

**MORGAN CITY**

**Council Meeting**

12-08-15

Work Session

6:00 p.m.

***NOTICE OF WORK MEETING  
OF THE MORGAN CITY COUNCIL***

Pursuant to Utah Code, Title 52, Chapter 4, notice is hereby given to members of the Morgan City Council and to the general public that the Morgan City Council will hold a work meeting in open public session on Tuesday, December 8, 2015 at **6:00 p.m.**, in the Council Room of the City Office located at 90 West Young Street.

**AGENDA**

**Items for Discussion**

1. CIP list update
2. Council department review
3. Financial statement review
4. Attorney Crane – council training

In the event of an absence of a full quorum, agenda items will be continued to the next regularly scheduled meeting.

Notice is hereby given that by motion of the Morgan City Council, pursuant to Title 52, Chapter 4 of the Utah Code, the City Council may vote to hold a closed session for any of the purposes identified in that Chapter.

In compliance with the American with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Julie A. Bloxham, City Recorder, (801) 829-3461 at least 24 hours before the meeting.

Morgan City invites any person, church or other civic organization to contact the Mayor, to be scheduled for presenting a thought, reading, opening remarks, or invocation in the opening ceremony portion of the public meeting. Written invitations will be made by the Mayor to those who wish to participate.

This meeting may be held electronically to allow a member to participate.

Posted on 12-02-15

11:00 a.m.

Julie A. Bloxham, Recorder

Work Session  
11-24-15

MINUTES OF WORK SESSION MEETING HELD BY MORGAN CITY COUNCIL IN REGULAR  
SCHEDULED OPEN PUBLIC SESSION ON TUESDAY, NOVEMBER 24, 2015 AT 6:00 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, Fran Hopkin and  
Bill Cobabe.

City Staff: Gary Crane, Attorney.

Others present: Ethan Clark.

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

**Items for Discussion**

**CIP List Update**

Tony stated the capital investment plan needs to be reviewed and updated yearly. The members have a copy of the latest list. This list must be in place in order to apply for federal grants. There will be a public hearing in regards to CDBG funding at the December 8<sup>th</sup> meeting. The list will need to be approved at that meeting so it can be finalized at the COG meeting on December 21<sup>st</sup>.

Tony reviewed the items on the list. The Mickelsen Mile repairs and sewer treatment plant need to remain on the list. The Riverside parking lot and the 700 East Street improvements have been completed and can be removed from the list.

Mayor Little asked each member to review the list – to meet with staff on the items that are under their assignments and come to the next meeting so this can be finalized. Other items on the list may need to be rated differently. There are projects not currently on the list that could be considered, some of these are Riverside Park, parking expansion; roof for City office building; and trail expansion.

**EDCU Grant Requests**

Shayla Hurlbut, Economic and Community Development Director asked the members to consider applying for some funding from the Economic Development Council of Utah. Bill stated these are matching fund grants. He feels these would be beneficial for the City. The first grant would be for professional development assistance and would help pay for educational courses that are offered through the International Economic Development Council. The other grant would be the same as was applied for last year and would be used for the monthly Woman in Business luncheons. In order to apply for these funds there must be approval from the City Council.

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Mayor Little told those present about a seminar to be held on December 10<sup>th</sup>. This is being done in part with funds the County has received through the BEAR grant. He reviewed the various meetings and trainings that have been offered to business owners or persons who are interested in starting a business.

**Park Fees Resolution**

The proposed fees were presented at the last meeting. They are now in resolution form and are being considered for adoption tonight. Mike reviewed the fees with the members. There have been increases in special events that are asking to use the park. Shayla Hurlbut, Economic and Community Development Director called several other cities and from the data collected prepared the proposed fees. Tony asked if there needed to be clarification that the fees will not be charged for non-profit organizations. The members decided to move this wording to clarify the matter.

**Power System Update**

Mayor Little stated the upgrade of the power lines that were fed off the Island Road substation is in progress. They are working on the poles along State Street and the lines in Golden Acres Subdivision. The lines in Golden Acres are underground but were not run in conduit when this was originally done. This makes it difficult to upgrade the wire and the new lines will be in conduit. They have tested the old substation transformer for PCB's; these samples have been sent in for analysis. Paul Simmons, Lead Lineman has been working with Rocky Mountain Power in regards to the substation and the upgrades that need to be done.

Rocky Mountain owns additional property next to the existing substation, there has been discussion as to whether they would be willing to sell this to the City to upgrade. This is still being discussed along with other options. The Mayor reviewed the logic behind having three substations. This is the best scenario for redundancy of the system. If one or two substations go out of service, the remaining one can carry the load until repairs can be made.

There was discussion about possible locations to construct the new substation. There still needs to be work done by the engineer and staff before any decision can be made. Mike asked what size parcel there would need to be for this substation and what setback and other requirements would apply. Mayor Little stated he was not sure about this but could find out and report back.

Tony asked if Rocky Mountain power would ever want to purchase Morgan City power. The Mayor stated he is not sure if this has been discussed. Tony stated he is not suggesting this, is just throwing it out as something to discuss. The Mayor stated there is no decision to be made at this time, this was just an update.

**Council Department Review**

Mayor Little gave each member a copy of the current portfolio assignments for the Council. He asked each member to review the list and get back to him any changes, additions or other items they want to discuss before he presents these assignments at the beginning of the year.

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Jeff stated the river walkway project will have to be re-bid in spring so this can be accomplished next year. He is also working toward improving 300 East Street next year. There are a few other projects being looked at, but will depend on available funding.

Tony stated at the last planning commission meeting the medium density housing in North Morgan was given preliminary approval. This will have the potential of adding 180 units. The other item was the revising of the industrial park ordinances. He reviewed the items being discussed. The main concern is infrastructure, setback and other requirements. The planning commission has reviewed this and it will be sent to the Council for consideration in the near future.

Mike stated his concerns with some of the recommendations as outlined by Tony. Mayor Little also stated his thoughts. He asked staff and the engineer to look at some items such as putting utilities in the park strip area, he has not heard back from them at this time.

Mike stated the river restoration project is still trying to move forward and make progress. He is hoping there can be some communication with the new emergency director that has been hired by the County in regards to flood control. He stated the recreation board is moving forward with several improvements to their operation. He feels there are some positive changes being made. Fran asked about the proposal to hire a firm to oversee the program. Mike stated there were proposals submitted and one was chosen. They have kept Carol Brooks on as an assistant. Tony asked if there has been any further discussion on alternative funding. Mike stated this is always being looked at, but no action has been taken.

Fran updated the members on the sewer system and the two priorities for this department. The lift station and new aerators are the two projects that need to be done. He is still compiling the information and estimates for these projects. He stated the aerator project may be less than originally thought. He will continue to gather information and get it to the members as it becomes available.

Fran stated the dredging project at the lagoons is moving forward. There have been some problems – including the blade falling off the equipment and going to the bottom of the ponds. They are also running into some infrastructure they were not aware of, such as power lines that need to be worked around. These items have slowed the project considerably.

Bill stated the Hometown Christmas celebration is Saturday, December 5<sup>th</sup>. He asked any member than can volunteer to please to so. Shayla and her committee have been working hard and this should be a great event.

**Financial Statement Review**

This item was not discussed.

**Attorney Crane**  
**Council Training**

This item was not discussed.

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

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Julie A. Bloxham, Recorder

These minutes were approved at the \_\_\_\_\_ meeting.

**NOTICE OF MEETING TO BE HELD IN  
PUBLIC AND CLOSED SESSION  
OF THE MORGAN CITY COUNCIL**

Pursuant to Utah Code, Title 52, Chapter 4, notice is hereby given to members of the Morgan City Council and to the general public that the Morgan City Council will hold a meeting in public and closed session on Tuesday, December 8, 2015 at 7:00 p.m., in the Council Room in the City Office at 90 West Young Street.

**AGENDA ITEMS:**

**1. CALL TO ORDER, PLEDGE, OPENING CEREMONY, APPROVAL OF MINUTES AND WARRANTS:**

2 sets of warrants  
November 24, 2015 minutes

**2. PRESENTATIONS:**

Presentation of FY ending June 30, 2015 audit – motion to accept

**3. CONSENT ITEMS:** (These items will be discussed and voted as one item)

**4. PUBLIC HEARINGS**

A. Public hearing – Community Development Block Grant (CDBG) – 1<sup>st</sup> public hearing to consider potential projects for which funding may be applied under the CDBG Small Cities Program for Program Year 2016

**5. NEW BUSINESS:**

Update of CIP list

**6. UNFINISHED BUSINESS**

**7. SPECIAL REPORTS**

**8. CITIZEN COMMENTS:**

**9. ADJOURN**

Notice is hereby given that:

- A work meeting will be held at 6:00 p.m., or at another time as posted to discuss miscellaneous matters.
- In the event of an absence of a full quorum, agenda items will be continued to the next regularly scheduled meeting.
- By motion of the Morgan City Council, pursuant to Title 52, Chapter 4 of the Utah Code, The City Council may vote to hold a closed meeting for any of the purposes identified in that chapter

In compliance with the American with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Julie A. Bloxham, City Recorder, (801) 829-3461 at least 24 hours before the meeting.

This meeting may be held electronically to allow a member to participate.

Posted on 12-02-15

11:00 a.m.

Julie A. Bloxham, Recorder

Council Meeting  
11-24-15

MINUTES OF MEETING HELD BY MORGAN CITY COUNCIL IN REGULAR SCHEDULED OPEN PUBLIC SESSION ON TUESDAY, NOVEMBER 24, 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, Fran Hopkin and Bill Cobabe.

City Staff: Gary Crane, Attorney.

Others present: Ethan Clark.

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

The opening ceremony was presented by Ethan Clark.

The pledge of allegiance was led by Bill Cobabe.

**Minutes and Warrants**

MOTION: Tony London moved to approve the November 10, 2015 minutes and one set of warrants.

SECOND: Jeff Wardell. Vote: 5 ayes.

**New Business**

**Resolution #15-35**

**Park Fees for Special Events**

Mike stated these fees were discussed at the last council meeting and earlier in the work session. The reason for this is due to the increase in events being held at Riverside Park. These fees will apply to for-profit events, non-profit events will not be assessed the fee.

MOTION: Mike Kendell moved to adopt Resolution #15-35, a resolution establishing fees for special events, with the modification that the statement regarding non-profit being exempt being moved to the head of the section to clarify these fees will only apply to for-profit groups.

SECOND: Bill Cobabe.

Discussion on motion: There was a question about whether there should be an effective date added. Attorney Crane stated this is not a requirement for a resolution. It was noted the date should be changed to 2015, not 2014.

ROLL CALL VOTE: Bill Cobabe – aye  
Mike Kendell – aye

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Jeff Wardell – aye  
Tony London – aye  
Fran Hopkin – aye

**EDCU Grants**  
**Approval to Apply**

Bill stated Shayla Hurlbut, Community and Economic Development Director is asking the members to consider approving applying for two grants from the Economic Development Council of Utah.

Mike stated he would like to hear feedback that may come from the training. He would like to know if Shayla gets any information useful for our community. Fran asked if the members can get more information on the Women in Business functions. Mayor Little stated Shayla will be coming to a meeting in the near future to give an update on items such as these.

MOTION: Bill Cobabe moved to approve funding for Shayla Hurlbut, Economic Development Director to pursue grants through the EDCU in the following amounts: \$735 sponsorship for the Women in Business luncheons and \$800 for professional development to pay for educational conferences, noting the City approves matching these funds.

SECOND: Tony London. Vote: 5 ayes.

**Special Reports**

Bill invited everyone to attend the Hometown Christmas celebration to be held on Saturday, December 5<sup>th</sup>. This is going to be a great event with lots of items occurring during the day.

Ray stated there is a seminar coming to Morgan. Mr. Ackerman will be the main presenter. This will be held on December 10<sup>th</sup> and the focus is marketing strategy. If anyone knows of businesses that could benefit from this type of training please let them know. This will be held at the county courthouse. There is a reduced registration fee, the County is using funds from grant monies they received to sponsor this event.

Mayor Little stated UDOT is moving forward with relocating their facility behind Pro-Polymers in the industrial park. He will keep the members updated as this project moves forward.

This meeting was adjourned at 7:30 p.m.

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Julie A. Bloxham, Recorder

These minutes were approved at the \_\_\_\_\_ meeting.

<b>MORGAN CITY</b>				
<b><u>CAPITAL INVESTMENT PLAN 2015</u></b>				
<b>Applicant Priority</b>	<b>Entity</b>	<b>Project Description</b>	<b>Estimated Cost</b>	<b>Year</b>
High (1-A)	Morgan City	Mickelsen Mile - Walkway Improvements	Capital Improvement Fund and Grants	2015
High (1-B)	Morgan City	Sewer Treatment Master/Capital Facility Plan	\$50,000 Grants and Enterprise Funds	2015
High (2-A)	Morgan City	Sewer Treatment Plant	\$5,000,000 Grants and Enterprise Funds	2015
High (2-B)	Morgan City	Riverside Park - Parking Lot	\$250,000 Grants and Capital Project Funds	2015
High (3)	Morgan City	700 East Street Improvements	\$500,000 B&C Funds	2015
High (4)	Morgan City	Bridge over Weber River connecting Young and Commercial Street	\$2,000,000 Grants and City Funds	2015
High	Morgan City	Hotel	\$650,000 Grants	2015
High	Morgan City	Commercial Street Improvements	\$250,000 Grants and RDA Funds	2015
High	Morgan City	General Plan Update	\$50,000 Grants and Enterprise Funds	2015
Medium	Morgan City	Industrial Park Planning and Development	\$500,000 Grants	2015
Medium	Morgan City	Sewer - Island Road Lift Station Rehabilitation	\$100,000 Bonds and Grants	2015
Medium	Morgan City	Storm Drain Planning	\$110,000 Grants	2015
Medium	Morgan City	New Electrical Substation and Power Upgrades	\$1,500,000 Grants and Enterprise Funds	2015
Medium	Morgan City	Economic Development Plan	\$100,000 Grants	
Low	Morgan City	Upgrade Roads	\$200,000 B&C Funds	
Low	Morgan City	Sidewalks Upgrade	\$100,000	
Low	Morgan City	Water Improvements and Upgrades	\$500,000	

