



# **RDA MEETING**

**08-22-23**

**(9:15 p.m. - or  
Immediately Following  
MBA Meeting)**



**MORGAN CITY REDEVELOPMENT AGENCY AGENDA**  
**AUGUST 22, 2023 – 9:15 P.M. or Immediately Following MBA Meeting**  
**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 9:15 p.m. or immediately following the MBA meeting on August 22, 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 – May 9, 2023; and
  - B. Minutes of the Morgan City Redevelopment Agency Meeting – August 8, 2023.
3. **CLOSED SESSION**
  - A. Strategy session to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares.
4. Adjournment

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- This meeting will also be live streamed via [morgancityut.org](http://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 **21<sup>st</sup> day of August, 2023** at Morgan City Hall, on the Utah State Public Notice Website, at [morgancityut.org](http://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

MAY 9, 2023; 5:45 P.M.

### CHAIR AND BOARD MEMBERS PRESENT:

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

### STAFF PRESENT IN-PERSON:

Ty Bailey, City Manager; Gary Crane, City Attorney, Denise Woods, Agency Secretary

### EXCUSED:

Eric Turner

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](http://morgancityut.org).

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

### APPROVAL OF AGENDA

**MOTION:** Board Member Richins moved to approve the agenda.

**SECOND:** Board Member London

The vote was 4 ayes; The motion passed unanimously to approve the agenda; Board Member Turner was absent.

### MINUTES

**MOTION:** Board Member London moved to approve the minutes of the Morgan City Redevelopment Agency Meeting on December 13, 2022.

**SECOND:** Board Member Wardell

**Discussion on the motion:** No discussion.

The vote was 4 ayes; The motion passed unanimously to approve the minutes of the Morgan City Redevelopment Agency Meeting held on December 13, 2022; Board Member Turner was absent.

### PUBLIC HEARINGS

- A. Open and Adjust the 2022 – 2023 Fiscal Year Budget
- B. Adoption of the Tentative Budget for the Morgan City Redevelopment Agency for the 2023 – 2024 Fiscal Year and Set a Date for Final Approval

**MOTION:** Board Member Alexander moved to open the public hearing to open and adjust the 2022 – 2023 fiscal year budget and to adopt the tentative budget for the Morgan City Redevelopment Agency for the 2023 – 2024 fiscal year and set a date for final approval

**SECOND:** Board Member Richins

**Discussion on the Motion:** No discussion.

Vote was 4 ayes; Motion passed unanimously to open the public hearing to open and adjust the 2022 – 2023 fiscal year budget and to adopt the tentative budget for the Morgan City Redevelopment Agency for the 2023 – 2024 fiscal year and set a date for final approval; Board Member Turner was absent;

**Public Comment:** No public comment.

**MOTION:** Board Member Wardell moved to close the public hearing.

**SECOND:** Board Member London

**Discussion on the Motion:** No discussion.

Vote was 4 ayes; Motion passed unanimously to close the public hearing; Board Member Turner was absent.

## **ACTIVE AGENDA**

### **OPEN AND ADJUST THE 2022 – 2023 FISCAL YEAR BUDGET – RESOLUTION R23-12**

Ty Bailey, City Manager, explained the current year budget had been amended to reflect actual amounts received from the County and the School District. He stated the payments to the hotel, County and School District had been made and the RDA purchased water rights this year.

He stated the tentative budget for the 2023 – 2024 fiscal year followed the same pattern but would allow for one more project within the boundary of the RDA. He suggested the RDA continue putting money aside and possibly entertain a proposal to start doing infrastructure. He also mentioned the increase in line-item Professional and Technical for assistance from Zions Bank on the annual report for the RDA

**Gary Crane, City Attorney, arrived at 5:53 p.m.**

Ty said all the buildings on Commercial Street had been renovated or were in the process of being renovated. The remodel of the Vallis Hotel was the only project the RDA was still obligated to do once it was finished. He suggested a budget for infrastructure would help with streets and possibly do a study to start working on realigning properties on the backside of Commercial Street to help with traffic flow.

Board Member Alexander asked how much of the \$165,000 in line-item Business Loan/Grants was committed.

Ty stated \$128,700 was committed for the hotel payment.

Board Member Richins reported the entities on the COG had expressed their support of the RDA and its performance the last several years.

**MOTION:** Board Member London moved to adopt Resolution R23-12 – A resolution opening and adjusting the 2022 – 2023 fiscal year budget for the Morgan City Redevelopment Agency.

**SECOND:** Board Member Alexander

**Discussion on the Motion:** No discussion.

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

Vote was 4 ayes; Motion passed unanimously to adopt Resolution R23-12 – A resolution opening and adjusting the 2022 – 2023 fiscal year budget for the Morgan City Redevelopment Agency; Board Member Turner was absent.

**ADOPTION OF TENTATIVE BUDGET FOR THE MORGAN CITY REDEVELOPMENT AGENCY CITY FOR THE 2023 – 2024 FISCAL YEAR AND SET A DATE FOR FINAL APPROVAL – RESOLUTION R23-13**

**MOTION:** Board Member Alexander moved to adopt Resolution R23-13 – A resolution adopting the tentative budget for the Morgan City Redevelopment Agency for the fiscal year beginning July 1, 2023 and ending June 30, 2024 and setting a date of June 27, 2023 at 5:45 p.m., for a public hearing to hear interested persons prior to adopting the final budget.

**SECOND:** Board Member Richins

**Discussion on the Motion:** No discussion.

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

Vote was 4 ayes; Motion passed unanimously to adopt Resolution R23-13 – A resolution adopting the tentative budget for the Morgan City Redevelopment Agency for the fiscal year beginning July 1, 2023 and ending June 30, 2024 and setting a date of June 27, 2023 at 5:45 p.m., for a public hearing to hear interested persons prior to adopting the final budget; Board Member Turner was absent.

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

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Denise Woods, Agency Secretary

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STEVE GALE, Chair

These minutes were approved at the August 22, 2023 meeting.

# DRAFT

## MINUTES OF MORGAN CITY REDEVELOPMENT AGENCY MEETING

AUGUST 8, 2023; 6:45 P.M.

### CHAIR AND BOARD MEMBERS PRESENT:

Chair Steve Gale, Tony London, Eric Turner, and  
Dave Alexander

### STAFF PRESENT IN-PERSON:

Ty Bailey, City Manager; Denise Woods, Agency  
Secretary

### STAFF PRESENT ELECTRONICALLY:

Gary Crane, City Attorney

### EXCUSED:

Jeff Wardell and Jeffery Richins

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

### APPROVAL OF MEETING AGENDA

**MOTION:** Board Member Alexander moved to approve the agenda.

**SECOND:** Board Member London

Vote was 3 ayes; Motion passed unanimously to approve the agenda; Board Member Wardell and Board Member Richins were absent.

### PUBLIC HEARING

**A. ADOPTION OF THE 2023 – 2024 FISCAL YEAR BUDGET BEGINNING JULY 1, 2023  
AND ENDING JUNE 30, 2024 FOR THE MORGAN CITY REDEVELOPMENT AGENCY  
– RESOLUTION R23-26**

**MOTION:** Board Member Alexander moved to open the public hearing.

**SECOND:** Board Member Turner

**Discussion on the Motion:** No discussion.

Vote was 3 ayes; Motion passed unanimously to open the public hearing to discuss the 2023 – 2024 fiscal year budget beginning July 1, 2023 and ending June 30, 2024 for the Morgan City Redevelopment Agency; Board Member Wardell and Board Member Richins were absent;

**Public Comments:** No public comment.

**MOTION:** Board Member Alexander moved to close the public hearing.

# DRAFT

**SECOND:** Board Member Turner

**Discussion on the Motion:** No discussion.

Vote was 3 ayes; Motion passed unanimously to close the public hearing regarding the 2023 – 2024 fiscal year budget for the Morgan City Redevelopment Agency; Board Member Wardell and Board Member Richins were absent;

**ADOPTION OF THE 2023 – 2024 FISCAL YEAR BUDGET BEGINNING JULY 1, 2023 AND  
ENDING JUNE 30, 2024 FOR THE MORGAN CITY REDEVELOPMENT AGENCY -  
RESOLUTION R23-26**

Ty Bailey, City Manager, stated there were no changes in the budget for the Morgan City Redevelopment Agency since the tentative budget was approved in June. He explained there were some problems with what the City received from the County on RDA funds this year so there would be an amended budget to correct those amounts. He stated when the Redevelopment Agency was renewed the terms were renegotiated to a 75% / 25% split and the RDA would receive more money.

**MOTION:** Board Member Alexander moved to adopt Resolution R23-26 – A resolution adopting the 2023 – 2024 fiscal year budget beginning July 1, 2023 and ending June 30, 2024 for the Morgan City Redevelopment Agency.

**SECOND:** Board Member Turner

**DISCUSSION ON THE MOTION:** No discussion.

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

Vote was 3 ayes; Motion passed unanimously to adopt Resolution R23-26 – A resolution adopting the 2023 – 2024 fiscal year budget beginning July 1, 2023 and ending June 30, 2024 for the Morgan City Redevelopment Agency; Board Member Wardell and Board Member Richins were absent.

This meeting was adjourned at 6:48 p.m.

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Denise Woods, Agency Secretary

These minutes were approved at the August 22, 2023 meeting.



