

**MINUTES OF MEETING HELD BY MORGAN COUNCIL OF GOVERNMENTS
IN REGULAR SCHEDULED OPEN PUBLIC SESSION ON
MONDAY, OCTOBER 21, 2019 AT 4:00 P.M., IN THE COUNCIL ROOM OF
THE CITY OFFICE LOCATED AT 90 WEST YOUNG STREET**

MEMBERS PRESENT: Chair Jeff Richins, Robert Kilmer, Tony London, Ray Little, Kelly Preece, Ron Blunck, Roland Haslam, and Tina Cannon

GUESTS PRESENT: Ty Bailey, Denise Woods, COG Secretary

EXCUSED MEMBERS: Doug Jacobs

This meeting was called to order at 4:00 p.m. by Chairman Richins.

APPROVAL OF MINUTES: Approval of Minutes of the Morgan Council of Governments on August 19, 2019

MOTION: Tina Cannon moved to approve the minutes of the Morgan Council of Governments meeting held on August 19, 2019.

SECOND: Ron Blunck

The vote was unanimous to approve the minutes as written.

ITEMS FOR DISCUSSION/APPROVAL

ECONOMIC PRIORITIES AND PLANNING

Tina Cannon informed COG members that Ride Systems was purchased by FORD. She stated FORD owned a plant in South Carolina and Ride Systems had partnered with a company out of Indianapolis and it looked like the headquarters for all three companies would be Morgan, Utah. Ride Systems were in negotiations with a property owner in Morgan City for property and construction of a new building.

Discussion regarding the availability of property and current buildings. Dyna Grace was moving out of their building and Traverse Travel was looking for a larger space.

Mayor Little stated he met with Ride Systems and identified six properties within the City which were zoned commercial and the utilities were already to the property. He stated all the owners of the properties were willing to sell. The issue wasn't the lack of property it was that commercial buildings weren't currently built and available and there was a high risk in developing commercial property. He stated the City Planning Commission had started discussing the possibility of allowing mixed-use in certain commercial zones.

Discussion regarding the type of office space Ride Systems wanted and the number of employees. Morgan would be the headquarters for Ride Systems. Discussed the possible future of transportation. Funding was available for economic development in rural Utah if someone was willing to take the risk.

NEW GROWTH – YTD BUILDING PERMITS & OCCUPANCY – CITY / COUNTY

Chair Richins stated the City had four building permits during the months of September and October.

Robert Kilmer mentioned approximately eighteen building permits within the County in September.

Discussion regarding the progress of the Riverstone Townhomes. During the last development meeting with City staff, engineers and developer there was a discussion regarding several scenarios for the sewer line. There were plenty of residential developments in Morgan City and Morgan County, but the development of businesses struggled.

CROSSWALKS ON OLD HIGHWAY 66 (INTERSECTIONS AT 100 NORTH (NEBCO) AND YOUNG STREET)

Mayor Little stated Ty would be contacting UDOT regarding the possibility of installing some type of lighting or signage at the intersections on Highway 66 at both 100 North and Young Street.

Discussion regarding several incidents in those intersections recently.

Kelly Preece stated this issue had been discussed several times and UDOT had been informed of the incidents and the desire of the City, County and School District to have something installed at those intersections to make them safer for the pedestrians.

Tony London mentioned he had been contacted regarding the lighting on the crosswalks at the Seminary Building.

REPORTS FROM COG MEMBERS ASSIGNED TO ATTEND WFRC COMMITTEE MEETINGS

Tina Cannon – Wasatch Front Regional Council, Regional Growth Committee, and JPAC - Tina presented a summary report and stated they spent time going over the new spending mechanisms the State Legislature did by moving funding from traffic count, economic development, land use, and open space. She referenced the State Tax Commission report and mentioned a gas tax, sales tax on fuel, and tax on food with the low-income tax credit then going to the income tax side. This would increase local governments tax revenues on food and taxes on services.

Tina stated once Morgan City reached 5,000 in population it would be required to put the affordable housing component into the General Plan in order to qualify for UDOT's funding.

Tina referenced the financial report for Wasatch Front Regional Council's fiscal year. She stated it was a clean audit report.

Roland Haslam – Community Development Block Grant (CDBG RRC) – Roland stated CDBG discussed the implementation of a Loaning Institution. He stated there was a discussion regarding a study being done. He stated the grant for the bathrooms had been completed and the project would be going out for bids for the construction of the bathrooms.

PAINTING TROJAN BOULEVARD DURING HOMECOMING WEEK

Mayor Little stated the Student Body President called the City requesting permission to paint Trojan Boulevard during Homecoming Week. The City had discussed the request and decided not to allow it because of the new painting and the bus lanes.

Ron Blunck asked if the City was against painting Trojan Boulevard during Homecoming Week in the future.

Mayor stated the issue was the covering of the painted lines for the buses.

Discussion regarding the type of paint and the School District provided the paint. The Student Body Officer will contact the City next year for permission.

HOTEL UPDATE

Mayor Little gave an update regarding the hotel. Cobblestone had Morgan, Utah listed on their website and the loan had been completed on the property. He stated the investors had paid a retainage fee to the contractor and the City had been in contact with the engineers for Cobblestone. A Conditional Use Permit Application still needed to be submitted to the City.

Mayor gave an update on the progress of UTOPIA. The painting on the roads identified underground utilities and they would bore underground to install the conduit. He stated UTOPIA proposed to be finished by the end of the year. He explained UTOPIA provided the fiber but the homeowner who pick who they wanted as a provider of internet service.

Discussion regarding Allwest continuing to come into Morgan County. Discussions the differences between UTOPIA and Allwest. If Morgan County signed a contract Allwest would continue to come into the County.

Ron Blunck stated the County Engineer still needed to do the final inspection of the access road to Mt. Green Elementary School. Discussion regarding the access road and whether the County would be responsible for the maintenance of the road. Parsons donated the property right-of-way and the School District paid for the road.

Discussion regarding the project by the new pickle ball courts and the amount the courts were being used.

MOTION: Tony London moved to adjourn the meeting.

SECOND: Robert Kilmer

The vote was unanimous to adjourn the meeting.

This meeting was adjourned at 5:08 p.m.


Denise Woods, COG Secretary

These minutes were approved at the November 18, 2019 meeting.