



MBA MEETING

08-22-23

**(9:00 p.m. – or Immediately
Following City Council
Meeting)**



**MUNICIPAL BUILDING AUTHORITY OF MORGAN CITY AGENDA
AUGUST 22, 2023 – 9:00 P.M. or Immediately Following City Council Meeting
MORGAN, UTAH**

PUBLIC NOTICE is hereby given that the Municipal Building Authority 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 9:00 p.m. or immediately following the City Council meeting on August 22, 2023.

1. **CALL TO ORDER AND APPROVAL OF AGENDA**

- A. Welcome – Steve Gale, Chair
- B. Approval of Meeting's Agenda

2. **CONSENT AGENDA**

- A. Minutes of the Municipal Building Authority of Morgan City – May 9, 2023;
- B. Minutes of the Municipal Building Authority of Morgan City – July 11, 2023; and
- C. Minutes of the Municipal Building Authority of Morgan City – August 8, 2023.

3. 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 Municipal Building Authority 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 **21st day of August, 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

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MINUTES OF MORGAN CITY MUNICIPAL BUILDING AUTHORITY MEETING

MAY 9, 2023; 5:30 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; Denise Woods, Agency Secretary

EXCUSED:

Eric Turner, Gary Crane

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 Wardell

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 Municipal Building Authority Meeting – December 13, 2022.

SECOND: Board Member Richins

Discussion on the motion: No discussion.

The vote was 4 ayes; The motion passed unanimously to approve the minutes of the Morgan City Municipal Building Authority 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 Municipal Building Authority of Morgan City 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 Municipal Building Authority of Morgan City for the 2023 – 2024 fiscal year and set a date for final approval

SECOND: Board Member Wardell

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 Municipal Building Authority of Morgan City for the 2023 – 2024 fiscal year and set a date for final approval; Board Member Turner was absent;

Public Comment: No public comments.

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

SECOND: Board Member Richins

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 M23-10

Ty Bailey, City Manager, changes made to the 2022 – 2023 fiscal year budget for the Municipal Building Authority of Morgan City (MBA), i.e., office expenses and supplies and professional services. He stated overall the expenses were not over budget and there wasn't any proposed changes to the revenue. He explained the lease payment was from Weber Morgan Health Department and Weber Human Services and there would be a journal entry each year for each department's lease for their office space to the MBA. He explained ownership of all the buildings was transferred to the MBA and it would be a landlord/tenant relationship.

Board Member London asked regarding the amount of \$125,000 in capital outlay.

Ty said it would cover projects which involved any of the City offices/buildings which were leased from the MBA, i.e., this year work was done on the shop and a new records room was being constructed downstairs in the City building. The next project would be restroom facilities at the Transfer Station.

MOTION: Board Member London moved to adopt Resolution M23-10 – A resolution opening and adjusting the 2022 – 2023 fiscal year budget for the Morgan City Municipal Building Authority.

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 M23-10 – A resolution opening and adjusting the 2022 – 2023 fiscal year budget for the Morgan City Municipal Building Authority; Board Member Turner was absent.

ADOPTION OF TENTATIVE BUDGET FOR THE MUNICIPAL BUILDING AUTHORITY OF MORGAN CITY FOR THE 2023 – 2024 FISCAL YEAR AND SET A DATE FOR FINAL APPROVAL

MOTION: Board Member London moved to adopt Resolution M23-11 – A resolution adopting the tentative budget for the Moran City Municipal Building Authority for the fiscal year beginning July 1, 2023 and ending June 30, 2024 and setting a date of June 27, 2023, at 5:30 p.m., for a public hearing to hear interested persons prior to adopting a final budget.

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 M23-11 – A resolution adopting the tentative budget for the Moran City Municipal Building Authority for the fiscal year beginning July 1, 2023 and ending June 30, 2024 and setting a date of June 27, 2023, at 5:30 p.m., for a public hearing to hear interested persons prior to adopting a final budget; Board Member Turner was absent.

This meeting was adjourned at 5:43 p.m.

Denise Woods, Agency Secretary

STEVE GALE, Chair

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

DRAFT

MINUTES OF THE MUNICIPAL BUILDING AUTHORITY OF MORGAN CITY MEETING

JULY 11, 2023; 5:49 P.M.

CHAIR AND BOARD MEMBERS PRESENT:

Chair Steve Gale, Eric Turner, Jeff Wardell, and Dave Alexander

STAFF PRESENT IN-PERSON:

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

EXCUSED:

Tony London 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 – morgancityut.org.

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

APPROVAL OF MEETING AGENDA

MOTION: Board Member Turner moved to approve the agenda.

SECOND: Board Member Wardell

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

ITEMS FOR DISCUSSION/APPROVAL

LEASE BETWEEN MUNICIPAL BUILDING AUTHORITY OF MORGAN CITY AND MORGAN COUNTY FOR THE LEASE OF THE HISTORIC MORGAN CITY TRAIN DEPOT – RESOLUTION M23-22

Ty Bailey, Executive Director, stated he had attended the County meeting and they adopted the Lease after several wording changes. He stated the County would be leasing the Train Depot for five years and then a renewal process of the Lease would begin. He explained the rent and utility payments for the first five years would be covered by money the City received from the Rural Opportunities Grant. He stated there would be offices for the County and they would be operating a Visitor's Center and a little gift shop for the City. He said it would be open a minimum of three hours a day Monday through Friday year-round, but if they noticed a demand, they would adjust their schedule to accommodate more people. He stated the rent amount was determined by the Municipal Building Authority and it was based off of square feet. He stated the County would be required to provide internet. He said the City would provide a conference table and shelves through the grant.

Gary Crane, City Attorney, arrived at 5:55 p.m.

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MOTION: Board Member Turner moved to adopt and approve Resolution M23-22 – A resolution adopting and approving a Lease Between the Municipal Building Authority of Morgan City and Morgan County for the Historic Morgan City Train Depot.

SECOND: Board Member Wardell

Discussion on the Motion: No discussion.

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

Vote was 3 ayes; Motion passed unanimously to adopt and approve Resolution M23-22 – A resolution adopting and approving a Lease Between the Municipal Building Authority of Morgan City and Morgan County for the Historic Morgan City Train Depot; Board Member London and Board Member Richins were absent.

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

Denise Woods, Agency Secretary

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

DRAFT

MINUTES OF THE MUNICIPAL BUILDING AUTHORITY OF MORGAN CITY MEETING

AUGUST 8, 2023; 6:30 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

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 Turner

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 MUNICIPAL BUILDING
AUTHORITY – RESOLUTION M23-25**

MOTION: Board Member London 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 Municipal Building Authority; Board Member Wardell and Board Member Richins were absent;

Public Comments: No public comments.

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

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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 Municipal Building Authority; 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 MUNICIPAL BUILDING AUTHORITY – RESOLUTION M23-25

Ty Bailey, City Manager, explained the Municipal Building Authority was implemented last year and each department paid rent for the space they used and it supported maintenance and improvements of the City buildings. He stated the new records room had been completed this year from these funds. He stated there was a contribution of Ninety Thousand Dollars (\$90,000.00) since the tentative budget was approved. He said this was due to the finalization of the Lease Agreement with the County Historic Society for the Train Depot through a grant which covered 5 years rent and utilities for the Train Depot. He stated the main focus this coming year was to remodel the Council Chambers from this fund, i.e., tables, chairs, desk, etc.

Discussion regarding the possibility of using this fund for building a new City Shop. Ty explained that would be done through the capital improvements fund and would most likely require a bond. This fund was mostly for maintenance.

Ty stated the Weber Morgan Health Department and Weber Human Services were housed in the basement and the monthly lease payments went into this fund.

MOTION: Board Member London moved to adopt Resolution M23-25 – A resolution adopting the 2023 – 2024 fiscal year budget beginning July 1, 2023 and ending June 30, 2024 for the Morgan City Municipal Building Authority.

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 M23-25 – A resolution adopting the 2023 – 2024 fiscal year budget beginning July 1, 2023 and ending June 30, 2024 for the Morgan City Municipal Building Authority; Board Member Wardell and Board Member Richins were absent.

This meeting was adjourned at 6:41 p.m.

Denise Woods, Agency Secretary

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

