

**MINUTES OF MORGAN CITY
COUNCIL ELECTRONIC MEETING**

July 14, 2020; 6:13 P.M.

**MAYOR AND COUNCILMEMBERS
PRESENT ELECTRONICALLY:**

**Mayor Ray W. Little, Tony London, Jeff Wardell,
Eric Turner, and Dave Alexander**

STAFF PRESENT ELECTRONICALLY:

**Ty Bailey, City Manager; Gary Crane, City Attorney;
and Denise Woods**

EXCUSED:

Jeffery Richins

**OTHERS PRESENT
ELECTRONICALLY:**

Traca Wardell, Morgan Chamber of Commerce

This meeting was held electronically in accordance with Executive Order 2020-1; Suspending the Enforcement of the Provisions of Utah Code 52-4-202 and 52-4-207 by Governor Gary Herbert on March 18, 2020, due to Infectious Disease, Coronavirus (COVID-19).

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

The pledge of allegiance was led by Councilmember Wardell.

The opening ceremony was presented by Councilmember London.

MINUTES AND WARRANTS

MOTION: Councilmember Alexander moved to approve the following:
Minutes of the City Council Electronic Meeting – June 9, 2020
Minutes of the City Council Electronic Meeting – June 23, 2020
Warrants

SECOND: Councilmember Turner

The vote was unanimous to approve the minutes as written and one set of warrants.

VERBAL PETITIONS AND PRESENTATIONS

Ty Bailey, City Manager, said presentation was an annual update and request for next year's funding from the Chamber. He complimented the Chamber and on an amazing job even with the issues of COVID-19. Even though the regular 4th of July activities had been cancelled, the fireworks show still took place and the Chamber had worked hard to instill a sense of community.

Traca Wardell, representative of the Morgan Chamber of Commerce, gave a brief outline of what activities had been completed this year despite COVID-19:

- Annual kick-off event in January featuring Thurl Bailey was well attended.
- Annual Golf Tournament took place the first part of June, but the luncheon afterward had been cancelled due to COVID-19.
- 4th of July Fireworks but no activities throughout the day. Received positive comments about it being back at the High School.

Traca asked the City for a contribution of \$20,000.00, which was the same amount as last year.

Councilmember London complimented the Chamber for their efforts and what they had been able to accomplish the last few years.

Councilmember Alexander asked how the Chamber saw activities going forward.

Traca said the next big event the Chamber was involved in was Commercial Street Christmas. She wasn't sure what Christmas time would look like with the virus. There were too many unknowns right now, so discussions hadn't started yet.

Councilmember Turner suggested the Chamber get with the Health Department and find out how they could go forward with the Commercial Street Christmas event. The Health Department was there to help work through the issues of the virus. He said there would be restrictions but felt the Chamber could still put on the event.

Traca said the Christmas event brought in five to six thousand dollars to help families in the community. The Chamber would have an event just wasn't sure of the specifics yet.

Mayor mentioned the amount requested by the Chamber was in the 2020-2021 Fiscal Year Budget and it also included the City's membership dues.

MOTION: Councilmember Alexander moved to follow the budget and approve \$20,000.00 for the Chamber for the coming year. This amount also covered the City's annual membership dues to the Chamber.

SECOND: Councilmember London

Discussion on the Motion: None

Vote was 4 ayes; Motion passed unanimously to follow the budget and approve \$20,000.00 for the Chamber for the coming year. This amount also covered the City's annual membership dues to the Chamber; Councilmember Richins was absent.

Mayor thanked Traca for the presentation and complimented the Chamber on the work they did for Morgan City.

ACTIVE AGENDA

CITIZEN COMMENTS

Mayor asked if any requests to make comments had been received. Denise Woods, City Recorder, stated no requests to join the electronic meeting to make comments had been received.

MOUNTAIN VISTA VILLAS – CONDITIONAL ACCEPTANCE

Mayor explained the process of a subdivision to the point of granting conditional acceptance. Brent Slater, City Engineer – Jones and Associates, Mark Schmid and City staff had inspected the improvements and had found them to be completed satisfactorily and they met minimum requirements of Morgan City standards in accordance with engineering and/or subdivision plans submitted and previously approved.

Conditional acceptance of the Mountain Vista Villas Subdivision was recommended and the warranty period to begin, which lasted one year from date Conditional Acceptance was granted by the City Council. He explained the monies were to be held in the Escrow Account, which represented the 10% Guarantee and the cost to complete the final inspections next year. The total amount to remain in the Escrow Account was Twenty-One Thousand Three Hundred Eighteen Dollars Fifty-Eight Cents (\$21,318.58).

MOTION: Councilmember London moved to grant conditional acceptance to the Mountain Vista Villas Subdivision and that Twenty-One Thousand Three Hundred Eighteen Dollars Fifty-Eight Cents (\$21,318.58) remain in the Escrow Account for the warranty period of one year.

SECOND: Councilmember Turner

Discussion on the Motion: None

Vote was 4 ayes; Motion passed unanimously to grant conditional acceptance to the Mountain Vista Villas Subdivision and that Twenty-One Thousand Three Hundred Eighteen Dollars Fifty-Eight Cents (\$21,318.58) remain in the Escrow Account for the warranty period of one year; Councilmember Richins was absent.

RESOLUTION 20-17 – LETTER OF UNDERSTANDING BETWEEN MORGAN CITY AND MORGAN SECONDARY WATER ASSOCIATION

Gary Crane, City Attorney, explained there had been a discussion in the past regarding secondary water in commercial and industrial developments and the amount of water shares to be required of the developer. He explained back then Morgan Secondary Water Association was requiring all water shares on the property associated with the development be dedicated. He said the difficulty was when the City required someone to connect to secondary water it was an exaction and the City was using their governmental authority to require someone to hook-up to the water system. The City needed to make sure the amount asked for was proportionate to what the need was for the development. After discussing the issues with the attorney for Morgan Secondary Water Association a Letter of Understanding, which carried the same impact as an addendum to the current agreement, was drafted. The Letter of Understanding clarified what the obligation of a commercial or industrial use would be when requiring water of the developer. After a discussion with the Mayor prior to the meeting, he suggested tabling this item for further clarification regarding the formula. He gave a brief synopsis of a recent lawsuit against Eagle Mountain regarding their water exaction requirements. They claimed the conservation standard imposed on all cities by the state of Utah should be the maximum exaction requirement imposed on all cities. He explained the conservation standard was extremely tight and very conservative and if the City required an exaction based on it, they wouldn't be able to meet their need for secondary water.

Gary wanted to add a provision to the agreement which stated if the law changed the City may need to change their standards/requirements. Currently, the City's zoning ordinance required a minimum standard of ten percent (10%) for landscaping. The State Engineer's standard for watering landscaping was 4-acre feet per acre of land developed so it would be reduced; 1-acre foot for culinary and 3-acre feet for secondary water use. After checking with Matt Hartvigsen, City Engineer – Jones & Associates, it was determined 3-acre feet of water per acre of subdivided land was a good standard for secondary water. (Formula: 10% of landscaping x 3-acre feet of water = .3-acre foot dedicated to the secondary water company.) The minimum standard was what was required by our zoning ordinance and the maximum standard of dedication would be the actual amount of landscaping if it exceeded the minimum amount of the development. In the past there was some confusion with the water companies not being sure of what their shares were worth when figuring the amount of water they received with each share. The Mayor had informed him there was a list of the companies and the amount of water which is attributable to each of their water shares. Each of the

companies would set those amounts and that document could be attached to the agreement if the Council desired.

Councilmember London mentioned years ago the City did exactions of water and now the City exacted water for the secondary water association. He asked if one way was better than the other.

Gary said in the past there were several lawsuits over exactions and as they were settled, and the secondary water company was formed, and they made the decisions as to how the water was held. He said there were several advantages of the City holding the water. The City could hold water for forty years without losing it for failing to put it to beneficial use and an individual could only hold the water for seven years. Under the Constitution, once the City held the water the City couldn't sell, give away, or lease the water. However, the battle would be with Morgan Secondary Water because they made the decision as to how the water was held because they provided the secondary water.

Councilmember London asked if the Secondary Water Association could legally exact water.

Gary said no. Through the City's ordinances and under state law the City required Morgan Secondary Water to give water to one particular company and in that way the City was still exacting water. He complimented the Morgan Water Board and the way they handled water issues. He said communication between the canal companies was an issue and Morgan City's Water Board made sure there were no excessive exactions and requirements of the developers.

Discussion regarding the formula and proposed changes to the wording in paragraph 4 to clarify the formula. (Example: Landscaping required was 10% of an acre – 43,560 sq. ft x 10% = 4356 x 3 ÷ 4356 = .3-acre feet of water.) Change the wording in number four to state the water requirement for landscaping was 3-acre feet of secondary water per acre of land which was landscaped but not less than the landscaping requirement for the zone.

Councilmember Alexander asked what happened if the amount of water shares required for a development wasn't available would it stop the development from proceeding.

Gary said Morgan had plenty of water which wasn't being put to a beneficial use and when agricultural property changed to a pressurized system the amount of water used on the property decreased. The City purchased water from Weber Basin by contract several years ago. He explained when Mahogany Ridge and Red Rock were developed the necessary shares were not available, so the City increased the rate for water in those subdivisions to off-set the additional expense of contracting with Weber Basin for water. He clarified that Weber Basin didn't have shares to give away, it was only a service. The City's contract was a transfer agreement and it allowed the City to draw from Weber Basin a certain amount of acre feet of water, but the City didn't receive the shares or the rights. Weber Basin was only a provider of water.

Councilmember London said the City leased 20-acre feet of water for 5 years for a total amount of 100 acre feet of water.

Gary stated this Letter of Understanding clarified the secondary water for non-residential uses only.

MOTION: Councilmember Turner moved to table Resolution 20-17 – A resolution adopting and approving the Letter of Understanding between Morgan City and Morgan Secondary Water Association.

SECOND: Councilmember London

Discussion on the Motion: None

ROLL CALL VOTE: Dave Alexander – aye
Jeffery Richins – absent
Jeff Wardell – aye
Tony London – aye
Eric Turner – aye

Vote was 4 ayes; Motion passed unanimously to table Resolution 20-17 - A resolution adopting and approving the Letter of Understanding between Morgan City and Morgan Secondary Water Association; Councilmember Richins was absent.

RESOLUTION 20-21 – LAND PURCHASE AGREEMENT – HSC MORGAN, LLC – LOCATED AT APPROXIMATELY 68 WEST 275 NORTH

Ty explained this was regarding the purchase of property between Tractor Supply and the Weber River. The property was 5.09 acres located at approximately 68 West 275 North. The agreed upon purchase price for the property was Seventy-Five Thousand Dollars (\$75,000.00).

Councilmember Alexander asked regarding responsibility for the title work.

Gary explained when the City purchased property, they were generally responsible for the title work.

MOTION: Councilmember Alexander moved to approve Resolution 20-21 – A resolution adopting and approving a Land Purchase Agreement between HSC Morgan, LLC, and Morgan City for the purchase of property located at approximately 68 West 275 North, Morgan, Utah, for the purchase price of \$75,000.00.

SECOND: Councilmember Turner

Discussion on the Motion: Councilmember London asked if money would be put aside in future budgets for the design and maintenance of this property.

Mayor gave some ideas of how to move forward. Money used to purchase this is property was Park Impact Fee money. He said there were no specific plans for the use of the property, but several ideas had been discussed in a previous meeting, i.e. water, bike, dog, etc. He mentioned the work done by Utah State during the revitalization project of Commercial Street and stated it was a possibility to use them again with this project.

Ty said WFRC had a Transportation Land Connection Grant available in October and it was only used for planning trail systems and he would apply for the grant in conjunction with property over by Young Street Bridge. He said working with Utah State would be for park development.

ROLL CALL VOTE: Dave Alexander – aye
Jeffery Richins – absent
Jeff Wardell – aye
Tony London – aye
Eric Turner – aye

Vote was 4 ayes; Motion passed unanimously to approve Resolution 20-21 – A resolution adopting and approving a Land Purchase Agreement between HSC Morgan, LLC, and Morgan City for the purchase of

property located at approximately 68 West 275 North, Morgan, Utah, for the purchase price of \$75,000.00; Councilmember Richins was absent.

RESOLUTION 20-22 – LONG-TERM STORM WATER MANAGEMENT AGREEMENT BETWEEN MORGAN CITY AND WARDELL BROTHERS CONSTRUCTION, INC.

Mayor explained the development was on Deb Evans' property and Wardell Brothers were building apartments on the property.

Ty explained this project didn't come through Planning Commission because the property was already zoned for the use proposed and there would be five units in the development. Under this agreement Wardell Brothers agreed to maintain the storm water facilities for this development and the City would not have any obligation.

Councilmember Alexander asked if it was a single parcel.

Ty said there were three parcels. The entry had two parcels and there would be an easement with the trailer park to achieve the frontage required and the remaining parcel was where the buildings were being built.

Gary said the Agreement would be recorded on the property and would travel with the land.

Councilmember Alexander asked if the language on Page 2 Section 3 – inspection performed by qualified personnel – needed to be more specific.

Gary said it would be the City's decision so the wording could be changed to – inspection performed by qualified personnel as approved by the City.

Discussion regarding the number of these agreements the City had with developers. Some Homeowner Associations were responsible for the maintenance, but the City inspected and required the necessary upgrades. Typically, the City took ownership but, in this development, there wasn't any infrastructure or other storm water capacity from other property, so it was contained on the property.

Gary said ultimately the City was responsible for the storm drain throughout the City. We try to have others share that liability through contracts.

MOTION: Councilmember Wardell moved to approve Resolution 20-22 – A resolution adopting and approving a Long-Term Storm Water Management Agreement Between Morgan City and Wardell Brothers Construction, Inc. for the operation and maintenance of a storm and surface water management facility or improvements for the Wardell Development, as amended.

SECOND: Councilmember Alexander

Discussion on the Motion: None

ROLL CALL VOTE: Dave Alexander – aye
Jeffery Richins – absent
Jeff Wardell – aye
Tony London – aye
Eric Turner – aye

Vote was 4 ayes; Motion passed unanimously to adopt and approve Resolution 20-22 – A resolution adopting and approving a Long-Term Storm Water Management Agreement between Morgan City and Wardell Brothers Construction, Inc. for the operation and maintenance of a storm and surface water management facility or improvements for the Wardell Development, as amended; Councilmember Richins was absent.

RESOLUTION 20-23 – CULINARY WATER LINE NON-EXCLUSIVE EASEMENT BETWEEN MORGAN HOTEL, C STREET, LLC, AND MORGAN CITY CORPORATION

Ty explained this easement was on the Hotel property. The hotel was approved with a private culinary water line. The City received an easement from Doug Wickliffe, behind the businesses on Commercial Street, to tie and loop the water line together to increase the capacity of the line. If a water line was looped it had to be owned by the City. This would be an easement through the Hotel's property allowing the City access to the water main. He mentioned paragraph 2.6 which was restrictive and required the City to receive approval before installing laterals. He had spoken with Hotel representatives and they agreed with the elimination of paragraph 2.6. There were three existing buildings which shared one culinary connection in Commercial Street and if they needed to separate and have three meters, they would need a lateral to connect to the main line.

Councilmember Alexander asked about the benefits to the City in doing this instead of the Hotel.

Ty said the Hotel was paying for the construction and installation of the line, but the City would own the line once installed and this easement would give the City access to the line through their property. A looped system helped the City if there were ever a leak and it provided fire protection to the buildings. It also provided more capacity than what was in Commercial Street. If the water service for the buildings needed to be upgraded the water line would be in the back of the building instead of cutting into Commercial Street.

Councilmember Alexander asked if the line needed to be dedicated to the City if the City was going to own it.

Gary said one of the requirements for approval by the Planning Commission was the developer would install the infrastructure. This was an easement for the City to use/access the land.

Councilmember Alexander asked the difference between exclusive and non-exclusive easement.

Gary explained a non-exclusive easement allowed others to locate in the easement as well. An exclusive easement wouldn't allow anyone on the easement without the City's permission.

Ty said the City was required to inspect and maintain the water line and hydrants and the easement gave the City the ability to access property to accomplish the inspections and maintenance.

Councilmember London asked the location of the looped system.

Ty explained the water line would tie in from 125 North and then tie back into Commercial Street creating the loop. The upgraded service capacity eliminated the possibility of repairing and upgrading the water line currently located in Commercial Street. Future laterals to the businesses would come from behind the buildings.

MOTION: Councilmember London moved to adopt Resolution 20-23 – A resolution adopting and approving a Culinary Water Line Non-Exclusive Easement Agreement Between Morgan Hotel, LLC, C Street, LLC, and Morgan City for the construction, maintenance, repair,

inspection, and replacement of a culinary water line with the deletion of paragraph 2.6 on page 2.

SECOND: Councilmember Turner

Discussion on the Motion: None

ROLL CALL VOTE: Dave Alexander – aye
Jeffery Richins – absent
Jeff Wardell – aye
Tony London – aye
Eric Turner – aye

Vote was 4 ayes; Motion passed unanimously to adopt and approve Resolution 20-23 – A resolution adopting and approving a Culinary Water Line Non-Exclusive Easement Agreement Between Morgan Hotel, LLC, C Street, LLC, and Morgan City for the construction, maintenance, repair, inspection, and replacement of a culinary water line with the deletion of paragraph 2.6 on page 2; Councilmember Richins was absent.

ADOPTION OF CAPITAL IMPROVEMENT LIST

Mayor explained each year the City in conjunction with COG (Council of Governments) created a list of capital improvement projects. The items listed were short-term and long-term projects for the City.

Ty displayed an amended version of the Capital Improvement List, which is attached hereto.

Councilmember Alexander asked if the list proposed was adopted would it bind the City to the project.

Mayor explained having the projects on the Capital Improvement List made them available for the City to apply for certain grants. Some grants required projects to be on a Capital Improvement List to be eligible for the funding. The list of projects approved by the Council would be presented to COG at the next meeting. He said the County would also put together a list and they would be combined into a City/County Capital Improvement List.

Councilmember Alexander asked if each project would be brought up individually for approval by the Council individually.

Ty said the City had completed 5 projects which were on the previous Capital Improvement List (i.e. Hotel, Sewer Treatment Plant, Island Road Substation, Commercial Street, and Young Street Sidewalk Project) and two of those projects were completed with grant dollars. Each year the projects would be evaluated, and adjustments made to the list. There was more need in the City than revenue generated. If a grant became available a lower priority project could be completed before a higher priority project.

Councilmember London asked if the purchase of property the Council approved tonight should be on the list.

Ty explained each of the projects on the list. First page was possible projects the City would like to complete within the next couple of years – Short Term List.

- Young Street Bridge
- Fiber Intranet
- Line Replacement 100 North State to 300 West

- Diffusers
- Island Road Rebuild
- Upgrade Public Works Building
- Pump and Sprinkler System Replacement
- SCADA System
- 700 East, Curb, Gutter and Sidewalk Connected
- Shed and Equipment Building (South Morgan Cemetery)

Page 2 – Possible projects the City would like to complete within the next four to eight years – Medium Term List.

- Full Mechanical Plant – Sewer Lagoons
- North Morgan – Upgrade to Tank and Water Main
- New Trails and Parks
- Road Rebuilds
- Land Purchase – North Cemetery
- River Restoration / Diversions
- Land Purchase – State Street

Ty explained the items on the list could be eligible for grants or low impact loans.

Councilmember Turner explained this was a fluid document and could change. He approved of the Young Street Bridge and the Fiber Intranet being top priority projects.

Councilmember London asked if the SCADA system and the fiber intranet could be combined in one project

Ty explained why they were separate projects. By doing the fiber intranet first it would open the SCADA system or other similar products.

Councilmember Turner asked if Wi-Fi connections had been put in the park.

Ty said it was available, but it wouldn't be free. The City would pay for the installation cost for any of the additional facilities. He had a list of the installation costs for each facility. The City needed to prioritize and identify each point and what Wi-Fi it would provide so we could maneuver through the entire City's Wi-Fi network.

Councilmember Turner asked what benefit it would be at the park.

Ty explained we would be able to connect to the well and put our own WI-FI signal so employees could log into the system and monitor and control other systems, i.e. SCADA, map upgrading, etc. More opportunities would be available as the system was built-out.

MOTION: Councilmember Alexander moved to adopt and approve the Morgan City Capital Improvement List – Short Term 2020-2024 and the Medium Term 2022– 2028, and the priorities as listed.

SECOND: Councilmember London

Discussion on the Motion: None

ROLL CALL VOTE: Dave Alexander – aye
Jeffery Richins – absent
Jeff Wardell – aye
Tony London – aye
Eric Turner – aye

Vote was 4 ayes; Motion passed unanimously to adopt and approve the Morgan City Capital Improvement List – Short Term 2020-2024 and the Medium Term 2022– 2028, and the priorities as listed; Councilmember Richins was absent.

ORDINANCE 20-03 – AMENDMENT TO TITLE 1, CHAPTER 1.15 – CONSOLIDATED FEE SCHEDULE

Mayor explained this schedule was reviewed and amended each year if necessary. This year there were some amendments to the Consolidated Fee Schedule. He explained each of the proposed amendments:

- Business Licenses – Storage Units – Amend to a fee of \$50.00 instead of a per unit charge;
- Cemeteries – Amend the language under burial fees to read – If funeral procession reaches the cemetery at 2:00 pm or later This amendment didn't change the burial fees it was just for clarification as to when the additional fee was charged.
- Electrical Connection Fees – Amendment to collect \$250.00 for Temporary Connections (installation of panels, connection of power, and removal of panels) and the collection of actual cost of materials, time and equipment, plus 10% for subdivision installation.
- Planning and Zoning – Amendment to collect \$500.00 for Sensitive Lands Site Plan Review.
- Administration – Amend by deleting Electrical Connection Fees rather than changing it to Utility Billing Report. As a courtesy the City provided the Utility Billing Report to customers when requested at no charge.

Councilmember Turner appreciated the inclusion of the electrical fees and the City doing the work. He asked regarding the amendment to the burial fees.

Ty explained the new language was a clarification to existing fees. He said the fee was charged when the funeral procession was scheduled after 2:00 p.m.

Councilmember London asked for clarification regarding net metering. He said there was an \$8.00 per month charge to the customer and he asked if the City would pay the customer 10.1 cent per kWh put back into the system.

Ty said the \$8.00 was the grid access charge. The idea in doing solar wasn't to sell the City power, the idea was the customer would generate their own power for their own needs. The City didn't want the power back on the system. The customer would receive a credit at 4.4 cents per kWh on their bill because that was the amount the City paid for wholesale power.

Ty explained anytime the City charged a fee it was to off-set the direct cost associated with the service.

MOTION: Councilmember London moved to adopt Ordinance 20-03 – An ordinance amending Title 1, Chapter 1.15 of the Morgan City Code, amending fees of the Consolidated Fee Schedule with the proposed changes and by further amending the language under Electrical Connection – Subdivision Installation with the addition of the word actual and the deletion of the next line, and under Administration by deleting the line item and fee for Electrical Connection Fee Report.

SECOND: Councilmember Wardell

Discussion on the Motion: None

ROLL CALL VOTE: Dave Alexander – aye
Jeffery Richins – absent
Jeff Wardell – aye
Tony London – aye
Eric Turner – aye

Vote was 4 ayes; Motion passed unanimously to adopt Ordinance 20-03 – An ordinance amending Title 1, Chapter 1.15 of the Morgan City Code, amending fees of the Consolidated Fee Schedule with the proposed changes and by further amending the language under Electrical Connection – Subdivision Installation with the addition of the word actual and the deletion of the next line, and under Administration by deleting the line item and fee for Electrical Connection Fee Report; Councilmember Richins was absent.

CITY REPORTS AND BUSINESS

City Manager Updates

COVID-19 – Cases in Morgan were still increasing so the office was still closed and was by appointment only.

UTOPIA – City currently had 635 connections.

UAMPS – Carbon Free Project was at the crossroads of funding through Phase 1. The Council would need to adopt moving forward. Contracts with DOE had changed. Town Hall meeting scheduled on July 21st and 3:00 pm and Council was invited to attend. The new budget needed to be adopted in September.

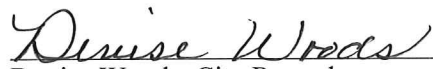
FINANCIAL STATEMENTS – June financial statement came out today, but there was still some reconciliation to be done for the end of year expenses incurred during June.

CABOOSE – Everything was lined up and now the schedule would be put together for the sandblasting, painting, site preparation, etc. He asked Councilmember Wardell to coordinate the site preparation with the entities for each piece project.

Councilmember Wardell said they planned on beginning the site preparation the first part of August.

Councilmember Alexander said he had taken the training provided by the State Auditor's office and it was well presented and worth his time.

This meeting was adjourned at 8:19 p.m.


Denise Woods, City Recorder

These minutes were approved at the August 11, 2020 meeting.

Morgan City Capital Improvement Priorities
Years 2020-2028

SHORT TERM 2020-2024								
CITY Priority	Entity / Department	Project Description	Estimated Total Cost	Revenue Sources/Shares		Additional Funding Needed		Projected Start/ EndDate
				Sources	Amount	Grant	Loan	
High	Roads	Young Street Bridge	\$3,800,000	45 Fund	\$500,000	\$2,000,000	\$1,200,000	2020-2022 - Started
High	City	Fiber Intranet and WIFI Connections to Facilities	\$100,000	45 Fund	\$100,000			2020 -2022
High	Water	Line replacements 4"-8" 100 North -State to 300 West & 100 East- Young to 100S	\$750,000	51 Fund	\$500,000		\$250,000	2020 - Started
High	Sewer	Diffusers	\$300,000	52 Fund	\$300,000			2021
Medium	Roads	300 West Between 100 North to Lift Station - All Island Road - Road Rebuild	\$250,000	52 Fund 45 Fund	\$250,000			2021
Medium	Public Works	Public Works Building	\$1,500,000	45 Fund	\$500,000		\$1,000,000	2022-2024
Medium	Park	Pump and Sprinkler System Replacement	\$100,000	10 Fund	\$100,000			2021
Medium	Park	SCADA System	\$10,000	10 Fund	\$10,000			Ongoing
Low	Roads	700 East - Curb, Gutter and Sidewalk	\$100,000	10 Fund	\$50,000	\$50,000		2020-2021
Low	Cemetery	Shed & Equipment Building (South Morgan Cemetery)	\$150,000	64 Fund	\$150,000			2020-2021

MEDIUM TERM 2022-2028									
CITY Priority	Entity / Department	Project Description	Estimated Total Cost	Revenue Sources/Shares		Additional Funding Needed		Projected Start/ End Date	
High	Sewer	Mechanical Plant	\$8,000,000	52 Fund DEQ	\$500,000	\$1,500,000	\$6,000,000	2025	
High	Water	North Morgan Tank and Main	\$1,500,000	51 Fund	\$500,000		\$1,000,000	2024-2028	
Medium	Parks	New Trails and Parks	\$300,000	45 Fund	\$150,000	\$150,000		2024	
Medium	Roads	Road Rebuilds	\$2,000,000	45 Fund	\$500,000	\$1,000,000	\$500,000	2025	
Low	Cemetery	Land Purchase - North Cemetery	\$150,000	64 Fund	\$150,000			2025	
Low	Parks	River Restoration / Diversions	\$200,000	City/ County/ NRCS	\$50,000 City/ \$50,000 County	\$100,000 NRCS		2024	
Low	Parks	Land Purchase - State Street	\$160,000	45 Fund	\$160,000			2022	