

**MINUTES OF MORGAN CITY
COUNCIL MEETING**

FEBRUARY 9, 2021; 6:00 P.M.

**MAYOR AND COUNCILMEMBERS
PRESENT ELECTRONICALLY:**

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

STAFF PRESENT ELECTRONICALLY:

**Ty Bailey, City Manager; Gary Crane, City Attorney;
Denise Woods; and Kale Watkins, Wastewater
Supervisor**

OTHERS PRESENT:

**Skylar Pyle, Emergency Manager – Weber Morgan
Health Department; Amanda Webb, Weber Morgan
Health Department; and James Ebert and Anissa
Brown, Ebert Solutions**

This meeting was held in the Council Conference Room of the Morgan City Offices, 90 West Young Street, Morgan, Utah.

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

The pledge of allegiance was led by Councilmember Alexander.

The opening ceremony was presented by Councilmember Turner.

MINUTES AND WARRANTS

MOTION: Councilmember London moved to approve the following:
Minutes of the City Council Electronic Meeting – January 26, 2021; and
Warrants.

SECOND: Councilmember Alexander

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

VERBAL PRESENTATIONS

COVID-19 UPDATE – WEBER MORGAN HEALTH DEPARTMENT

Mayor expressed appreciation to Amanda Webb with the Weber Morgan Health Department for all the work she did for the School District and the community of Morgan County.

Skyler Pyle, Emergency Manager – Weber Morgan Health Department, updated the Council on the work which had been done in Weber and Morgan Counties to begin the COVID-19 vaccinations. She expressed appreciation to the community and the support they had given the Health Department. She mentioned the incredible support and dedication of their agency partners in Weber and Morgan and especially Weber State University and the Dee Event Center, their staff and police, and the police and fire departments. She specifically expressed appreciation to the Morgan Fire Department. They had been instrumental in the Health Department's efforts to do points of dispensing in Morgan County. Morgan County had their second

dispensing clinic today, February 9, 2021 and completed 300 doses. The first clinic was held on Tuesday, January 26, 2021 and 200 doses were completed. February 23, 2021 was going to be the first day of second doses. She stated the community and nursing services had been instrumental in getting all Morgan County educators of the Morgan School District, Charter Schools, parochial and private schools vaccinated. The Health Department's first vaccination clinic was held on December 29th and they had held 10 vaccination clinics since that date. She stated over 15,000 people had received their first dose and they had started the second dose clinics. She explained the process at the clinics to receive vaccinations and the waiting period for second doses were 28 days for the Moderna vaccine and the Pfizer vaccine was 21 days. The location had been moved to the Stake Center on 700 West so there would be enough space to move four to five hundred people through the pod at one time and still have enough space for social distancing. She stated the State was allocating more and more vaccines. Morgan County received 8.3% of the state's allocated vaccines. She stated the doses were increasing and they were creating partnerships with community nursing services as well as Intermountain Health Care to do points of dispensing in small clinics and plan to start doing mobile clinics sometime in March or April. She stated this week alone almost 9,000 first and second doses would be administered. She stated the goal was to get seventy percent (70%) of the population inoculated. The Weber Morgan Health Department was receiving approximately 4,000 doses each week on Monday and the second doses would come on Tuesdays and Wednesdays. She explained they planned on the amounts of vaccines received to increase significantly however, they were limited right now on their capabilities because their staff was tapped out and the County was assisting them. She stated a skeleton crew was keeping the Health Department open for regular duties. She was trying to create partnerships throughout town so they would be able to handle the number of doses received.

Councilmember Alexander asked regarding percentages of the completed population.

Skylar stated all the first responders, who wanted the vaccination, were done in both Weber and Morgan County. Also, the educators, approximately seven to eight thousand, had been given the vaccination. Some people chose not to receive the vaccine. The 70+ population in Morgan County was completed. The Governor announced that beginning March 1st, 65 and older were going to be eligible to receive the vaccination. He also mentioned 18 and older with multiple comorbidities were also going to be eligible to receive the vaccination.

Mayor complimented Skylar and her co-workers at the Weber Morgan Health Department for all their effort and hard work.

Skylar complimented the Morgan Fire Department for putting the pod together in Morgan County and with Amanda Webb's support they had vaccinated 500 people in Morgan. She also complimented Austin Turner, Emergency Manager – Morgan County, who had been very instrumental in making the Health Department able to dispense vaccinations quickly in Morgan.

CITIZEN COMMENTS

Mayor explained the individuals to present the next item on the agenda were not available so the next item to be discussed would be Citizen Comment.

No comments from citizens had been received.

Discussion/decision to move agenda item involving Resolution 21-05 until after the presentation from Ebert Solutions.

**RESOLUTION 21-06 – APPROVAL OF THE MUNICIPAL WASTEWATER PLANNING
PROGRAM (MWPP) ANNUAL REPORT – 2020**

Ty Bailey, City Manager, introduced Kale Watkins who was the new supervisor over wastewater. He stated Kale had completed the Annual Report for 2020 and had submitted it to the state as required.

Kale Watkins, Wastewater Supervisor, stated one item in the report was what the City was currently doing to update and improve the lagoon system. He explained the aerators which would be installed soon. He stated the collection system had room to grow with the new developments. He said eventually the City would need a larger treatment plant, but the City was making adjustments now to keep their lagoon facility and headworks facility working for as long as possible.

Mayor asked for a timeline of when the new aerators would be installed and working and what they would do for the lagoon system.

Kale stated the construction/installation should begin in April. He stated the power was already there and once the blower motors were in the headworks building a trench would be dug, plumbing run and then pipes set out in the pond with weights to hold them in place. He explained the current aerators were surface aerators, so the oxygen wasn't mixed into the water as well and didn't feed the good bacteria bugs which broke down the sludge and the solids suspended in the water. He explained with more oxygen, the bugs would be more active, and they would break down the solids and the City's numbers would improve and keep the City's lagoons healthier longer.

Discussion regarding items in the report such as the repair replacement sinking fund and whether a fund had been established to provide for anticipated capital improvement projects. Ty explained the current fund balance and the City's ability to fund current projects with the annual operational budget, but the City didn't have an amount set aside for the long-term improvements. He explained the current sewer rate was maxed out and it was difficult to set aside additional funds. He explained the City could have a healthy fund but still need to anticipate bonding for major future projects and get some grant money if it was available. The City will continue to grow, but the important thing was to be responsible with the money collected from the current sewer rate.

Discussion regarding the projected costs of the sewer facility in the future and the possible need of a mechanical plant. Kale stated it was inevitable in the future and would estimate it to be necessary around 2030. He explained the City's permit with the State was redone every five years and the numbers could change.

Ty explained the headworks and the disinfection buildings worked in concert with the lagoon system and to go full mechanical wouldn't do away with any of the improvements the City had already done. It simply replaced the lagoon cells with a mechanical cell in using the investments the City had made. Ty stated if the City had done everything possible and the rate charged was up to the average income or median income that was the tipping point when the City could become eligible for grants. It wasn't a guarantee for a grant, but the City would be on the threshold rather than being required to bond for the next step in the system the City could be eligible for some grant money.

MOTION: Councilmember London moved to adopt Resolution 21-06 – A resolution approving the Municipal Wastewater Planning Program (MWPP) Annual Report for 2020.

SECOND: Councilmember Turner

Discussion on the Motion: None

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

Vote was 5 ayes; Motion passed unanimously to adopt Resolution 21-06 – A resolution approving the Municipal Wastewater Planning Program (MWPP) Annual Report for 2020.

EBERT SOLUTIONS – MORGAN COUNTY ECONOMIC & TOURISM DEVELOPMENT

James Ebert, Ebert Solutions, stated they were excited to work with Morgan City on economic development and to get a better understanding where the community wanted to go in future. He expressed a desire to assist businesses and build out amenities in the County. He said they wanted to be a liaison between multiple groups within Morgan County, i.e. Chamber of Commerce, COG, Morgan City, and Morgan County, in creating better communication, consistency and continuity. He stated they were committed to taking Morgan City in the direction it wanted moving forward and helping provide a structure or foundation to build it out. They were currently working with several business owners in Morgan City by finding and helping them with grants.

Councilmember Alexander asked if the City was contracted with Ebert Solutions.

James clarified that the State changed their focus of rural economic development away from the grant based multiple programs to a more one-set amount for the County which allowed the County to have more control of the money. He stated initially they were contracted with the County to provide economic development support but as they reached out to businesses and talked to citizens, they felt there was a divide between different groups within the County. He said this didn't make sense because economic development for the community involved all of the community. The County had contracted with Ebert Solutions, but they would be working with everyone together. The current contract ended in July, but there had been a discussion with the County Commission about extending the contract out into a viable economic development strategic plan implementation for a long-term commitment.

Anissa Brown explained her background was in bringing in tourism and hospitality. She explained at the last meeting the Council wanted to wait until the County had given their support for the Environmental Impact Study (EIS) before the City approved their resolution.

James stated tourism and outdoor recreation was one of the directions and focuses they had been tasked with, such as creating a more diversified economy. He stated it was a big focus of the state right now and there were amazing opportunities to diversify your economy as a whole and capture some of the opportunities lost in the past. He stated there had been discussions with the COG and Morgan County and there was a feeling of support about building out the community. The County Commission would be focusing on the Mountain Green interchange and the Mountain Green Town Center and they would appreciate any support from the City.

Mayor stated the County Commission voted unanimously at their last meeting to support the resolution, which was the same resolution before the Council tonight. He stated the County was appreciative to the fact the City and the COG allowed them to proceed first with their support of the proposal. He explained approving Resolution 21-05 meant the City supported the County in their endeavors to proceed to get an EIS study and proceed forward with the project.

RESOLUTION 21-05 – SUPPORT OF STATE OF UTAH AND THE DEPARTMENT OF TRANSPORTATION TO FUND BOTH THE ENVIRONMENTAL IMPACT STUDY (EIS) AND INTERCHANGE ON I-84 CONNECTING TRAPPERS LOOP

MOTION: Councilmember Alexander moved to adopt Resolution 21-05 – A resolution of support and encouragement to the State of Utah and the Department of Transportation to fund both the Environmental Impact Study (EIS) and the eventual construction of an interchange on I-84 connecting Trappers Loop.

SECOND: Councilmember London

Discussion on the Motion: Councilmember Richins stated at the COG meeting the School District voiced their approval of this project for multiple safety reasons. Councilmember London complimented James and Anissa for their presentation at the COG meeting. He stated after the meeting he felt there was a spirit of cooperation between the County Commission, School Board and City Council.

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

Vote was 5 ayes; Motion passed unanimously to adopt Resolution 21-05 – A resolution of support and encouragement to the State of Utah and the Department of Transportation to fund both the Environmental Impact Study (EIS) and the eventual construction of an interchange on I-84 connecting Trappers Loop.

CITY REPORTS

City Manager

Dog Issue in Cemeteries – Discussion regarding allowing dogs in the cemeteries. Ty stated he had received an email regarding dog waste in the cemeteries. The Parks and Cemetery Supervisor had talked to a couple of people walking dogs in the South Cemetery, but it was more of a problem in the North Cemetery. Pursuant to City ordinance no dogs, even on a leash, were allowed in the cemeteries. Gary Crane, City Attorney, stated enforcement would be easier if it was one way or the other. After the discussion, it was determined the ordinance should be enforced and signs would be placed at each cemetery.

Transfer Station – Free Voucher 2021 – Ty stated last year the City went from two free vouchers to one free voucher for the transfer station. He stated he had spoken with the County, in an informal manner, and they were in agreement to continue with the one free voucher. After a discussion, the City Council also agreed to continue with giving one free voucher.

Hotel – Ty said the Hotel would be having a ribbon cutting ceremony on March 29th. He said Scott Parkinson mentioned he would like to have an open house at a later date, which the Chamber would be involved in along with other businesses.

Legislative Update – Gary Crane, City Attorney, explained several items being discussed during this legislative session:

- **Auxiliary Dwelling Units** – In every single-family zone a home which is owner-occupied could rent out their basement. It had to be within the boundaries of the home and allowed only one

additional parking space. He stated enforcement would be an issue. This was being presented as a partial solution to the affordable housing issue.

- **Building Permit Fees** – Tracking of all monies collected for building permit fees. Would need to track who the fee came from and how every dollar was spent. Also, an enterprise fund would need to be created for each of the City's fees. This bill also required every city to use what's called inclusionary zoning, which meant we must include within our requirements housing from developers that provided for affordable housing. Developers had to build so many affordable units, but the City must give them increased density to the degree that they need in order to make up the difference in the loss of revenue for putting those affordable housings into our jurisdiction.
- **Billboards** – The current bill would allow them to light any billboard anywhere, anytime and in any circumstance. They were trying to accomplish equity between the big signs you see at Traverse Mountain and the Maverick Center and saying they were private signs and not billboards and they were allowed to be lit but not the billboards. Reagan Outdoor Advertising had a second bill regarding penalties if city council people who spoke to property owners regarding having a billboard on their property and/or inquiring how long the lease was for the billboard.
- **Building Inspections** – This bill preempted the city's authority to be able to do plan reviews and inspections and it gave the authority entirely to the developer/builder. This meant the developer/builder could have his own building inspector inspect the building, give a certificate of occupancy, and let people move in without the city ever going out and looking at the building. The bill also had a provision which prohibited cities from regulating any aspect of the design.

He mentioned there were also approximately 80 public safety bills and a bill regarding RDAs being set up as their own taxing entity with their own rate based on what it currently collected.

This meeting was adjourned at 7:57 p.m.



Denise Woods, City Recorder

These minutes were approved at the March 9, 2021 meeting.