

MINUTES
MANTI CITY COUNCIL MEETING
January 7th, 2015
6:30 P.M.

Mayor Korry Soper in chair and presiding. Roll call showed Councilmembers Darren Dyreng, Jason Maylett, Vaun Mickelsen, Ryan Phelps and Jason Vernon present. The Mayor welcomed all attending and asked them to stand and join him in reciting the pledge of allegiance.

Mayor Soper invited Public Works Director, Dale Nielson to approach. Dale then reported on the following:

- Currently building up road-base along 600 East, north of Union Street.
- Elm tree removal at cemetery and City Park, one tree remains to be removed at each location.
- Christmas decorations along Main Street have been removed and stored.
- Sold old track hoe on Utah surplus equipment auction site for \$12,200.00
- Plan to sell lowboy trailer, and tractor and replace with a tilt down trailer that could be pulled behind our 10-wheeler.

The Mayor thanked Dale for his efforts. Several members of the Council echoed the sentiment.

Mike Tillack, ZAN Officer, was invited to approach by the Mayor. Mike reported on efforts with animal control, zoning and nuisance issues and city building maintenance.

Mayor Soper then invited Dale Cox to come forward. Mr. Cox spoke of property he owns in the southwest quadrant of Manti in the block bordered by 500 West, 600 South, 400 West and 500 South Streets. Cox owns approximately 1/3 of the block, which historically has had a mixed use of residential and industrial uses but is zoned as residential and has not had any commercial or industrial activity for approximately 5 years. Cox said that he thought the property was zoned industrial when he purchased it due to the historical use of the property, which at one time housed the Apex Hatcheries. Cox said he desired to place storage units on the property with access from 600 South and 500 South streets. Cox said he had approached the Planning Commission in December and explained his desire to the commission, which would involve a re-zone or overlay for mixed use in order to proceed. Cox also explained that he expected the proposed units to be of similar construction and quality as the units he currently owns and operates near 100 North between 500 and 600 West streets. Cox then entertained several questions from members of the Council who seemed to support the idea, provided any change in zoning was met with the agreement of other property owners and homeowners in the area. It was then explained to Mr. Cox that there is a specific and detailed process that is required under Utah law in order to effect a change in zoning which includes contacting all property owners within 600 feet of the area in question as well as separate public hearings before both the Planning Commission and City Council to receive public comment. Kent Barton invited Mr. Cox to visit the city office where they could go over the required steps and details involved. Mayor Soper

thanked Mr. Cox for coming before the Council as well as his desire to add additional services in the community.

The Mayor asked that discussion turn to the need to name a “Records Administrator” for the city. Kent Barton explained that under the new State of Utah requirements, each municipality must name a records administrator who is certified in procedures of category and timetables for the retention of city records. Kent said he had visited with JoAnn Otten about becoming certified and recommended that she be named as Records Administrator. Some discussion ensued after which, Mayor Soper called for a motion that JoAnn Otten be appointed as Records Administrator in addition to her regular duties as Deputy Recorder. Darren Dyreng made that motion which was seconded by Vaun Mickelsen. Councilmembers voting “aye”: Darren Dyreng, Jason Maylett, Vaun Mickelsen, Ryan Phelps and Jason Vernon. Councilmembers voting “nay”: none.

The Mayor then asked that discussion turn to the consideration of two separate resolutions required for the city to issue bonds for the construction of the proposed Ambulance Building. It was explained that one of the resolutions would be considered by the City Council, and the other by the Municipal Building Authority of which the Mayor acts as President and each Councilmember acts as a board members under Utah State Law. Mayor Soper then read the proposed resolution 2015-01-07 and called for a motion to accept the resolution. Jason Maylett made that motion which was seconded by Vaun Mickelsen. Councilmembers voting “aye”: Darren Dyreng, Jason Maylett, Vaun Mickelsen, Ryan Phelps and Jason Vernon. Councilmembers voting “nay”: none.

The Mayor then stated that acting as President of the Municipal Building Authority of Manti City, Utah he would read proposed resolution 2015-01-07-01, which he subsequently did, and then called for a motion from the board to accept the resolution. Darren Dyreng made that motion which was seconded by Vaun Mickelsen. Board Members voting “aye”: Darren Dyreng, Jason Maylett, Vaun Mickelsen, Ryan Phelps and Jason Vernon. Councilmembers voting “nay”: none.

Moving to ‘Continuing Business’ Mayor Soper announced that immediately prior to the Council Meeting he and several Council members toured the city building to see progress in the new Council / Court Room, as well as a face lift in the city offices. All seemed pleased with the progress and quality of work. The Mayor then asked if any councilmembers had items of continuing business for discussion. Jason Maylett expressed a desire that the Council continue discussion regarding rental standards. He stated that he hoped the Council wouldn’t forget that a problem exists regardless of the fact that there is no immediate clear solution. Some discussion ensued. There seemed to be interest in and a consensus in following what other communities are doing and then discussing what solutions seem to be working best before making a decision.

The Mayor then asked if any councilmembers had items for discussion.

Vaun Mickelsen reported that he has asked the Arbor Committee for recommendations for replacement trees for the Elms that have recently been removed from the cemetery.

Ryan Phelps reported on recent meetings with the Youth City Council and a discussion with the council advisors regarding desired improvements and accountability.

The Mayor asked Councilmember Phelps if there was any progress on the development of a city logo. Phelps stated that the Economic Development Committee did not meet in December due to the holidays but said he would report progress at a future meeting.

Mayor Soper then reported on UMPA's renewable energy program, Renew Choice, which is under development for rollout in February. The Mayor also reviewed a meeting he and Kent Barton attended with Six County officials to review the city's short-term and long-term project lists. He also related information regarding the desire of Six County officials to address transportation needs for citizens in the area.

Mayor Soper then asked if there were any changes noted for the draft version of the minutes from the previous council meeting. After none were noted, he called for a motion to accept the minutes from the regular council meeting of December 10th, 2014 as presented. Vaun Mickelsen made that motion, which was seconded by Jason Vernon. Councilmembers voting "aye": Darren Dyreng, Jason Maylett, Vaun Mickelsen, Ryan Phelps and Jason Vernon. Councilmembers voting "nay": none.

Administrator Kent Barton reported on the following:

- Reviewed Workers' Compensation experience mod history.
- Explained that due to rate increases and job-risk classification, rates for this year's coverage (Workers' Comp) will increase by about 5.7%
- Reviewed progress on document preparation for the "Net Metering" ordinance the Council has under consideration. Referred the council to drafts of those documents in the packet.
- Reviewed the Snow-tel report for our drainage.
- Advised the Council of the Rural Water annual conference scheduled for February 25-27 in St. George. Stated that we have rooms reserved for councilmembers who wish to attend. Asked any desiring to do so to let he or JoAnn know as soon as possible.
- Advised that he is working on a CDBG grant application for improved street drainage along east 100 north street as a possibility to help get this project jump-started. He and Mayor Soper discussed the project with members of the Six County Association of Governments including Emery Polelenema and Russ Cowley who said they felt the project had good merits.
- Regarding the question from the Council of a \$3,000 "up charge" for off-season utility installation reported that he had visited with Dale and Blake about the issue and that after that discussion he recommends that we leave a rate schedule in place that does provide for premium pricing in the event of weather related conditions that result in additional

costs being incurred. He cited an example where a few years ago, the city's backhoe was damaged while attempting to dig through frozen ground to put a service line in. The city ended up contracting with a local contractor to do the job, which resulted in substantial additional expense. Kent recommended to the Council that we draft a new policy that states that if additional costs are borne during off-season due to weather conditions, that a surcharge up to a certain amount may apply. He agreed to draft a replacement policy for consideration of the Council.

- Stated that he had items dealing with property negotiation, legal and personnel for discussion in closed session.

Mayor Soper called for a motion to move into closed session to discuss personnel, property negotiation and legal matters. Vaun Mickelsen made that motion, which was seconded by Ryan Phelps. Councilmembers voting "aye": Darren Dyreng, Jason Maylett, Vaun Mickelsen, Ryan Phelps and Jason Vernon. Councilmembers voting "nay": none.

RETURNED TO REGULAR SESSION FOLLOWING CLOSED SESSION

The bills were presented for payment. Following review by the Mayor and Council, Vaun Mickelsen made the motion to pay the bills and adjourn. Jason Vernon seconded. Councilmembers voting "aye": Darren Dyreng, Jason Maylett, Vaun Mickelsen, Ryan Phelps and Jason Vernon. Councilmembers voting "nay": none.

The meeting adjourned at 8:50 pm

General Account

Jane Braithwaite	\$ 109.69		Kennedy Francks	\$37.50
Justin Aagard	\$40.00		Ryan Barnes	\$37.50
Kent Barton	\$150.00		Ranae Jones	\$37.50
Shanna Colburn	\$150.00		Lynnzie Williams	\$37.50
Lewis Garbe	\$150.00		Betty Jean Cox	\$37.50
Scott Gressman	\$150.00		Lacie Rodriquez	\$37.50
Sunny Hammouri	\$150.00		Junior Robison	\$37.50
Ashton Mower	\$150.00		Chad Moore	\$37.50
Dale Nielson	\$150.00		Virgie Kjar	\$37.50
Kim Squire	\$150.00		Sheri Henningson	\$37.50
Mike Tillack	\$150.00		Warren Woodside	\$75.00
Kyson Worwood	\$150.00		PEHP	\$270.99
Kenny Keller	\$150.00		Ipromoteu	\$391.12
JoAnn Otten	\$150.00		Sanpete Ranger District	\$50.00
Cory Hatch	\$150.00		Justin Aagard	\$40.00
Michelle Francks	\$150.00		Richard or Rebecca Richeson	\$160.86
Blake Demill	\$150.00		Great Lakes	\$500.00
Eileen Hagemeister	\$75.00		UMPA	\$81747.40
Steve Roberts	\$75.00		Bankcard Center	\$4635.16
Ivo Peterson	\$75.00		Dale Christensen	\$100.00
Tami Larson	\$75.00		Brent Boylan	\$400.00
John Jensen	\$75.00		Manti Post Office	\$491.07
Steven Olsen	\$37.50			

Korry L. Soper, Mayor

Kent Barton, Recorder/Administrator