

**MINUTES OF MORGAN CITY
COUNCIL WORK MEETING**

MARCH 12, 2024; 6:00 P.M.

MAYOR AND COUNCIL MEMBERS

PRESENT:

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

STAFF PRESENT:

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

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.

ITEMS FOR DISCUSSION

TRAINING – GARY CRANE, CITY ATTORNEY

Gary Crane, City Attorney, gave an update regarding the 2024 Legislative Session. He provided a handout listing the legislative issues which were monitored by the League. Some of the items discussed were:

- Concerns regarding collaboration with the state, particularly on housing issues.
- Legislative bills requiring wildlife provisions in general plans.
- Requirements for stormwater studies and infrastructure updates.
- Time constraints for implementing legislative mandates.
- Introduction of Infrastructure Funding Development Fund (IFD).
- Concerns regarding the impact on impact fee facilities plans.
- Introduction of bills for affordable housing zones, subject to income limits.
- Recognition of regional differences in legislative considerations. One size doesn't fit all.
- Water legislation focusing on conservation provisions.
- Acknowledgment of infrastructure's role in housing affordability.
- Discussion on strategies to make housing more affordable.
- Impact of density on property values and affordability.
- Collaboration between state and local governments on affordable housing.
- Audit findings regarding city compliance regarding subdivision approvals and inspections.
- Legislation impacting government employees' religious beliefs.
 - Provision allowing employees to refuse work based on religious beliefs or conscience.
- Other legislative considerations.
 - Proposed bill on gravel mining regulation faced opposition.
 - Concerns over potential loss of city control in regulating mining activities.
 - Bill was put into interim study.
- Public hearing required for any increase in compensation, including bonuses, for elected officials, officers, or appointed officers of the City.
- Discussed requirements imposed if a decision from the Ombudsman was taken to court and possible costs to the cities.
- Discussed concerns regarding Legislature starting to micromanage issues which normally are handled by the cities.

Gary said the City needed to amend the land use code to incorporate all the changes from the 2024 Legislative Session.

REQUEST TO GOVERNOR COX TO VETO SENATE BILL 161, 6TH SUBSTITUTE

Ty Bailey, City Manager, explained the issues caused by Senate Bill 161. The Bill dealt with IPP renewed, which was part of the Intermountain Power Agency. The Mayor had written a letter to the Governor asking him to veto Senate Bill 161, 6th Substitute, during the session.

Ty explained substitution bills came rapidly during the Legislative Session. There was little time to fully comprehend each one before the next arrived. This rapid progression led to a feeling of being overwhelmed.

Ty said the state established the IPA Board as its own entity, which seemed to imply control over the Board. Over the preceding years, significant effort had gone into determining the future of the power plant, which was comprised of two coal-fired units. However, there was opposition from both the coal industry and certain energy development companies regarding the proposed shift to natural gas and hydrogen.

Ty stated the Bill proposed restructuring the Board to include legislative representatives and asserted control over one of the two units, intending to maintain it as a coal-fired plant. However, operational challenges were evident, including difficulties in obtaining coal for the other power plant. This plant operated intermittently alongside another facility but was not consistently operational.

Discussion regarding concerns about the Bill's disregard for EPA requirements and contractual obligations, which could jeopardize existing agreements and financing arrangements. Additionally, there was uncertainty about the feasibility of the proposed legislative takeover and the lack of potential customers for the power produced.

Ty explained the Mayor's letter primarily addressed the procedural issues surrounding the Bill and criticized the lack of communication and consultation in the decision-making process. It urged the Governor to veto the Bill, emphasizing the need for further discussion and consideration rather than rushing it through at the last minute.

Despite efforts to keep up with the evolving situation, the pace of substitutions during the session made it challenging to fully grasp the implications of each version of the Bill. Ultimately, the bill passed, prompting discussions about how to proceed with the legislative takeover and address the ensuing challenges.

Gary explained the process would involve sending it back to the legislature. They would need to override the Governor's veto with a two-thirds vote from both the House and the Senate. If they failed to override the veto, it would stand, and they would have to restart the process next year.

Ty explained the Mayor's letter was on the agenda tonight to ratify the Mayor's signature.

CITY REPORTS AND BUSINESS

CITY COUNCIL UPDATE

Council Member Alexander gave an update on the County Commission Meeting regarding Como Springs. He stated the site plan for the RV park was approved, revealing the inclusion of a locked gate on 100 South for emergency access and large RVs over 20,000 pounds. The bridge, although substandard, was engineered and approved for units up to 20,000 PS as the main entry point. Despite this progress, there's a recognized need for further citizen involvement, particularly in requesting a staff report to address concerns raised

during discussions. The County Attorney, Garrett Smith, highlighted the importance of City input in negotiating conditions. Concerns were raised regarding undisclosed information, including traffic studies, prompting a call for more transparency. A County Commissioner noted discrepancies in water access applications. There was optimism regarding the future of school crossings. Plans for managing large RVs included signage and manager assistance for entry and exit via 100 South.

CITY MANAGER UPDATES

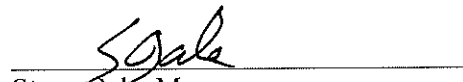
Powerline Grant – Ty stated the City had received the intent to award the powerline grant from the Department of Energy to put a couple of blocks of the City’s powerline into the ground on State Street. The letter stated the City would receive \$600,000 and the City would put \$400,000 into the project.

Morgan Train Depot Renovation – Community Stewardship Award – Ty mentioned the Historic Society had nominated the Train Depot Renovation for the Community Stewardship Award through Preservation Utah. The Train Depot Renovation had received the Award and the presentation would be held on April 25th.

UAMPS Tool Kit – Ty reminded the Council that the UAMPS Tool Kit would be on Wednesday, April 17th, during the ULCT Mid-Year Conference.

This meeting was adjourned at 7:04 p.m.


Denise Woods, City Recorder


Steve Gale, Mayor

These minutes were approved at the April 23, 2024 meeting.