00
3	Storm water pollution controls and construction BMPs	1	LS	\$5,000.00	\$5,000.00
4	Asphalt saw-cut	90	lf	\$3.50	\$315.00
5	Excavate to subgrade (16")	28,000	sf	\$0.75	\$21,000.00
6	Furnish and compact UTBC under pavement and curb (8"-10")	1,400	ton	\$36.00	\$50,400.00
7	Construct pedestrian curb edging	1,500	lf	\$36.00	\$54,000.00
8	Decorative concrete pavement	15,000	sf	\$12.00	\$180,000.00
9	Concrete sidewalk (6" thick)	4,500	sf	\$12.00	\$54,000.00
10	ADA ramp	4	ea	\$1,750.00	\$7,000.00
11	Construct new fire hydrant	1	ea	\$10,000.00	\$10,000.00
12	Raise sewer manhole to grade with concrete collar	1	ea	\$1,500.00	\$1,500.00
13	Raise valve box to grade with concrete collar	2	ea	\$1,200.00	\$2,400.00
14	Street signs (traffic control, warning)	10	ea	\$900.00	\$9,000.00
15	Pavement striping	1	LS	\$2,000.00	\$2,000.00
16	Pedestrian / landscape lighting	15	ea	\$1,100.00	\$16,500.00
17	New street light	3	ea	\$7,000.00	\$21,000.00
18	Landscaping	2,500	sf	\$12.00	\$30,000.00
19	Concrete drive approach (2 total)	360	sf	\$14.00	\$5,040.00
20	Storm drain inlet box	4	ea	\$4,200.00	\$16,800.00
21	15" RCP storm drain pipe	400	lf	\$65.00	\$26,000.00
22	Stormwater storage system (StormChamber)	1	LS	\$40,000.00	\$40,000.00
23	Pedestrian protection bollards / barriers	30	ea	\$1,500.00	\$45,000.00
24	Sewer service lateral	18	ea	\$2,500.00	\$45,000.00
25	Culinary water service lateral	18	ea	\$1,500.00	\$27,000.00

Subtotal =	\$723,955.00
10% contingency =	\$72,395.50
5% Project Planning, Design, and Engineering =	\$36,197.75
6% Construction Management =	\$43,437.30
TOTAL =	\$875,985.55

Note: Quantities do not include parking or improvements on the south side of the access road.

MORGAN CITY - WOONERF CONCEPT E 092023

10' PED R.O.W.

160 feet

120

80

40

0

1" = 40'



