

Council Meeting
04-12-16

MINUTES OF MEETING HELD BY MORGAN CITY COUNCIL IN REGULAR SCHEDULED OPEN PUBLIC SESSION ON TUESDAY, APRIL 12, 2016 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; and Jamie Grandpre, Senior Wastewater Operator.

Others present: Sally Jensen, Eric Turner, Dan Dickson, Dayton Payne, Tyson Witte, Becky Shaw; Allen Shaw, and Weston Fry.

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

The opening ceremony was presented by Tyson Witte.

The pledge of allegiance was led by Dayton Payne.

Minutes and Warrants

MOTION: Tony London moved to approve the minutes of the March 29, 2016 meeting and two sets of warrants.

SECOND: Bill Cobabe. Vote: 5 ayes.

Presentations

**Gina Grandpre – Council Fair
Request for Funds**

Gina asked for this item to be removed from the agenda.

New Business

**Ordinance #16-04
Zone Change Request – R-1-8 to RM-15
Property at Approximately 900 North 700 East**

This item was removed from the agenda. Ordinance #16-03 that was approved at the last meeting approves this zone change request.

Resolution #16-12
NA Properties
Development Agreement

This resolution is regarding the approval of a development agreement for the NA Morgan properties – in particular the RM-15 zone in North Morgan. Tony stated for those present this was discussed at the last council meeting when the public hearing was held for the zone change and general plan amendment.

The main items that were of concern were limiting the RM-15 zone to 20 units, having them tailored towards 55 years or older tenants, and requiring them to be single story units.

Mayor Little explained to the public the development agreement will stipulate what can and cannot occur in this development.

MOTION: Tony London moved to adopt Resolution #16-12, a resolution authorizing the City of Morgan to enter into a development agreement with NA Morgan, LLC. for the development of property at approximately 900 to 1000 North on 700 East; and authorizing the Mayor to execute said agreement.

SECOND: Jeff Wardell.

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

Resolution #16-13
Award Bid
2016 Mountain View Sewer Outfall Project

Jamie Grandpre was asked to explain this project. He stated this on 700 East and is being done to tie sewer line into the Mountain View development that was not done when the original developer installed the infrastructure. This is in the water source protection 2 area and they will need to follow the new sewer construction standards since it is near the culinary water well.

The members discussed the improvements and what existing lines it will tie into. Jamie stated this will provide easy access for maintenance in the future. Bill asked for an explanation on why this was not completed by the developer. It was stated the original developer went bankrupt. There was an agreement with the new developer that stated the City would provide this line.

Attorney Crane stated this was part of overall package when new developer agreed to take over the project.

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MOTION: Fran Hopkin moved to adopt Resolution #16-13, a resolution approving an agreement for construction of the 2016 Mountain View sewer outfall project between Mecham Brothers, Inc. and Morgan City, in the amount of 39,616.50.

SECOND: Bill Cobabe.

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

There was one typographical error in the resolution that was corrected – the word “Skyview” was removed under #1.

Special Reports

At the next meeting there is a budget work session scheduled. It was decided by the members to start this work session at 5:30 p.m. Mike stated he will be unable to attend that meeting.

Council Department Review

Mayor Little stated he would like the members to present information on information they received at the recent UAMPS meetings. There was one in Salt Lake and one in St. George. He would also like an overview of classes they attended at the ULCT meetings last week.

Mike stated he had sent the members an email regarding the Eagle Scout project being done that will refurbish and update the “Morgan” sign at the corner of Commercial and State Street. The scout that is going to do the project is going to keep the paint as close to the original colors as possible. Mike asked if the City would be willing to participate in purchasing a larger amount of paint to do upkeep in future.

Mayor Little stated if it is done correctly it will not need touch up for several years. He is not sure the paint will stay good that long. Bill stated this is a City sign and he feels the City should provide the paint, not have the Scout purchase it. The members stated they were okay with the City paying for the paint.

Mike stated at the last meeting, Staci Larsen representing Operation graduation asked the members if their group could do a service project. They will use the money they earn from the project for their graduation event. It was decided they could remove the weeds and trash next to recreation complex and pick up litter along Mickelsen Mile.

Mike had a conversation with the Director of the recreation facility and he stated they are going to spray the weeds. He suggested some other items they could do. Mike asked if there were any objections to doing other projects. The members were okay with the suggestion. Tony stated they can spray the weeds, but they are over a foot high and he feels they will still need to be cleaned up. Mike will coordinate with Staci on this project.

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Mike told those present that soccer has moved to Morgan. It has been added to the recreation program and he feels this will be a great benefit to the community.

Bill stated there will be a meeting on May 19th regarding the FEMA flood map revisions. The portion of the meeting the public will be invited to attend will probably be 6 – 8 p.m. and will be done as an open house. The FEMA officials are going to meet earlier in the day with elected officials, staff and others. There are some significant changes to these maps and the City needs to give comments. He asked the members to attend if they can. They are still working on a location; he will let them know when more information is available.

Tony stated there are vehicles that are still parking on the sidewalk adjacent to Riverside Park. Jeff stated Bernie is ordering signs and is looking at possibly painting lines. Bill will talk to the Sheriff department and ask them to patrol this area and make persons aware this is a problem.

Fran gave the members an update on the sewer ponds. Pond #1 was dredged last fall, there is a contractor hired to do this work. They started recently on pond #2. They originally estimated they would remove 3.8 million gallons from pond 2. When they drained the pond they discovered large pools of material. It was estimated they would remove the 3.8 million gallons by today and there will be an additional 2 million gallons. Fran stated he feels this needs to be done correctly. He and Jamie will oversee the progress and have given approval to remove 1 million extra gallons. They will reevaluate after that level is reached.

Mike stated he met with Mark Schmid and Tony Pantone, architect at the depot building. They went over layouts for the concrete improvements. Shayla Hurlbut, Economic Development Director has been working on a grant from the State Historical office. There has been some miscommunication about this project. Tony is not able to start this project until late July – early August. This will not be done in time to apply for the \$10,000 matching grant. Are members okay with this?

Mayor Little stated when this was approved all that was talked about was having the Architect draw up design options. He is not sure they approved doing the work this year. Mike stated the grant can be used until August 2017. They have extended the deadline for the City and it needs to be submitted soon.

He feels that he, Mark and Jeff could do some conceptual drawings that could be used to apply for the grant. Mayor Little stated Tony was going to provide the architect work, but there is still some engineering work that needs to be done. Bill stated he would hate to lose out on a \$10,000 grant – if Mike, Mark and Jeff can do some drawing to file for grant he feels we need to pursue it.

Mayor Little stated the question that needs to be asked is if the members are ready to commit \$10,000 for construction? Fran stated he feels it was not originally planned to happen this soon –but he is fine with moving forward with grant application. Jeff stated he is willing to help in any way possible. The members agreed that a plan to suffice for the grant application should be done by staff and Mike and Jeff, and the other work could proceed as planned.

Attorney Crane updated the members on the IPA item. They are still negotiating with California on the contract. It has been proposed to convert the IPA plant to gas from coal. The City signed

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the second amendatory agreement and agreed to take to next step. They now need to decide how much power to take. He received a letter from the IPA director stating the amount of power California wanted was reduced from 1200 to 800 kilowatts – and now even lower – 600 kilowatts. They want the City to determine how much power they want from this plant. They suggest appointing someone, preferably the Mayor to negotiate how much. Paul Simmons, Lead Lineman and UAMPS representative stated we have not used any of our current IPA power; we have been able to sell all of ours to California. We may have a need to use it in the future. There is a huge concern with what the costs will be to maintain the plant in the future. When Attorney Crane asks these questions, he has not been able to get an explanation of the costs. IPA is still in negotiation with California. IPA representatives will come to the City to make a presentation on this item.

Attorney Crane stated he is not sure the City wants to take on the risk. A lot of conditions have changed from original agreement. One of the main ones is if the City decides they need to use the power and they take power back and do not sell it to California – they cannot reverse this decision. They have to keep the power they called back. If the participating cities fall short and go below a certain level – California would be the main controller over IPA plant. Attorney Crane did not feel comfortable bringing the proposed contract to the City due to the inability to obtain answers to the questions he had. There are a lot of unknowns. He will keep the members informed as more information is available.

Mike asked if Attorney Crane is aware of the nuclear plant being constructed in Green River. There was discussion on this plant and how it was being constructed. Mike stated there is a company paying all of the upfront costs, construction, etc. He asked why this is so different from the ones proposed by UAMPS. Tony stated the one in Green River is a huge plant. Also, they will be commercially retailing the power. The differences between the proposed Idaho and the Green River nuclear plants were discussed.

Mayor Little stated the need to determine what is better for the City. Would it be better to buy power off the market in the future instead of buying into the purchase of projects? We do not use the power that we currently have. Does it make sense to buy into the nuclear project being proposed in Idaho? Attorney Crane stated there is a requirement to have a certain percentage of “clean power”. Bill stated he would like to see the nuclear option – he is not sure if “Nuscale”, which is the one proposed in Idaho is the way to go – but nuclear is an option that needs to be looked at.

Bill gave the members some information on the power grid in Texas. Individuals can go online and purchase power as needed. There are also a lot of companies that are promoting solar panels, net metering figures into this.

Mayor Little stated he would like to get update on what occurred at League meetings, this can be done at a future meeting.

This meeting was adjourned at 8:35 p.m.



Julie A. Bloxham, Recorder

These minutes were approved at the 04-26-16 meeting.