

Work Session
06-23-15

MINUTES OF WORK SESSION MEETING HELD BY MORGAN CITY COUNCIL IN REGULAR
SCHEDULED OPEN PUBLIC SESSION ON TUESDAY, JUNE 23, 2015 AT 5:30 P.M., IN THE COUNCIL
ROOM OF THE CITY OFFICE LOCATED AT 90 WEST YOUNG STREET

Present: Mayor, Ray W. Little.

Council Members: Tony London, Jeff Wardell, and Mike Kendell.

Excused: Council Members: Fran Hopkin and Shelly Betz.

City Staff: none

Others present: Cheri Jensen; Aaron Wingle; and Jennifer Vesper, Morgan County News.

Due to the lack of quorum, this meeting did not convene until 6:10 p.m.

This meeting was called to order by Mayor, Ray W. Little.

Items for Discussion

Mayor Little stated item #6 regarding the zone change request has been removed from the agenda.

Resolution #15-24

Open and Adjust 14-15 Budgets

This resolution will make adjustments to the current fiscal year budget which ends June 30th. There are only two adjustments being made – one to the perpetual care account and one for RDA tax increment monies received. The State has adopted new accounting guidelines for RDA tax increment funds; these will now have to be received by the general fund and transferred into the RDA.

Resolution #15-23

Approval of Jon Cannon Subdivision – Exchange Agreement

This subdivision was approved at the last meeting contingent upon the approval of this agreement. The resolution and agreement are in council packets for review. Jon Cannon is providing property that will allow the City to improve the width of the road on 300 East, next to his new subdivision.

Jeff explained to those present what this agreement provides. This will approve the road by widening it and adding curb and gutter. Jon will install the improvements that are necessary for his subdivision. Jeff is hoping to budget for the City portion of this project in 2016.

Resolution #15-25
Approval of Rynell Business Park – Delay Agreements

This development was approved at the last meeting contingent upon the approval of two delay agreements. The members reviewed the agreements that have been drafted. The agreements have been signed by the representative of the land owner and are ready to be recorded. Tony stated there are two agreements - #2 is for the cul-de-sac in the development, the other - #1 is for the improvements along Industrial Road. These agreements state the improvements will be delayed until the rest of the area is improved and adjacent improvements are installed.

Mike asked if there should be something added to the agreement about the area that was designated for utility easements, etc. Mayor Little noted the motion to approve the development included what Mike is referring to. The members could add this language if desired. Mayor Little stated there was a lengthy discussion about improvements that should be required in a manufacturing/industrial area. He has asked staff to contact other cities and see what their requirements are for these types of areas. They would like to have the Planning Commission look at these and consider changes.

Mike stated he feels the language needs to be added regarding the 2 foot area that is to be designated as non-buildable and only used as a buffer zone. This will be done when a motion is made to approve the documents. Mayor Little asked Mike if he would help gather information on configurations that work for industrial areas so changes can be considered for the requirements in the ordinances.

Mike stated he was upset over this item at the last meeting, he feels an industrial area can be made to look nice and be safe. It has been stated that sidewalks and other improvements often hinder safety in industrial zones. He feels this is not the case. Jeff stated he does feel they need to have the Planning Commission look at this and consider changes.

Tony stated there needs to be some wording changes to the resolution – it is Rynell Business Park, not Rynell Commercial Subdivision. These changes will be made.

Young Chrysler
Conditional Acceptance/Escrow Release

The City engineer has recommended this development be given conditional acceptance and has provided an escrow release approval that will release all funds that are available to be released at this time. Jeff reviewed this item with those present. The escrow release will be in the amount of \$21,195.71, and will leave \$33,654.23 in the account for the 10% guarantee, chip and seal, and inspection fees.

Mayor Little stated in the original estimate, there were monies for a seal coat; the City requires a chip and seal coat. This will be done at the end of the year guarantee period. The monies set aside in the escrow account will be used for this, and any additional costs will be paid by the City.

Electric Rate Review Finalization

The City has participated in a study through UAMPS for electric rates. The results of this study were presented in a previous meeting. As part of this study, they can provide a suggested rate schedule if the City wants them to. They need some information from the City to do this final part. Some items they need information on are (1) how to increase rates – or what percentage if it is to be done over in phases, and (2) if they want to re-instate the customer charge that was removed.

There is a substation that has been scheduled to be constructed within the next few years. There was discussion about the actual cost for this improvement will be versus what has been presented. Mayor Little stated they could take no action on rate increases; they could have the rate study completed and implement them, or implement parts of the increase. These are the items that need to be decided by the members.

Mike stated that he feels there needs to be a base rate set to cover the costs of operating the system, and then the kilowatt hour charge could be adjusted. This is what the company that provided the study suggested. Mayor Little stated the items that were discussed when he, Paul and Fran had a conference call with the company that did the study. He stated the final item they want the members to give input on is regarding small commercial rates being subsidized by the large commercial and residential customers. Mayor Little stated he was provided with a spreadsheet the members can use to see how these changes would affect customers on different rate schedules. He will e-mail this to the members for them to review.

This item will be put on a future agenda for further discussion.

Zone Change Request – from R-1-8 to RM-15 and RM-15 to R-1-8 at approximately 700 East Great View Drive and 800 East 650 North

This item was removed from the agenda at the developer's request.

Ordinance #15-08
Amending Section 10-10-8 of City Code
Screening, Fencing, Clear View

Tony stated the fence ordinance has been discussed over the past year by the Planning Commission and staff. There were several areas that were conflicting in the existing ordinance. The Planning Commission sent a fence ordinance to the members for approval several months ago; it was not approved due to staff concerns about enforcing it. There has since been several discussions and changes made, and the Planning Commission has approved this draft and sent it to the Council for consideration. This has also been approved by Mark Schmid, Building Official.

Tony reviewed the major changes that are being made and recommends this ordinance be adopted. There is a public hearing scheduled on this matter during the council meeting agenda. Mark has also drafted an application that will be used for fence permits and the schematic will be included with this application.

Council Department Review

This item was not discussed.

Financial Statement Review

This item was not discussed.

Attorney Crane

Council Training

Attorney Crane was not present for this meeting, this item was not discussed.

This meeting was adjourned at 7:00 p.m.


Julie A. Bloxham, Recorder

These minutes were approved at the 07-14-15 meeting.