

Work Session
10-11-2016

MINUTES OF WORK SESSION MEETING HELD BY MORGAN CITY COUNCIL IN REGULAR
SCHEDULED OPEN PUBLIC SESSION ON TUESDAY, OCTOBER 11, 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, Bill Cobabe and

Not Present: Council Member, Eric Turner.

City Staff: Gary Crane, Attorney.

Others present: none

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

Items for Discussion

Ordinance #16-09

Approved Tree List for Park Strips

This item has been sent to the Council from the Planning Commission. This ordinance, if adopted will specify the types of trees that are allowed to be planted in park strip areas. Those present have a copy of the ordinance and the table that lists the trees.

Tony summed up the Planning Commission meetings where this ordinance was discussed and formed. Tony briefly went over the tree list and which trees would accommodate the park strips the best. Members shared what they have seen and encountered when they went around the City looking at the current park strips and trees. It was also clarified that there was any damage caused to the City sidewalk or facilities from a tree in the park strip the homeowner would be held responsible.

Jeff asked how the City handles the trees that are causing current issues. Mayor Little stated there are only a couple houses that are presently causing problems. Typically Bernie Carter, Road Department will contact the homeowner about the issue and in most cases the homeowners have complied with the City's requests and taken care of the trees. If the homeowners don't comply Attorney Crane has written letters in the past for the major violations. Members talked about how sidewalks are a major concern as the liability falls on the City if they are damaged. Members briefly discussed possible plans of action for the couple of homeowners that are currently in violation and decided they would go look at them and report back to the Mayor at the next meeting so a plan of action can be made.

This ordinance is directed towards the planting of new trees in the park strips, not existing trees. If there are existing trees that pose a hazard they will need to be addressed individually.

Request to Amend
Deer Hollow Subdivision Plat

This item has been sent to the Council from the Planning Commission. It is regarding a request to amend the Deer Hollow Subdivision Plat by splitting lot #24 into two lots. The members have information on this matter from the City Planner and Engineer. They also have the plat map that shows the lots as they will be split if this amendment is approved.

Tony referenced the memorandum provided by the engineer pointing out in the review it stated the existing slopes on the proposed lot are not safe but slopes may be modified. Also, for the site to be used as proposed it calls for additional investigation and study of soil profile and strength, along with slope stability analysis. Tony also referred to the staffing notes from the Planning Commission which stated the location would be regulated by the City's Sensitive Lands Ordinance.

Bill Cobabe questioned why the City would be approving something that would possibly need a variance in order to be developed. Mayor Little stated Steve Garside, City Planner has stated the City can't legally deny the request because it complies with current regulations yet it will still have to comply with Sensitive Lands Ordinance. Members discussed their numerous concerns of allowing the subdivision because of the Sensitive Lands requirements on top of the additional testing required on the site.

Jeff brought up the legalities if it is not allowed. Members talked about the lot being buildable but may not be 'safe.' Attorney Crane referenced a section of the ordinance and also stated there are very few situations that can be said 'no' to. Tony mentioned in the original subdivision this was its 'own' lot. Members discussed there is nothing in the ordinance that prohibits the subdivision of the lots but it will still need tests before it can be buildable.

Members talked about the possibility of adding the restriction/requirement of the lot to the plat notes. Attorney Crane clarified the plat notes could reference the study that has been done rather than putting the restrictions on the notes. Members also stated not everyone looks at the plat map when buying a lot but at least it would resolve the City's liability.

Attorney Crane asked that this item to be continued until the next meeting so he can consult with Steve Garside about the Sensitive Lands Ordinance, as he is questioning if this lot meets the requirements of this ordinance.

Resolution #16-29
Credit Card Policy

This item has been on past agendas. It was tabled from the last meeting due to some concerns about the limit on the card, and the need to set a limit for each purchase.

Mayor Little briefly went over the amounts spent monthly on the City credit card. Members briefly discussed monthly limits and transaction limits. Mayor stated after speaking to staff, the \$2500 transaction limit and \$5000 monthly limit would be feasible amounts, and if ever needed the amounts could be adjusted in the future. Members were in agreeance of the transaction and monthly limit totals.

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.

Stephanie Howard
Stephanie Howard, Deputy Recorder

These minutes were approved at the 10-25-16 meeting.