

**MINUTES OF MORGAN CITY
COUNCIL MEETING**

SEPTEMBER 12, 2023; 7:03 P.M.

MAYOR AND COUNCILMEMBERS

PRESENT:

Mayor Steve Gale, Tony London, Eric Turner, Jeffery Richins, and Dave Alexander

STAFF PRESENT IN-PERSON:

Ty Bailey, City Manager; and Denise Woods, City Recorder

STAFF PRESENT ELECTRONICALLY:

Gary Crane, City Attorney

EXCUSED:

Jeff Wardell

OTHERS PRESENT:

Matt Fry, Jake Young, CitiDesign, City Planner, Dan Aamodt, Tri-Utah, and Lisa and Shaun Preece

This meeting was held in the Council Conference Room of the Morgan City Offices, 90 West Young Street, Morgan, Utah. The meeting was streamed live on YouTube and available for viewing on the City's website – morgancityut.org.

This meeting was called to order by Mayor Steve Gale.

The pledge of allegiance was led by Councilmember Turner.

The opening ceremony was presented by Councilmember Alexander.

APPROVAL OF MEETING AGENDA

MOTION: Councilmember London moved to approve the agenda.

SECOND: Councilmember Richins

Vote was 4 ayes; Motion passed unanimously to approve the agenda; Councilmember Wardell was absent.

MINUTES AND WARRANTS

MOTION: Councilmember Alexander moved to approve the following:
City Council Meeting Minutes – July 11, 2023;
City Council Meeting Minutes – August 8, 2023; and
Warrants (08/18/23 to 09/08/23)

SECOND: Councilmember London

Vote was 4 ayes; The motion passed unanimously to approve the minutes as written and one set of warrants; Councilmember Wardell was absent.

CITIZEN COMMENTS

No comments given.

VERBAL PRESENTATION

TRI-UTAH – DAN AAMODT

Dan Aamodt, Tri-Utah, explained he owned Tri-Utah, and they hosted an event each year which came through Morgan and finished in Morgan City called the East Canyon Triathlon. He said this event began in 2013 and this was their 10th Anniversary. He mentioned he also managed the Morgan Valley Marathon in June. He presented the Council a plaque and expressed his appreciation for allowing this event to be held in the wonderful City of Morgan Utah. He said they hosted seven triathlons throughout the State of Utah, and this was the participants favorite venue. He also complimented the City's staff and mentioned they may move this event to the Fairgrounds to accommodate the parking next year. He said the economic boost to Morgan with this event was approximately \$70,000.00, i.e., gas, food, hotel, etc., for Friday and Saturday.

INTRODUCTION – MATT FRY, PARKS AND CEMETERY MANAGER

Ty Bailey, City Manager, introduced Matt Fry as the new Parks and Cemetery Manager. He was learning very quickly, and he fits very well in this department.

Matt Fry introduced himself to the Council. He stated he grew up in Morgan, was raising his family here, and had a lot of pride in the community. He stated his goal was to meet and exceed the standard of Morgan. He was excited and grateful to be working for the City.

ACTIVE AGENDA

AMENDMENT TO TITLE 10, CHAPTER 10.04, SECTION 10.04.010; CHAPTER 10.12, SECTIONS 10.12.010 AND 10.12.040; AND ENACTING TITLE 10, CHAPTER 10.15 MIXED RESIDENTIAL OVERLAY (MRO) ZONE OF THE MORGAN CITY CODE – ORDINANCE 23-04

Mayor stated this item had been discussed at multiple public meetings, both by the City Council and Planning Commission, and has been reviewed by City Staff.

Jake Young, City Planner, explained this was a mixed residential overlay zone and it was a new planning and zoning tool. He stated it was an overlay zone and was not immediately applied to zoning. He explained the applicant wanting to rezone their property would go through a public hearing with the Planning Commission and they would recommend to the City Council their desire, either in favor or opposed, to the rezone. The City Council would have the final decision on the rezone. He stated the current draft stated the minimum acreage for this overlay zone was four acres and the maximum was ten acres. He said if the land went beyond the ten acres it would be a 4:1 ratio with three parts being in the base zoning and one part being in the overlay zone. He stated the purpose of this zone was to provide a variety of housing types, i.e., smaller homes, smaller lots, and attached houses in the form of townhomes. He said the overlay zone would have additional units and also additional design requirements, i.e., porches, garages needed to be done a certain way, a usable open space in terms of a pocket park, street trees and landscaping, and the architecture needed to be unique and a variety so there weren't any cookie-cutter developments.

Mayor stated it gave more flexibility for the City regarding design and planning. He stated this type of development could provide more attainable housing in the City.

MOTION: Councilmember London moved to adopt and approve Ordinance 23-04 – An ordinance amending Title 10, Chapter 10.04, Section 10.04.010, Chapter 10.12, Sections 10.12.010 and 10.12.040 and enacting Title 10, Chapter 10.15 entitled Mixed Residential Overlay (MRO) Zone of the Morgan City Code; Providing for repealer; Providing for severability; and Providing for an immediate effective date; as recommended in the packet.

SECOND: Councilmember Alexander

Discussion on the Motion: Councilmember Alexander wanted on the record that this item had been discussed for over a year and there were multiple public meetings regarding this issue.

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

Vote was 3 ayes and 1 nay; Motion passed to adopt Ordinance 23-04 – An ordinance amending Title 10, Chapter 10.04, Section 10.04.010, Chapter 10.12, Sections 10.12.010 and 10.12.040 and enacting Title 10, Chapter 10.15 entitled Mixed Residential Overlay (MRO) Zone of the Morgan City Code; Providing for repealer; Providing for severability; and Providing for an immediate effective date; as recommended in the packet; Councilmember Wardell was absent.

CONSIDERATION TO ACCEPT ANNEXATION PETITION FOR 54.36 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 555 WEST OLD HIGHWAY ROAD, 936 AND 1075 NORTH 700 EAST, AND 1050 NORTH 600 WEST, MORGAN, UTAH 84050, AS REQUESTED BY LISA C. PREECE

Mayor welcomed Lisa and Shaun Preece to the meeting. He explained the item was consideration of an annexation petition for 54.36 acres submitted by Lisa Preece.

Ty stated this item was discussed during the work session and the Council was informed of the intent to annex from Lisa Preece. He mentioned the prior agreement regarding the sewer easement on Arlene Christensen's property which allowed five connections and also annexation. He said Staff didn't have any concerns regarding the annexation because water and power service was already offered to the properties. He explained tonight the Council will make the decision to accept or deny the petition and to pursue the annexation process so that it can be presented to the Planning Commission for a public hearing regarding the zoning designation.

Jake said the Planning Commission would discuss the proposed petition next week and then there would be a public hearing at the following Planning Commission meeting to determine the zoning which would be applied to each of the properties.

Discussion regarding the process and the dates of the meetings and public hearings. (City Council public hearing, which will be opened and then postponed until October 24th, Planning Commission public hearing, October 17th to recommend zoning designation, and final City Council public hearing October 24th to approve annexation)

MOTION: Councilmember London moved to accept the petition to annex 54.36 acres of property located at approximately 555 West Old Highway Road, 936 and 1075 North 700 East, and 1050 North 600 West, Morgan, Utah 84050, as requested by Lisa C. Preece.

SECOND: Councilmember Richins

Discussion on the Motion: No discussion.

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

Vote was 4 ayes; Motion passed unanimously to accept the petition to annex 54.36 acres of property located at approximately 555 West Old Highway Road, 936 and 1075 North 700 East, and 1050 North 600 West, Morgan, Utah 84050, as requested by Lisa C. Preece; Councilmember Wardell was absent.

Jake asked for clarification regarding the notification process to surrounding property owners.

Gary asked if the Council would like an annexation agreement drafted to cover the properties which would be developed in the future and reserve the right to request the existing properties also put in improvement at that time.

Ty stated Staff would begin working on the agreement.

Mayor expressed appreciation to the Preece's for their patience through this process.

CONDITIONAL ACCEPTANCE – VALLEY VISTA ESTATES PHASE 1 SUBDIVISION

Ty stated the improvements had been inspected in the Valley Vista Estates Phase 1 Subdivision and the developer had requested conditional acceptance. He said the City had received a memorandum from Ben Slater, JA Jones & Associates, recommending conditional acceptance and to begin the one-year guarantee period. He said the developer was required to set up an escrow account in the amount of \$144,022.35 to cover the 10% guarantee amount.

MOTION: Councilmember Alexander moved to grant conditional acceptance of the Valley Vista Estates Phase 1 Subdivision with a condition an escrow is set up in the amount of \$144,022.35 to cover the 10% guarantee amount.

SECOND: Councilmember Turner

Discussion on the Motion: No discussion.

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

Vote was 4 ayes; Motion passed unanimously to grant conditional acceptance of the Valley Vista Estates Phase 1 Subdivision with a condition an escrow is set up in the amount of \$144,022.35 to cover the 10% guarantee amount; Councilmember Wardell was absent.

Jake Young left the meeting at 7:42 p.m.

CONSIDER PROVIDING ASSISTANCE TO THE MORGAN COUNTY FOOD PANTRY

Mayor explained the Food Pantry was no longer run by Grace Church and other contributors within the community had stepped in to help with costs. He said Ty had found some grants which would assist with the costs. He asked that this item be postponed at this time until a future date.

STEEL SOLAR 1B PROJECT SECOND AMENDED AND RESTATED TRANSACTION SCHEDULE UNDER THE MASTER FIRM POWER SUPPLY AGREEMENT WITH UAMPS – RESOLUTION 23-30

Ty explained this item had been discussed at length during the work session.

Ty stated this was an amended agreement for a Steel Solar Project 1B which was a solar farm. He stated the City had already agreed to the first agreement but there had been some contract negotiations, so it needed to come back to the Council. He referenced the ‘Talking Points’ in the packet which outlined the changes made to the Second Amended PPA, terms of the arrangement, purpose of the Second Amended PPA, benefits to UAMPS, pricing, etc.

MOTION: Councilmember Alexander moved to adopt and approve Resolution 23-20 – A resolution authorizing the Steel Solar 1B Project Second Amended and Restated Transaction Schedule Under the Master Firm Power Supply Agreement With Utah Associated Municipal Power Systems; and related matters.

SECOND: Councilmember Turner

Discussion on the Motion: No discussion.

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

Vote was 4 ayes; Motion passed unanimously to adopt Resolution 23-20 – A resolution authorizing the Steel Solar 1B Project Second Amended and Restated Transaction Schedule Under the Master Firm Power Supply Agreement With Utah Associated Municipal Power Systems; and related matters; Councilmember Wardell was absent.

CITY REPORTS

CITY COUNCIL

Councilmember London said Wasatch Integrated Waste Management District, which the City was a part of regarding collection of garbage within the City, passed an ordinance mandating that Morgan City, Morgan County, Davis County, and cities within Davis County have a blue recycling can at every residence. He explained the Material Recovery Facility (MRF) was built and the idea was that whatever was dumped into your black can would be sent to the MRF and gone through, i.e., people would pull out all the recyclables, but it turned out to be extremely expensive, labor intensive, and not as efficient as was hoped (only collected approximately 10% of the recyclables). He said this ‘Single Stream Recycling’ requiring every residence

to have a blue recycling can would be more efficient but would be a cost to our citizens. He said the can would be picked up every other week. He said he wasn't sure if the new blue can would be provided by Wasatch Integrated or if the City would need to purchase the cans.

CITY MANAGER

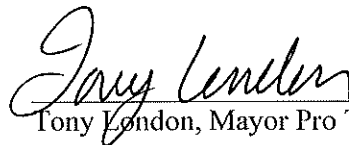
PROJECT UPDATES

City Hall Natural Gas Generators – Ty updated the Council regarding this project. He said the lines were being installed. He said the pricing the City received from Wheeler Cat came with hookup and installation.

Spatial Generations – Ty expressed appreciation to Laurie Moore and her work in getting the program 'Spatial Generations' up on the City's website. He explained it was GIS based so someone could pull up either of the cemeteries and see each of the plots and you could search by name to locate where someone was buried.

This meeting was adjourned at 8:11 p.m.


Denise Woods, City Recorder


Tony London, Mayor Pro Tem

These minutes were approved at the November 14, 2023 meeting.