

Council Meeting  
08-25-15

MINUTES OF MEETING HELD BY MORGAN CITY COUNCIL IN REGULAR SCHEDULED OPEN PUBLIC SESSION ON TUESDAY, AUGUST 25, 2015 AT 7:00 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, Mike Kendell and Fran Hopkin.  
(Vacancy on Council due to resignation of Shelly Betz)

City Staff: Gary Crane, Attorney.

Others present: William Cobabe; Danny McBride; Sadie McBride; Jamie Grandpre; Gina Grandpre; Gordon Tolley; Jennifer Vesper, Morgan County News; Dave Jones; Chanelle Jones; Todd Platt; and Melissa Platt.

Note: The August 11<sup>th</sup> meeting was not held due to lack of a quorum.

This meeting was called to order by Mayor, Ray W. Little at 7:35 p.m.

The opening ceremony was presented by Mike Kendell.

The pledge of allegiance was led by Jeff Wardell.

**Minutes and Warrants**

MOTION: Tony London moved to approve the minutes of the July 28, 2015 meeting and three sets of warrants.

SECOND: Jeff Wardell.

Discussion on motion: Mike stated on page two of the work session minutes for 07-28-15, there is a sentence that was only being made as an example. This is regarding the recreation contract – the minutes will be changed to reflect the negotiations are not final and the terms of the contract are still being defined.

VOTE ON MOTION: 4 ayes.

**Presentations**

**Interview of Applicants for Vacant Council Position**

There are two individuals that applied to fill the vacant position on the City Council left by the resignation of Shelly Betz. These two are in attendance tonight to be interviewed by the Mayor and Council.

Mayor Little explained the process that will be followed for filling this vacancy. There are a set of questions that will be asked of each candidate. He stated they will follow the alphabetical

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order set by the State for last names. Ballots will be cast and Attorney Crane and Julie Bloxham, Recorder will be asked to count the ballots.

Jeff Wardell asked to recuse himself from this process due to a conflict.

The questions that will be asked of each candidate are:

1. Tell us a little about yourself; what assets do you have that would make you a good candidate for this position?
2. Why are you interested in service on the City Council at this time?
3. What do you feel is a major issue facing the City right now, and what are your ideas on how to address it?
4. What are some examples of what you feel makes for a successful and livable community?

**Danny McBride**

Danny introduced himself and his wife, Sadie to those present.

Question #1 – Danny stated he was born and raised on a farm in Burley, Idaho. He went to school at Utah State University and obtained a degree in agriculture. He has worked with the Utah State University extension and currently works with Department of Agriculture. He is an area resource conservationist. He met his wife while attending school in Logan. They lived there until they finished school and built a home in Brigham City.

His wife and her family have been long-time residents of Morgan and they were able to move back to Morgan approximately a year ago. He feels one of his assets are that he has met a lot of good people in the natural resources area and has had interactions with the Division of Water Quality and other divisions that may give him an insight into what applies to Morgan. He also is aware that some of these interactions may cause a conflict.

He feels he has a good work ethic from being brought up on a farm. The belief he was brought up with was hard work and service.

Question #2 – Danny stated he read in the local newspaper about the vacancy and the upcoming elections for the City Council. He continued to think about it and what he could contribute if he was put on the Council. He wants to be a part of the community and give back to make it a great place to continue to live. They are planning on living here for a long time, raising their family of four children.

Question #3 - He feels one of the major issues is one that was discussed earlier tonight – the economic growth of the community. Every time he mentions to someone that he lives in Morgan they state they would love to live here. There needs to be preservation of the heritage of the City, but they have to look for growth and try to obtain businesses and have economic growth. He found a report on the internet that was case studies of small communities and how they can increase their economic viability. He would like to be a part of this process.

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Question #4 – Danny stated there a couple of things he can think of with this question. He feels they need to be prepared for the future generation and try to give them the opportunity to help them reside here when they get out of school. If a person goes to school and obtains an education, they can bring back that to the community. He feels they need to look at protecting green space available to the residents. There are a lot of opportunities to preserve the agricultural part of the community and still allow growth. There needs to be ways to allow persons to continue to be able to live here, affordable housing needs to be available. There needs to be diversity in housing for all needs. He feels Morgan City can continue to be on the forefront of these areas and utilize them to benefit the residents.

Mayor Little asked if there was anything else Danny would like the members to know about him. He stated he would love to serve and is planning on being in the community for a long time. He would love to serve and if he is not put into this position he will continue to look at other ways to serve.

**F. William Cobabe**

Bill introduced himself and thanked the members for their consideration of him filling this vacancy.

Question #1 - Bill stated he was born in California He graduated from high school and went on an LDS Mission. He attended the University of Utah where he got his bachelor degree of Science, and went on to obtain a Masters in Urban Planning. He originally attended school wanting to go into architecture and along the way found that he really wanted to be in planning. His emphasis was urban design, historical preservation and land use law. During his schooling he had to attend a city council meeting. He fell in love with the small city politics and the council meeting process that is done in the small communities. It is truly where one person can make a difference.

He currently works for Morgan County in the planning department and this has been an incredible experience. He gave a background of employment he was at in Oregon and Texas before he came back to Utah.

He feels in addition to his education and experience he has a great speaking ability and is able to convey a vision.

Question #2 – Bill stated he loves Morgan and agrees with Danny that this is an incredible place to live. He and his wife cannot believe how lucky they are to live in this community. He would like to give back to the community. He feels working for Morgan County would be an asset and he would be able to help the relationship between the City and County.

Question #3 – Bill stated the experience with other communities around the country gives him a different perspective on how to address problems. He feels there needs to be a good look at infrastructure – such as the sewer lagoons that were discussed earlier. Clean water and waste are two services the City provides that are not “fluff”, they are necessary. The infrastructure needs to be available for future growth. Another item that is crucial is road infrastructure. He feels affordable housing does need to be addressed. There are a lot of people that cannot afford to live here in Morgan.

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Question #4 – Bill stated there are four things that make a successful community – 1 - (library) Morgan has a great one. 2 - (hospital or medical facility) there is one in the City that provides a great service. 3 - (park system) he feels the City has this as well. 4 - (schools) there is an incredible school district here and he feels all four of these are great in our community. He feels they need to reach out to the businesses and do what can be done to help them succeed. He feels there needs to be something done to pull people from other areas into Morgan. A lot of sales dollars go out of our community.

Mayor Little asked if there was anything else Bill would like the members to know about him. Bill stated he loves Morgan and is very passionate about service. He is a member of the Lion's Club and loves the people in the community. He encouraged those who can to become a part of organizations in the community. He is grateful for the consideration to fill this vacancy.

Mayor Little stated he is very thankful for these two individuals applied to fill this position. He feels they both have qualifications that would contribute to the City.

Mayor Little handed ballots to the members, Attorney Crane gathered them. The votes were tallied and it was tied. Due to the tie vote, the Mayor will break the tie.

Mayor Little stated he would vote for Danny McBride. Danny was welcomed to the Council and it was stated he will be sworn in at the next meeting.

**New Business**

**Ordinance #15-09**

**Salary Schedule – Crossing Guards**

Mayor Little gave a background on replacing this person to fill this position when it is available. A current seasonal worker has agreed to fill in as long as he can. This ordinance would increase the pay for the school crossing guards. It has become difficult getting applicants to fill these positions. It is a job that is very important but only takes two hours each day. It is important the crossing guard be there during the allotted time.

The proposed rate would be \$12 per hour. Currently the scale for this position is \$8.24, \$9.27, and \$10.30.

MOTION: Tony London moved to adopt Ordinance #15-09, an ordinance adopting the salary schedule for Morgan City employees, setting the rate for school crossing guards at \$12 per hour.

SECOND: Mike Kendall.

ROLL CALL VOTE: Mike Kendall – aye  
Jeff Wardell – aye  
Tony London – aye  
Fran Hopkin - aye

**Mayor Pro-Tem**  
**Appointment**

Mayor Little suggested the appointment of Tony London to serve as Mayor Pro-Tem. The members approved with Mayor Little making this appointment.

**Resolution #15-27**  
**Vote-By-Mail**

The Council met with Teresa Lake, County Election Officer about the possibility of holding the elections by mail this year. This would be conducted by the County due to the HB 362, transportation funding being put on the ballot. This resolution would approve the "by-mail" election for this year.

Mike asked if this meant there would be no polling place. There will be one polling place, probably at the County building on election day. Fran asked what is being done about promotion about the HB 362. Mayor Little stated there is a process that will need to be followed and information will be provided in a pamphlet to all registered voters. Each registered voter will be sent a ballot. Tony stated that during the discussion with Teresa Lake – it is very possible that all elections will be done by mail or by another avenue in the near future. He feels this would be a good election cycle to try this.

It was questioned how the ballots are determined to be valid. The election judges will validate each ballot by signature – there must be a signature on the return envelope and this will be compared to the signature on record. This resolution only stated the by-mail provision will be used for this year.

MOTION: Tony London moved to adopt Resolution #15-27, a resolution adopting the vote-by-mail election for the 2015 municipal election.

SECOND: Jeff Wardell.

ROLL CALL VOTE: Mike Kendell – aye  
Jeff Wardell – aye  
Tony London – aye  
Fran Hopkin - aye

**Resolution #15-28**  
**Investment Policy**

The City has been told for the past several years there needs to be an investment policy in place. Laurie Moore, Treasurer has drafted the policy that is attached to this resolution. This is basic policy and outlines how the City invests their funds.

Tony questioned who the State Money Management Council is and how they are established. This is a State board and the members are appointed by the Governor. This board set the rules on how cities and other public entities can invest their money. Mike asked how often the

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members would get the reports that show the balances. It was stated the monthly financial statements provided by the Recorder and Auditor have this information.

MOTION: Jeff Wardell moved to adopt Resolution #15-27, a resolution adopting the Morgan City Investment Policy.

SECOND: Tony London.

ROLL CALL VOTE: Mike Kendell - aye  
Jeff Wardell – aye  
Tony London – aye  
Fran Hopkin – aye

**Special Reports**

Tony stated the last “Movie in the Park” will be held Friday evening and the Commercial Street Market will be held on Saturday. Tony asked those present to attend and support these activities.

Mike stated he had some complaints about the Young Auto dealership in regards to noise problems and other items. There are some issues with the planning and development of the property. There are residents that have come tonight to comment on this matter. Some of the questions that have come up are tree replacement, noise and the development of the property in this dealership.

**Citizen Comments**

Chanelle Jones introduced herself and stated she lives at 640 Heiner Lane. Her home is right next to the Young dealership. The noise that comes from the PA system and the operation of the repair shop is a problem. She has talked with Garth from Young Auto about these concerns. She has tried to mitigate this with them. They have worked on the PA system noise. She is still trying to figure out how to handle the noise from the repair or “bay” operation. The Trees are a concern – there were large trees between her property and the dealership. These trees have been removed and some have been replanted, but not in the area near her home. The ones that were planted - some have died. She wants to know how to proceed with these problems.

Mayor Little stated that due to this item not being on the agenda and only being discussed during the citizen comment time on the agenda the members can only listen, they cannot discuss or come to a decision on the item being presented. is only to present the problem, it is not meant as a time to discuss the item.

Attorney Crane stated Young Auto is currently trying to get a conditional use permit to develop the other phases of this development. This would be a good time to let them know about the trees that need to be planted and/or replaced. As far as the noise – the City would have to look at to see how best to mitigate. Chanelle stated the trees that were removed were on the property line. Some have been replaced, but not where these ones were removed and some of the ones they did plant have died. Tony stated the conditional use permit for phase 3 was tabled at the last planning commission meeting due to some questions and there was no

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representative from Young Auto in attendance. He suggested Chanelle come to the next planning commission meeting to state her concerns. Chanelle stated she would like them to replace the dead trees and plant more in other areas. Mayor Little asked about the possibility of planting trees on their (Chanelle's) side of property. If the trees being planted are not fast growing it may not help the problem. She is not sure what can be done with the sound of equipment that is causing noise. If they closed the bay doors it would help. Attorney Crane stated planting trees is one thing – asking them to hinder their business such as tool operation is another thing. The wall/fence they installed has not helped with the noise since her property is higher. She can see right into this business and hear all the noise. She gave an example of an incident where they were unloading vehicles off a semi-truck at 11 o'clock at night.

Attorney Crane stated the planning commission can address the trees and the noise from speaker. He is not sure what can be done with impact wrench noise, etc. Fran asked if the planning commission can address the type of trees for replacement, it was stated they could specify the type of trees. Tony and Jeff attend the planning commission meetings and will make these items known. Chanelle was encouraged to attend the meeting so she could express her concerns.

Mike stated the last time he received a complaint about the dealership he went and talked to the personnel at the dealership. He felt he was being fair but was not met with good reception. He was asked to curtail his interaction on these items until some type of policy was made in regards to code enforcement. He asked if this can be put on a future agenda for discussion.

This meeting was adjourned at 8:55 p.m.

  
Julie A. Bloxham, Recorder

These minutes were approved at the 09.08.15 meeting.