

MORGAN CITY

Council Meeting

09-13-16

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, September 13, 2016 at 6:00 p.m., in the Council Room of the City Office located at 90 West Young Street.

AGENDA

Items for Discussion

1. Steve Rush, Rocky Mtn. Power – proposal to purchase City electrical system
2. Resolution #16-32 – cemetery fees
3. River Bend Apartments – conditional acceptance & release of funds
4. Transfer station matters
5. Council department review
6. 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 09-07-16

11:00 a.m.

Julie A. Bloxham, Recorder

Work Session
08-23-2016

MINUTES OF WORK SESSION MEETING HELD BY MORGAN CITY COUNCIL IN REGULAR
SCHEDULED OPEN PUBLIC SESSION ON TUESDAY, AUGUST 23, 2016 AT 5:30 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, Mike Kendell, Bill Cobabe and Eric Turner.

Excused: Council Member, Jeff Wardell.

City Staff: Gary Crane, Attorney; Paul Simmons, Electric Lead Lineman.

Others present: Jackie Coombs, UAMPS; Kevin Griffin, UDOT; and Jennifer Vesper, Morgan County News.

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

Items for Discussion

UAMPS

Electric Presentation

Mayor Little invited Jackie Coombs from Utah Associated Municipal Power Systems (UAMPS) to attend meeting. The members would like her to present information on what the City has in regards to power sources and the contracts for the electric department.

Jackie gave the members a handout outlining what she is presenting tonight. She started by giving an overview of what UAMPS is and how they operate. She stated on page 3 is a list of the projects UAMPS is part of, the ones highlighted in green are the ones Morgan participates in.

Tony asked if Jackie could give a brief overview of each project Morgan is part of and how they meet the needs, what are the terms of the projects, etc.

Hunter 2– This project was acquired in 1980 and there are 23 project participants. Morgan’s entitlement share is 0.6730% or 422 kW. This is jointly owned by PacifiCorp, UAMPS and Deseret Power.

San Juan – This project was acquired in 1994 and there are 16 participants. Morgan’s entitlement share is 1.4286% or 500 kW.

IPP Project – Jackie stated UAMPS is only an agent for this project. It is owned by Intermountain Power Agency (IPA). Because of the capability of IPP purchased by the members was in excess of their needs, they entered into an Excess Power Sales Agreement (EPSA) to sell their power to four California purchasers. The City can call back power if wanted, twice a year – December and June. There are 23 participants; Morgan’s plant entitlement share is 0.130%.

CRSP – This project is owned by the United States of America and operated by the United States Bureau of Reclamation. Glen Canyon Dam and Flaming Gorge Dam are part of this project.

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There are 31 participants, with Morgan's share being 1.9349% during the summer and 1.9130% during the winter.

Horse Butte Wind Project – This project went commercial in 2012 and is located in Idaho. UAMPS has the right to purchase all of the output of a 57.6 MW wind generation. There are 23 participants and Morgan's share is 0.5260% or 303 kW.

Firm Power Project – This project was established to provide for the acquisition of firm power supplies from third parties. This is a 25 year power purchase agreement that expires 12-31-2028. There are 18 project participants and Morgan's entitlement share is 0.0358% or 14 kW.

Jackie then reviewed the pages showing the load/resource portfolio for Morgan City. The first page in the presentation showed the forecasted load to resource comparison and the shortage/surplus for each month.

The page showing the load and resources on an hour by hour basis was discussed. The next several pages showed various aspects of the loads and the resources. She stated Paul Simmons, Morgan's representative on the UAMPS board does a great job of managing the power resources and buys and sells when it is most beneficial. She stated UAMPS buys back power on an hourly basis and will soon move to a 15 minute basis. She explained how the loads are managed and how this benefits the UAMPS members.

Bill questioned how the City meets the load on an hour by hour basis. Jackie explained that UAMPS allocates the load and resources as a whole, for all members. They then can buy the power back or sell it to the City when their load peaks or is below what is needed. Jackie invited the members to come to UAMPS center and see how this is operated.

Jackie reviewed the page that outlined the resource challenges for the City.

San Juan Project – The agreement for this project ends in 2022, the bonds mature 2024. They are currently working on environmental issues. Two of the California owners will exit the project at the end of 2017 due to restrictions under California legislation on coal-fired related assets.

Hunter 2 – this is jointly owned with PacifiCorp. The Federal Implementation Plan (FIP) will require the installation of Selective Non-Catalytic Reduction on this project. UAMPS is currently working with PacifiCorp to evaluate the appeals process.

IPP – IPA is working with all purchasers to modify the contracts in order to repower the coal fired units to natural gas.

CRSP – There were problems identified in the Environmental Impact Study (EIS) due to sediment from this project being dumped into the river. They are working on a post 2024 marketing plan for this project. The final environmental study is to be issued in December of this year.

Horse Butte Wind Project – Bald and golden eagles are a concern – they have filed for a take permit with Fish and Wildlife Services to mitigate the possibility of hurting these birds.

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The challenges that affect the City in regards to regulation and market were reviewed. There are many regulatory laws. These include the Federal Power Act; Clean Air Act of 1970; Endangered Species Act of 1973; Migratory Bird Treaty Act of 1918; Bald and Golden Eagle Protection Act of 1940; and the Clean Water Act of 1972.

Market challenges are listed on page 29 they include load growth, distributed generation, changing markets, along with the future of coal fueled/natural gas fueled generation and replacement capacity. Jackie stated there are some of the same concerns with natural gas plants that there is with coal fueled plants.

Jackie stated the whole dynamic of the power industry is changing. There are a lot of businesses and residential units that are installing solar panels. UAMPS has been working on a new project – the Carbon Free Power Project. This is a small modular nuclear reactor project. She recommended attending a meeting to be held on September 13th. This will be at the Hilton Salt Lake City Center. There will be representatives from NuScale along with others presenting information on the nuclear plant project.

Tony stated there an article in the paper recently about a small nuclear power plant and the costs that are related. She stated the two base load options are natural gas and nuclear. UAMPS is working to ensure the nuclear option is the same price or competitive with natural gas.

Mike stated with all the project UAMPS are part of, he feels the nuclear project is a huge risk. It is the first one of its kind in the United States. They have not gone through any of the environmental studies and the members will be funding the testing and management. Jackie stated UAMPS is not funding all of it; there are other partners and matching grants. She stated there are other projects that have been a risk. The main item the City needs to look at is how they are going to meet the needs of their residents. If they are not willing to look at nuclear, they can opt out and they will have to look at natural gas.

Mike asked why there is not an “opt in” option once all the risks have been eliminated. Jackie stated they will have “opt out” options. She explained how this process will be handled and why they are operating this way. Jackie re-emphasized members attending the meeting where all of their questions can be answered. She stated there is also the benefit of talking to other UAMPS members and see where they stand on the various issues and what steps they are taking.

Bill asked if all companies are facing these same problems. Jackie stated yes. There was discussion about coal fired plants and Rocky Mountain Power, it was stated they are facing the same issues with environmental issues. Bill stated if that is true he does not see the value in selling to Rocky Mountain Power. Tony stated he is not interested in selling to Rocky Mountain, he just wishes he could definitively know the best options for the City in regards to power resources.

Attorney Crane asked when the next decision deadline will be for the nuclear resource. Jackie stated it will be a while; there will be a meeting in January regarding the power purchase contracts. They are still in phase 1 and there have not been any budget amendments at this time. They are not in a hurry – they need to have the members behind this project before they proceed.

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Attorney Crane asked if they had to buy all the power on the market, what would be the implications. Jackie stated they have extra market power; Morgan City is in a fairly good place for market power. You can purchase market power, but there is no guarantee the power will be there when needed. IPA is changing to natural gas due to the power that is sold to California and the regulations that are in that State.

Mike stated the scenario for the nuclear and the costs for each phase seem to be better than what was originally presented. Jackie stated there are two entities that have recently opted in to the project. Bill asked if the nuclear project is approved, would the City get all of their power from this project. Jackie stated they would keep their other resources – UAMPS does not recommend the City get all their power from one resource.

There was discussion about how “take or pay” contracts operate. IPA is under such a contract and the NuScale project will be the same. Jackie stated this decision is much like the one that had to be made in the 1980’s when they went with coal fired plants. The City has reaped the benefit of the decisions made back then.

The members thanked Jackie for the information she presented.

Mayor Little, Tony and Bill will be attending the meeting on September 13th. Eric will not be in town. Jeff and Mike have not decided if they will be able to attend.

**Young Street Bridge
Funding Options**

**Ordinance 11-2-2 & 11-4-4 Amendments
Issuance of Building Permits**

**Resolution #16-29
Credit Card Policy**

**Young Automotive
Final Acceptance**

**Resolution #16-30 – Award Bid
Industrial Road Project**

**Planning Commission/Historic Committee
Appointment**

**UDOT
Request for Waiver of Impact and Hook-Up Fees**

Council Department Review

**Attorney Crane
Council Training**

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The above items were not discussed.

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

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, August 23, 2016 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
August 23, 2016 minutes

2. PRESENTATIONS:

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

4. PUBLIC HEARINGS

5. NEW BUSINESS:

Resolution #16-32 – cemetery fees

River Bend Apartments – conditional acceptance & release of funds

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 09-07-16

11:00 a.m.

Julie A. Bloxham, Recorder

Council Meeting
08-23-16

MINUTES OF MEETING HELD BY MORGAN CITY COUNCIL IN REGULAR SCHEDULED OPEN PUBLIC SESSION ON TUESDAY, AUGUST 23, 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, Mike Kendell, Bill Cobabe and Eric Turner.

Excused: Council Member, Jeff Wardell.

City Staff: Gary Crane, Attorney.

Others present: Jennifer Vesper, Morgan County News; and Kevin Griffin, UDOT.

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 Bill Cobabe.

Minutes and Warrants

Eric questioned the bill from Little & Sons Electric – how much time did he spend on this project. Mayor Little stated this was a project on the aerators, so this is not just labor – there are parts included.

MOTION: Tony London moved to approve the minutes of the August 9th & August 12th 2016 meetings, and one set of warrants.

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

Public Hearings

- a. Public Hearing – regarding amending Ordinance 11-2-2, permit issuance; and 11-4-4, completion time specified of the Morgan City Code.

MOTION: Tony London moved to open the public hearing.

SECOND: Eric Turner. Vote: 4 ayes, Jeff not present.

No comments by the public present.

MOTION: Tony London moved to close the public hearing.

SECOND: Eric Turner. Vote: 4 ayes, Jeff not present.

Ordinance #16-08 – amending 11-2-2 & 11-4-4 of the Morgan City Code

Tony reviewed this ordinance amendment for the members and public present. This ordinance is being done to correct a conflict that was in two sections of the ordinance. This ordinance is being clarified to ensure that all improvements must be done, with the exception of the chip and seal on the roads, before a building permit can be issued.

Mike questioned if this also meant they cannot sell the lots before the improvements are installed. This did not happen in the development where he built his home, and it created problems. Attorney Crane stated this is correct; lots cannot be sold until the improvements are installed. Mike asked if the community improvements such as parks, landscaping, and fencing are included. Attorney Crane stated those type cannot be required as per State Code.

Bill stated he agrees with what was said by Mike. It creates problems if lots are sold before building can start. The individuals purchasing the lots do not understand the process and this causes them problems.

MOTION: Tony London moved to adopt Ordinance #16-08, an ordinance amending Title 11, Chapter 11-2, Section 11-2-2, subsection 11-2-2B by clarifying the time for the chip and seal application in subdivision; amending title 11, chapter 11-4, by repealing section 11-4-4; providing for repealer; providing for severability; and providing for an effective date.

SECOND: Eric Turner

ROLL CALL VOTE: Bill Cobabe – aye
Mike Kendell – aye
Jeff Wardell – not present
Tony London – aye
Eric Turner – aye

New Business

UDOT

Request for Waiver of Impact and Hook-Up Fees

UDOT has requested the City waive the impact and hook-up fees for their new road department shed development. Kevin Griffin representing Utah Department of Transportation (UDOT) is here to present on this matter. He reviewed the project they are doing in the City, which is their road department shed.

He stated they have purchased property and are moving forward with building the new structure, they are hopeful to sell the property where the current sheds are located. He reviewed some of the problems they have had along the process. Some of these are regarding culinary and secondary water lines. They were not aware secondary water lines would need to be installed and the culinary water line is 10", they thought it was an 8" line. He reviewed what UDOT has agreed to do for the Clarks due to the purchase of land from them for this project.

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He stated they are also willing to pay for the installation 2" of overlay asphalt on the Industrial Road.

He is here to ask for a waiver of the impact and hook-up fees. He stated they are not a developer, they are a State entity, working with a City entity. He feels they should not be made to pay these fees.

Attorney Crane stated the hook-up fees are discretionary, they can be waived. Impact fees can be waived, however if this is done the City must pay the fees from City funds. They must budget the funds and pay this to the impact fee accounts. They cannot just waive the fees. If "oversizing" of improvements is in the IFFP the City could reimburse UDOT for the cost of the oversizing. Attorney Crane is not sure if this is in the impact fee plan.

Mayor Little reviewed the hook-up fees; these are set by actual costs for hooking up the meters for electric, water, etc. Tony asked Kevin about the road he stated UDOT would be installing. Kevin stated they are extending Industrial Park Road past where it currently ends, approximately 500 feet. They are going to participate by paying for a 2" overlay of asphalt on the existing Industrial Park Road.

Tony stated this is a State project; there will be no sales tax revenue to the City. Kevin stated he feels the improvements they are doing will benefit the City in the future. It was stated UDOT had originally stated they would rehabilitate the entire Industrial Park Road, this is not the case. There is a resolution on the agenda tonight to award the bid to do this – it will cost the City over \$164,000. UDOT has changed their original agreement and will only pay for an additional 2" of asphalt overlay.

Tony asked if they have started this project. Kevin stated they have. There was a question as to why this is coming to the members now, if they have already started the project. Kevin explained by stating UDOT did not know some of the items they have come upon – such as the waterline being a 10" line versus an 8". He feels the improvements they are doing will allow the City to look at this area as an industrial park. Eric questioned who was responsible to meet with the City in regards to the project and the improvements that were needed. Kevin stated they were never told a secondary water line was required. They also were told there was an 8" line, not a 10" culinary water line.

Mayor Little stated in the original meeting it was understood they would be installing the improvements all the way along Industrial Road. This was not the case. There was no communication from UDOT until there was construction started - then they realized there were concerns. Kevin stated they felt there were no concerns because there were no comments received from the City. They are bound by the budgets that were set – these fees were not part of this. Eric stated he is not sure this is the first time these fees have been discussed.

Kevin stated they are all on confined budgets and he feels the benefit to the City is great and they should waive the fees. These were not in his budget and he had to cancel another project to finish the Morgan project. Mayor Little stated he understands the predicament UDOT is in; it is hard to work with a reduced budget. However, he does not understand why the City should waive the fees and impact their budget due to UDOT's budget problems.

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Kevin stated he feels the benefits to the City are great; they will be doing the snow removal on this road. They have to have good access into their property. He appreciates the work of the City and the Mayor to help this project proceed. UDOT is making a significant capital outlay with no return to UDOT, but will benefit the City greatly.

MOTION: Tony London moved to deny the request from UDOT to deny the request to waive the impact and hook-up fees.

SECOND: Bill Cobabe.

Discussion on motion: Bill asked if the City has ever waived these fees in the past. It was stated the fees have never been waived. Kevin stated he feels the benefits UDOT is providing are beneficial. It was stated the County and Schools have had to pay these fees. Tony stated what bothers him is at first it was presented that UDOT would be upgrading the entire Industrial Road Project. Bill stated he feels the City has indicated in a number of ways their willingness to work with UDOT and help them get their project. He feels the fact they did not follow through with what was promised on the Industrial Park road is a big enough concern. He also feels it would set a bad precedence.

Kevin stated UDOT had the option to purchase another piece of property behind Tractor Supply – they did not follow through with the purchase at the request of the City. They could have located at that other location and not had to provide any road improvements whatsoever.

VOTE ON MOTION: 4 ayes, Jeff not present.

Eric stated the City appreciates UDOT's position, but does not feel the City should cover these fees. Kevin thanked the members for their time.

Young Automotive
Final Acceptance

The City Engineer and Public Works Director have done the final inspections of the Young Automotive development and recommended final acceptance be given. Mayor Little stated the amount in the escrow account to be released is \$33,643.23. They have paid to the City the amount of \$7,850 for the chip and seal of the road.

Eric asked for clarification on what is being approved tonight, what is the process for developments. Mayor Little explained when a development is built, the improvements are installed. There is an escrow account set-up at the beginning of the development for these improvements. After the warranty period is complete, final approval is granted and the funds that are remaining in the account are released.

MOTION: Bill Cobabe moved to give final approval of the Young Automotive development and release the remaining escrow funds.

SECOND: Tony London. Vote: 4 ayes, Jeff not present.

Resolution #16-30
Award Bid Industrial Road Project

The bids for the Industrial road project were opened on August 17, 2016. The lowest bidder was Wardell Brothers Construction in the amount of \$164,535.25.

Tony asked where the funding for this project will come from. Mayor Little reviewed funding options for the project. He stated the B&C road fund has no carry-over funds. They are expecting a little over \$40,000 to be refunded from the 700 East project. They will get approximately \$180,000 from B&C funds during the year. There is \$465,475 in the capital project fund.

There was discussion about using road impact fees for this road. There are not a lot of funds in impact fees, plus this is not "new" improvements it is replacing an existing road. Mayor Little stated they could borrow the funds from the capital project fund and pay it back with B&C funds. Tony stated he feels this will just put the B&C funds in a bad spot, and these are needed for road projects. Mike stated he feels this should not all come out of the capital project budget, he feels part of it should come out of the B&C funds that will come during the year.

Bill stated Mike's statement is valid. They may need to use some of the capital project funds for the Commercial Street project. The members reviewed the fund balances – there are enough funds in the capital project fund to do both projects if needed. Tony suggested using the refund on the 700 East project and taking the balance out of the capital outlay budget. The members agreed.

MOTION: Tony London moved to adopt Resolution #16-30, a resolution awarding the bid for the 2016 Industrial Road reconstruction project to Wardell Brothers Construction in the amount of \$164,535.25.

SECOND: Eric Turner.

ROLL CALL VOTE: Bill Cobabe – aye
Mike Kendell – aye
Jeff Wardell – not present
Tony London – aye
Eric Turner – aye

Resolution #16-29
Credit Card Policy

The City has a credit card that is used for city purchases. There is a need to have a policy in place that outlines the proper use for this card. The members have a copy of the proposed policy for their review. Attorney Crane has some recommendations to add to this resolution. This item will be put on a future agenda for consideration.

Planning Commission/Historic Committee
Appointment

This item will be tabled until the next meeting.

Special Reports

Eric asked if he is taking over the assignments that Fran was responsible for. Mayor Little stated Eric will be assuming those assignments.

Tony stated he had a meeting with Steve from Robinson Waste. There are some items he would like the members need to consider. One item is instead of two "clean-ups" per year, maybe give each residence a voucher that would be free but can be used anytime during the year. Tony also has looked at transfer station costs and how much we subsidize. He will put this on the next work session to be discussed.

Mike stated the Morgan Recreation new soccer program will start this week– the first game is this Saturday. A couple of Eagle Scout projects are being done at the recreations complex.

Bill stated he wanted to commend everyone for the work done for the last movie in the park. This included a safety fair. There was a lot of participation – the health department, fire, ems, sheriff and search and rescue were all in attendance. He also wants to thank all the city staff that helped. Shayla does a great job. Steph and Jamie were there. This type of community event helps the community come together. These are invaluable and he appreciates the effort.

The commercial street market is this Saturday from 5 pm – 9 pm. There will be a car rally, entertainment and vendors. If anyone can help – Shayla would appreciate it.

Jamie Grandpre, Senior Wastewater Operator showed the staff a picture today of the effluent line at the lagoons. The water running into this area was clean. Jamie has never seen the bucket that is at the bottom of this area and it is visible now. Eric stated he has been meeting with some people – gathering information. Eric feels if the City can do something with the headworks they can mitigate some of the problems with capacity.

This meeting was adjourned at 8:30 p.m.

Julie A. Bloxham, Recorder

These minutes were approved at the _____ meeting.

RESOLUTION #
CEMETERY FEES

BE IT HEREBY RESOLVED, that in a regular scheduled open public session of the Morgan City Council the members did vote to amend certain rates governing the cost for burial fees. The new rates will be as follows:

<u>LAND PURCHASE</u>		<u>Current</u>
City Resident-----	\$ 200.00	<u>160.00</u>
Non-Resident-----	\$450.00	<u>300.00</u>

<u>PERPETUAL CARE</u>		
City Resident-----	\$300.00	<u>200.00</u>
Non- Resident-----	\$550.00	<u>400.00</u>

BURIAL FEES

CITY RESIDENT

Adult / weekday-----	\$450.00	<u>350.00</u>
Adult / weekend**-----	\$650.00	<u>550.00</u>
If funeral or graveside is at 2:00 p.m. or later an additional \$100.00 Burial Fee		
Baby (small vault) / weekday-----	\$150.00	<u>100.00</u>
Baby (small vault) / weekend**-----	\$200.00	<u>150.00</u>
Urn / weekday-----	\$150.00	<u>80.00</u>
Urn / weekend**-----	\$200.00	<u>105.00</u>

If funeral or graveside is at 2:00 p.m. or later an additional \$50.00 Burial Fee

NON-RESIDENT

Adult / weekday-----	\$550.00	<u>450.00</u>
Adult / weekend**-----	\$750.00	<u>650.00</u>
If funeral or graveside is at 2:00 p.m. or later an additional \$100.00 Burial Fee		
Baby (small vault) / weekday-----	\$250.00	<u>200.00</u>
Baby (small vault) / weekend**-----	\$300.00	<u>250.00</u>
Urn / weekday-----	\$250.00	<u>120.00</u>
Urn / weekend**-----	\$300.00	<u>170.00</u>

If funeral or graveside is at 2:00 p.m. or later an additional \$50.00 Burial Fee

**weekend includes, Saturday and Sunday along with any designated City Holidays

DISINTERNMENT-During Weekdays only

Adult-----	\$800.00	650.00
Baby (small vault) / Urn-----	\$300.00	300.00

TRANSFER-----\$ 50.00 per name 15.00

This resolution adopted this 13th day of September 2016. These rates will become effective October 1, 2016 and will be part of the Morgan City fee schedule.

Ray W. Little, Mayor

ATTEST:

Julie A. Bloxham, Recorder

CITY SEAL:



CONSULTING ENGINEERS

August 31, 2016

Morgan City Mayor and City Council
90 West Young Street.
Morgan, Utah 84050

**RE: RIVER BEND APARTMENTS - CONDITIONAL ACCEPTANCE AND
ESCROW RELEASE**

Dear Mayor and City Council:

Mark Schmid, Jamie Grandpre and I have completed an inspection of the improvements in the above mentioned subdivision and found them to be completed satisfactorily and to meet minimum requirements of Morgan City standards in accordance with engineering and/or subdivision plans submitted and previously approved. We can recommend conditional acceptance of this Subdivision and to start the guarantee period. All escrow funds can be released at this time except for the 10% Guarantee that needs to remain until Final acceptance and also the money for final inspections needs to remain until it can be completed. A breakdown of the money originally placed in escrow, the money already released, and the money to remain in the escrow account are as follows:

Money placed in escrow	\$ 84,182.63
Money released to date as per August 31, 2016	<u>\$ 76,044.97</u>
Amount remaining in account	\$ 8,137.66
10% to remain through guarantee period	\$ 7,482.90
Money held for inspection	<u>\$ 654.76</u>
Total money needed to remain in the account at this time	\$ 8,137.66

If you have any questions, or if I can be of any help, please let me know.

Sincerely,

Brent W. Slater, PLS

JONES AND ASSOCIATES
Consulting Engineers
Morgan City Engineers

ESCROW RELEASE DETAIL SHEET

City: Morgan City	Estimate #: 2	FINAL
Subdivision: River Bend Apartments	Date: July 15, 2016	
Developer: Riverside Investments	Page: Sheet 2 of 2	

ITEM NO.	LINE ITEM DESCRIPTION	QUANTITY	UNIT PRICE	CURRENT UNITS OR % COMPLETE	TO DATE UNITS OR % COMPLETE	CURRENT BILLING	TOTAL BILLED TO DATE
<u>SITE CONCRETE</u>							
1	4' sidewalk	1 ls	\$6,892.00	1 ls	1 ls	\$6,892.00	\$6,892.00
2	Drive Approach	1 ls	\$2,500.00	1 ls	1 ls	\$2,500.00	\$2,500.00
3	30" curb & gutter	1 ls	\$5,760.00	1 ls	1 ls	\$5,760.00	\$5,760.00
4	Adjust catch basin in curbing	1 ls	\$600.00	1 ls	1 ls	\$600.00	\$600.00
5	Asphalt	1 ls	\$1,920.00	1 ls	1 ls	\$1,920.00	\$1,920.00
6	Concrete collars for valves & manholes	1 ls	\$700.00	1 ls	1 ls	\$700.00	\$700.00
<u>STORM DRAIN IMPROVEMENTS</u>							
7	Box demolition	1 ls	\$600.00	1 ls	1 ls	\$600.00	\$600.00
<u>SEWER IMPROVEMENTS</u>							
8	6" sewer line	1 ls	\$2,500.00	ls	1 ls		\$2,500.00
<u>WATER IMPROVEMENTS</u>							
9	2" fire line	1 ls	\$2,960.00	ls	1 ls		\$2,960.00
10	Fire hydrant	1 ls	\$13,250.00	ls	1 ls		\$13,250.00
11	Hot tap and patch	1 ls	\$3,147.00	ls	1 ls		\$3,147.00
12	City water meters	1 ls	\$2,650.00	ls	1 ls		\$2,650.00
13	8" hot tap & valve	1 ls	\$3,500.00	ls	1 ls		\$3,500.00
14	Fire hydrant and line	1 ls	\$27,850.00	ls	1 ls		\$27,850.00
15	10 % Contingency	1 ls	\$7,482.90	ls	ls		
16	2.5% inspection	1 ls	\$1,870.73	0.65 ls	0.65 ls	\$1,215.97	\$1,215.97
						\$20,187.97	\$76,044.97
						\$20,187.97	\$76,044.97

