

Work Session  
05-10-2016

MINUTES OF WORK SESSION MEETING HELD BY MORGAN CITY COUNCIL IN REGULAR  
SCHEDULED OPEN PUBLIC SESSION ON TUESDAY, MAY 10, 2016 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; and Shayla Hurlbut, Economic Development Director.

Others present: Britanee Garner, Chamber of Commerce; Albert Wilde, Chamber of Commerce;  
Carl Harding; Sally Jensen; Jennifer Vesper, Morgan County News; Adam  
Walker; and Gina Grandpre, Morgan County Fair Board.

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

**Items for Discussion**

**Rescind Resolution #16-12, NA Properties development agreement – replace with -  
Resolution #16-15 – NA Properties development agreement**

There was a small correction the developer wanted to make to this agreement. Mayor Little reviewed the items of concern. The main item was regarding impact fees, this needed to be changed to reflect what was agreed upon in the development agreement. This is under 4.7 of the agreement and will be changed to read "Developer hereby agrees to pay the current impact fees as provided for in the Master Development Agreement governing development of Mahogany Ridge."

There will not be a need to new resolution, just a motion to allow the change to be made. Mike asked what the agreement was originally. The developer of the SID installed the water and electrical systems. The agreement was done to collect fees to pay them back for these improvements. These were done originally when the SID was set-up 14 years ago.

Some of the other areas of concerns were: 4.4 – width and right of way of streets. There is no need to change anything in this section. The Planning Commission wanted to make sure there is room to park vehicles so they do not hang out into the street. The Home Owners Association will have the same authority and responsibilities as they currently have.

4.10 regarding the sewer lift station was another area of concern. Mayor Little reviewed the discussion with staff and engineers on this item. Mayor Little stated annexation is not being considered at this time – there is some property adjacent to this development that is in the annexation policy. Does the City want to have the developer upgrade for something that may never happen? Mike questioned why the City would not have them do what is needed for their development.

Bill asked if the area that is currently in the County is in annexation policy plan. The property in question is in the plan, what they would need for sewer infrastructure would depend on

whether this is commercial or residential use when developed. Attorney Crane explained the sewer line was originally designed to go under the freeway and over to the ponds. He feels new annexation and/or developments would have to install this line and pay for it. The City cannot service large developments with a lift station. Bill asked if the City should require this development to enter into a "pioneer" agreement, or have future development go under the freeway and cover the costs.

Mayor Little stated there is some concern about going under the freeway – due to the elevation this may require a lift station on the other side. There are several factors that will need to be decided for future development.

**Albert Wilde, Chamber of Commerce**  
**NUCC membership and CO-OP Marketing Funds**

Albert Wilde is here representing the Chamber of Commerce. He presented the members with a request for funding several meetings ago and is asking for a decision on the funding.

**Northern Utah Chamber Coalition (NUCC)**

The asked for \$3,000 for the Morgan Chamber to join the Northern Utah Chamber Coalition (NUCC). Bill stated there is concern about putting money into something the City may never get any benefit from. This is an unknown and is a bit of a risk. However, he is willing to put some money into it to see if there is a benefit. The Young Street Bridge is a project that has been talked about for a lot of years. It is hard to find funding for this type of project. This may be one item where this membership would be beneficial.

Albert stated there has been no involvement with this organization (NUCC) in the past. He feels involvement in this organization would be good for the community. He feels this type of networking can help obtain funding. Britanee Garner stated she has received a lot of positive feedback from other areas when attending these meetings. It is good to have Morgan a part of this. Fran asked if the Chamber had already joined NUCC, it was stated they had.

Britanee stated she wants to be able to represent both the City and County at these meetings and wants to be available to help with all projects. Britanee has been attending NUCC meetings and the legislative sessions. She feels these have been very informative. NUCC makes a list of priorities for their members. Morgan County is small in population compared to other counties, how do we get our projects considered a priority. Britanee feels this will not be a problem. She feels joining NUCC will only strengthen our voice and get our projects out to those who make decisions.

**CO-OP Marketing funds**

The other area the Chamber is asking the City to help with funding is the CO-OP marketing funds. Tony –stated the City provided funds last year, he thinks it was in the amount of \$1500. The County also contributed, were all these funds used? Albert stated the County put in \$3000, the City put in \$1500 – they have \$1500 left over. They are asking for \$2000 from the City for this year.

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Britanee stated how they used these funds and the three pending applications that they currently have.

They are asking for \$3000 to cover NUCC membership costs and other expenditures such as travel. Bill asked if the funding will come out of ED/CD funds. Does Shayla feel comfortable with this expenditure coming out of her budget? Shayla feels this is a good idea – if the City is not willing to fund up-front, would they be willing to approve a reimbursement up to a certain amount? Shayla will attend meetings if allowed but she is already paid by the City.

Britanee stated it is hard to come up with money out of your own pockets then have to wait to be reimbursed. This will take a lot of her time and explained she does a lot of volunteer time now. She stated Mayor Egbert asked her to staff the visitor center - he resigned two weeks after she agreed. There was no funding provided for the center. She does not get paid for this, but is willing to provide information needed.

Mike gave information he has gathered on funding. He asked about the Young Street Bridge project, he was told it was not probable this would be considered for funding. He was also told they would have to be a member of NUCC for several years before they can see any type of benefit. He does like that this is a collaborative project and gives the City exposure. He felt that Britanee was very positive in the meeting he attended and is a good representative for Morgan.

Mike is not sure every entity gets a turn for funding. He feels it depends on the project being proposed. Bill stated there are some big projects in adjacent communities if they get funded, it will take several years of funding to complete them. He feels there will not be additional or leftover funds for Morgan. Mike stated he could go either way - he sees benefits with NUCC membership and has some concerns if we will receive anything for our money.

Albert stated one item that has come up is a countywide sewer system. This is very beneficial for funding and our economy. The Health Department is concerned about the number of septic tanks being installed. A countywide system would benefit both the City and the County. Britanee stated she feels there are benefits to the educational opportunities that can be enhanced for our residents.

Attorney Crane stated he had breakfast with some legislative lobbyists and they stated they worked for Morgan County. Is that correct? Britanee stated this is part of the NUCC membership. They do not pay lobbyists but they get a consensus of what projects they need to fight for. Attorney Crane stated he is very involved in the legislative session. Lobbyists are there representing many cities. When you are part of the ULCT or County state organizations you get some exposure. Lobbyists are very beneficial to get your projects out and get your voices heard. He feels this is a good opportunity.

Bill stated his biggest reservation is that they were told they will just have to take the benefits of joining "on faith". He is willing to do that on certain items and he understands collaborative effort. He is still hesitant and unsure what we will get for our money.

Tony stated if the City gives money – in a year from now – he is hopeful they can come back and show substantial progress on the year's activity. He asked Albert and Britanee if they could attend a meeting at the end of the year to give some data showing what benefits were received.

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It was stated this could be done. Mayor Little stated this item is on the Council agenda tonight for a vote.

**Commercial Street Project**

This item was not discussed.

**2016-2017 Tentative Budget Review**

This item was not discussed.

**Council Department Review**

This item was not discussed.

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

This item was not discussed.

This meeting was adjourned at 7:05 p.m.

  
Julie A. Bloxham, Recorder

These minutes were approved at the 05-24-16 meeting.