

Council Meeting  
04-26-2016

MINUTES OF MEETING HELD BY MORGAN CITY COUNCIL IN REGULAR SCHEDULED OPEN PUBLIC SESSION ON TUESDAY, APRIL 26, 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, Fran Hopkin and Bill Cobabe.

Excused: Council Member, Mike Kendell.

City Staff: Gary Crane, Attorney; and Shayla Hurlbut, Economic Development Director.

Others present: Jennifer Vesper, Morgan County News; Marlin Eldred, Morgan County; David Evans, Utah State; Logan Oates, Utah State; Justin Smith; Alyssa Nelson; Natalie Crowther; Isabelle Crook; and Tom Reinerth.

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

The opening ceremony was presented by Tony London.

The pledge of allegiance was led by Jeff Wardell.

**Minutes and Warrants**

MOTION: Tony London moved to approve the minutes of the April 12, 2016 meeting and one set of warrants.

SECOND: Fran Hopkin. Vote: 4 ayes, Mike not present.

**Presentations**

**Lydia Nuttall**

**Forgotten American**

**Book Presentation**

Lydia was not present for the meeting.

**Morgan High Cheerleaders**

**Flags**

Alyssa Nelson, Natalie Crowther and Isabelle Crook, Morgan High Cheerleaders introduced themselves to the members. They are asking for support for their flag fundraiser. They place the United States flag for 6 holidays throughout the year. Last year the City paid for four flags, they were placed at the City office.

MOTION: Jeff Wardell moved to approve paying for 4 flags from the Morgan High Cheerleaders to be placed for 6 holidays.

SECOND: Bill Cobabe. Vote: 4ayes, Mike not present.

**Utah State Project Team**  
**Commercial Street Design**

Shayla Hurlbut, City Economic Development Director introduced the Utah State team That has been working on the Commercial Street revitalization. They have 2 proposals to present. They will be making the same presentation to business and property owners on May 4<sup>th</sup>.

Logan Oates and David Evans are here from Utah State. Logan gave the members a handout of the PowerPoint presentation. He reviewed the steps they took to come up with the design. First, they did an inventory/analysis of the area. The scope of work was Commercial Street and only included the business area. The first thing they noticed was the road alignment; it goes directly into the parking spaces. This causes traffic problems and needs to be corrected. They reviewed the various properties along this street.

Alternative 1 was reviewed. The items in this plan include (1) planted bump outs, (2) street lamps on both sides of the street, (3) existing landscape on the railroad side of the street and (4) aligning the pattern for entering traffic.

Alternative 2 has the same planted bump outs, and will realign the traffic pattern. It has a central plaza in the middle of the street and sidewalks on both sides.

They next reviewed the master plans for the alternatives. The width of the road would be narrower. Bill asked what the total width is for the sidewalk and bump outs. It was stated the width of the sidewalk would remain the same, with the addition of the bump outs the total would be 30'.

In the second alternative the 45 degree parking remains. The sidewalk is shown on both sides. Fran asked if the plaza takes in consideration the restrictions from UPRR. It was stated the plaza will be in the existing parking stall area and will not go into the lawn.

Shayla stated once a plan has been chosen she will need to present it to Union Pacific Railroad (UPRR) for approval. Tom Reinerth asked how many parking spots was there to start with and how many remain with these proposals. Logan stated he did not track the number of parking spaces, he would estimate a loss of 25 spaces with bump outs.

Tony asked if the second alternative has sidewalk and street lamps on both sides. Logan stated it does, but the pictures do not show that clearly.

Shayla stated UPRR has restrictions and they cannot be any closer to the tracks than they currently are. However, they might consider sidewalk. The contact from UPRR stated lamp posts should not be a problem. They would not give approval for the sidewalk, but stated they would be willing to consider.

Shayla asked Logan and David if they have any type of studies that show what impact projects like these have on the area when they are completed. David stated often when cities make investment to revitalize an area it will bring new business. It is not a guarantee, but it often

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attracts developers. They have worked on many projects where there were many empty stores that were filled when the project was complete. Businesses are not the only benefit – it also gives a sense of destination and beautification of the City.

Tony clarified that perspective #1 does not have a central plaza and asked if this could be added? Logan stated it could be added and they have models that would show the sidewalk and plaza areas better. These will be provided at a later date.

Bill asked what the effects are to traffic with bump outs. Logan stated they calm and reduce the speed of traffic. Drivers will feel like they need to slow down and will want to look at what is around. They feel it will invite more pedestrian traffic. Bill stated that is why he was asking about width of the sidewalk and bulb out areas. He feels this is a great design – pedestrians will feel safer and traffic becomes slower.

Tom Reinerth asked if they considered making this road “one way”. This was not considered due to this being a major traffic area that leads to the County Fairgrounds, Round Valley Golf Course and other areas. They need to keep the flow of traffic open for these areas. It was asked if they considered parallel, 90-degree, and/or no parking. Tom stated the bump outs give an area to put snow in the winter from the sidewalks but may inhibit the street snow removal. They discussed changing the angle of parking from what it currently is.

Fran asked if the sidewalks would they be leveled out. Logan stated they were asked to keep the existing width and slope due to the need for drainage. There is a need for new curb and gutters.

Mayor Little asked how the sidewalk will work on the railroad side of the street. Currently cars park there and their bumpers are over the curb. He feels this will still happen and they will go over the sidewalk if it is installed. Logan stated a small retaining wall may be needed, or signage - this would depend on approval from UPRR. Shayla stated it is a possibility to not have sidewalk on that side, but keep the plaza.

Tom Reinerth stated he feels there are too many bump outs. There are seven proposed, he feels the number could be much less. He owns hotel and the bump outs may be problematic. Justin Smith, owner of Morgan Drug stated he likes the change in parking. There are a lot of accidents on the street. He does not like the sidewalk on the other side. He likes the plaza and the bump outs. He does have a concern with the reduction of parking spaces. It is a possibility there may only be sidewalk on the other side from the plaza to train depot building. Shayla stated she is passionate about commercial street and is hopeful businesses will come.

Justin stated he had another person question him about the purpose of revitalizing Commercial Street. He feels strongly they need to revitalize what they have and it is needed. Mayor Little asked how the 45 degree angle parking helps. The angle of parking is currently 55 degrees. This is not a huge change but allows vehicles backing out to see farther, and if traffic is slower will decrease accidents.

Logan stated 30 -45 and 90 degree angle parking are the standards. 30 degree gives a better view when you are backing out, but you lose parking spots. Justin stated people back out and

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hit vehicles parked on other side. The proposed parking should help reduce these incidents and possibly some better signage or marking.

David stated the street is high in middle. They could grind down this road to help with traffic, but this would cost a considerable amount of money. Shayla asked if the proposed plaza goes onto existing road. Logan stated they propose cutting out the asphalt to provide the plaza with a new foundation. The plaza would be located in existing parking spaces. They show interlocking pavers being used for the center section by the plaza. This could be done in concrete if snow removal is a concern. However, pavers are constructed to withhold plowing.

Mayor Little asked about the landscaping. In the past the trees and plants have not survived winter due to the salt that is used on the roads for snow removal. What steps can be taken to alleviate this problem. There was discussion on how this can be addressed. Planters can be used for plants and trees to prevent them from absorbing the salt.

Bill stated his thanks for Logan and David and the rest of their team for the work they have done. They have done fantastic work and have gone above and beyond. He is hopeful this project can be done and that it will attract businesses.

**New Business**

**Hotel Study**

**Approval to Update**

Bill gave a brief overview on what was discussed in work session regarding doing a study on the feasibility of a hotel. There is a proposal to hire a consultant to do this study – the City is being asked to pay 1/3<sup>rd</sup> of the cost, or \$3,742. During the discussion there were concerns stated about the past studies that have been done that came back recommending the project is not feasible. The last study was done when the economy was down. There were a few items that have changed that Shayla Hurlbut, City Economic Director; and Marlin Eldred, County Economic Director feel will impact the outcome of another study. It was stated there is already money in the current budgets to cover the cost of performing this study.

Fran asked if we need a motion if it is in the budget. Attorney Crane stated it does not hurt to make a motion that shows approval.

MOTION: Fran Hopkin moved to approve paying \$3,742 toward the hotel study through Benton and Associates.

SECOND: Bill Cobabe. Vote: 4 ayes, Mike not present.

**Resolution #16-14**

**Grant of Easement**

**Telecommunication Facilities**

T-Mobile has a current agreement with the City for the cell tower that is on City property adjacent to the transfer station. This resolution will approve granting an easement to install fiber lines. Attorney Crane stated he made a few changes to the agreement. (1) It was an

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exclusive agreement, he changed the wording to make it non-exclusive; (2) he left the term for a 15-year period; and (3) he added wording so either party can cancel the agreement.

MOTION: Bill Cobabe moved to adopt Resolution #16-14, a resolution adopting and approving granting an easement by Morgan City to T-Mobile West for the installation of fiber telecommunication facilities.

SECOND: Tony London.

ROLL CALL VOTE: Bill Cobabe – aye  
Mike Kendell – not present  
Jeff Wardell – aye  
Tony London - aye  
Fran Hopkin - aye

**Special Reports**

Bill gave the members and public present a reminder on the meetings that are going to be held regarding the proposed new floodplain maps. These meetings will be held on May 19<sup>th</sup>. There will be an open house for the public, and a meeting for city and county officials. He wants to encourage anyone interested to come and look at the new maps. Fran asked if the maps will be available before meeting. The City and County have been given a copy for their review; Fran could contact Mark Schmid, Building Official to review the City copy.

This meeting was adjourned at 8:05 p.m.

  
Julie A. Bloxham, Recorder

These minutes were approved at the 05-10-16 meeting.