

**MINUTES OF MORGAN CITY  
COUNCIL MEETING**

**OCTOBER 10, 2023; 7:00 P.M.**

**MAYOR AND COUNCILMEMBERS  
PRESENT:**

**Mayor Steve Gale, Tony London, Jeff Wardell, and  
Dave Alexander**

**STAFF PRESENT IN-PERSON:**

**Ty Bailey, City Manager; Gary Crane, City Attorney;  
and Denise Woods**

**EXCUSED:**

**Eric Turner and Jeffery Richins**

**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 – <https://morgancityut.org>.**

This meeting was called to order by Mayor Steve Gale.

The pledge of allegiance was led by Councilmember Alexander.

The opening ceremony was presented by Councilmember London.

**APPROVAL OF MEETING AGENDA**

**MOTION:** Councilmember London moved to approve the agenda.

**SECOND:** Councilmember Wardell

Vote was 3 ayes; Motion passed unanimously to approve the agenda; Councilmember Turner and Councilmember Richins were absent.

**MINUTES AND WARRANTS**

**MOTION:** Councilmember Alexander moved to approve the following:  
City Council and Planning Commission JOINT Work Meeting Minutes –August 22, 2023;  
City Council Meeting Minutes – August 22, 2023; and  
Warrants (09/08/23 – 10/06/23)

**SECOND:** Councilmember London

Vote was 3 ayes; The motion passed unanimously to approve the minutes as written and one set of warrants; Councilmember Turner and Councilmember Richins were absent.

**CITIZEN COMMENTS**

No comments given.

## ACTIVE AGENDA

### CERTIFICATION OF ANNEXATION PETITION FOR 54.36 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 555 WEST OLD HIGHWAY ROAD, 936 NORTH 700 EAST, 1075 NORTH 700 EAST, AND 1050 NORTH 600 WEST, MORGAN, UTAH 84050 AS REQUESTED BY LISA C. PREECE

Councilmember London referred to the City Engineer's Memorandum regarding the annexation which was in the packet. He read bullet point number 4 which stated:

The County may want the City to annex the road east of I-84 (1100North). This road needs significant repairs. It may need complete reconstruction. That could be a burden if owned by the City.

Councilmember London asked if the City would inherit the road along with this annexation.

Ty, City Manager, said yes, but any improvements to the road would be completed at the time of development, i.e., curb, gutter, sidewalk, and widened to meet City standards. He explained the City was currently contributing to the maintenance of the road since the City used it to access the Sewer Lagoons.

Gary Crane, City Attorney, stated the City could require the developer to improve the road if they wanted to develop the property. He stated it was a large parcel of property and the improvements needed to be adequate to service the annexed property. He said it would be an exaction appropriate for that size of development.

Ty stated the City could ask for the road as part of the annexation but without a plan for development of the property the City wouldn't know the design of the road, i.e., entrances, stub outs, curb, gutter, sidewalk, and storm drain. He explained the improvements would be for half the road, whichever side developed, and the most appropriate time to require those improvements would be at the time of development.

Gary said usually with an annexation there is a rezone and a subdivision which was proposed in conjunction with the annexation, but in this case, there was a contractual commitment to annex properties with their existing homes. He said to impose the exaction on the property owners without any development would be excessive. He explained as long as it is a government purpose, and the improvements were needed due to the impact of a subdivision and there was a rough proportionality between the impact being caused the City was within it's right to require the developer to install the improvements.

Ty explained the City's sewer main was located at the bottom corner of the property on 1100 North, North of I-84 and the railroad, and the water line, which serviced the homes listed in the annexation petition, was located on 700 East and it was repaired approximately three years ago.

Councilmember London referred again to the City Engineer's Memorandum which stated it may be necessary for a building permit for new construction or substantial renovation. He asked if the City would require the payment of impact fees and connections fees for the new home.

Ty stated depending on the development the property owner may be required to upsize their own water main. He stated the proposal was to bring the sewer main up to the homes and there was a current water main which could be extended down into the properties. He said once the property owners had brought the sewer main up to their properties, the City would provide five connections. He explained once the properties were annexed into the City boundary, they wouldn't be allowed to have a septic tank because the parcel

wouldn't be more than one and a half acres. He suggested the annexation agreement clarify all of the issues regarding the annexation and also any subdivision approval of the properties.

Gary explained the meeting tonight was the second step in the annexation process where the City Recorder would certify to the Council that the signatures on the annexation plat were correct and they were the proper property owners. He stated the next step would be the zoning designation through the Planning Commission, then there would be a public hearing before the City Council for the annexation and approval of the annexation agreement which would outline the issues discussed.

Ty explained the other three issues noted on the City Engineer's Memorandum:

- There was no storm water utility line to serve the property and future development would need to provide a storm water outfall to the Weber River. This was a future development concern and not an annexation concern.
- Development of the area adjacent to the Weber River would be subject to the City's floodplain ordinance. The floodplain and floodway only affect a small portion of the proposed annexation property.
- Part of the annexation property was between the railroad tracks and the Weber River and didn't have public access. Development of this property would need to extend new roadways to provide access. The existing private farm-use access at the railroad tracks may have limited use depending on railroad policy. This issue will be discussed with future development.

Ty said the items listed in the Memorandum were for awareness for future development and the City's Development Standards would take care of those issues. He stated the issues regarding future development weren't concerns for the annexation.

Councilmember Alexander suggested including the City Engineer's concerns be addressed and outlined in the annexation agreement, so the property owners were aware of the concerns/issues for future development of the property.

**MOTION:** Councilmember London moved to approve the Certificate of Annexation for 54.36 acres of property located at approximately 555 West Old Highway Road, 936 North 700 West, 1075 North 700 West, and 1050 North 600 West, Morgan, Utah as requested by Lisa C. Preece.

**SECOND:** Councilmember Wardell

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

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

Vote was 3 ayes; Motion passed unanimously to approve the Certificate of Annexation for 54.36 acres of property located at approximately 555 West Old Highway Road, 936 North 700 West, 1075 North 700 West, and 1050 North 600 West, Morgan, Utah as requested by Lisa C. Preece Councilmember Turner and Councilmember Richins were absent.

## **CITY REPORTS**

### **CITY COUNCIL**

Councilmember London complimented City Staff regarding the condition of the park and cemeteries. Discussed what was currently being done and the issue regarding the water pump at the South Cemetery.

Ty mentioned the City would be taking over maintenance of the Pheasant Run Pond and some work to be done around the new Young Street Bridge.

**Gary Crane left the meeting at 7:39 p.m.**

### **CITY MANAGER**

### **PROJECT UPDATES**

**Turner Ditch Piping Project – Settlement Agreement** – Ty stated the project had been bid out and the developer had created a bond for the project. The bid for the project was \$14,100.00. He stated the piping of the ditch was part of the Settlement Agreement.

**Pheasant Run Subdivision** – Ty explained the City had met with the developer of the Pheasant Run Subdivision and gone through the final punch list from the City Engineer. He said several items were discussed and when the developer came to the Council for conditional acceptance there were going to be a couple of items which will not be required until spring.

**Personnel** – Ty stated a new cleaning service for the building had been hired.

**McDonalds** – Ty reported on the grand opening/ribbon cutting for McDonalds.

**StreetScan** – Ty said they would begin scanning the City streets and sidewalks on the 16<sup>th</sup>. He said this would build a database of the conditions of our streets and sidewalks.

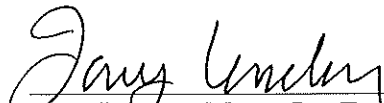
**Young Street Bridge Bond** – Ty explained the City would be drawing down approximately \$2.4 Million from the \$4 Million bond on the Young Street Bridge. He stated the money would be put in the Capital Project Fund and the County was working on an agreement through COG to pay \$1.25 Million of the bond payments.

Councilmember London mentioned the COG had recommended the agreement to the County and the County would vote on it at a County Commission meeting.

**Commercial Street Trail** – Ty stated the City still had \$78,000.00 in the grant for the trail in the spring and he was working on another trail grant for other trail improvements. He mentioned the School District would put in a trail when they installed the overflow parking lot. The trail/dirt path would connect back up to 100 South. From 100 South you could walk on that trail and get back to the ball games.

This meeting was adjourned at 7:58 p.m.

  
Denise Woods, City Recorder

  
Tony London, Mayor Pro Tem

These minutes were approved at the November 14, 2023 meeting.