

MINUTES
MANTI CITY COUNCIL MEETING
February 4th, 2015
6:40 P.M.

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

The Mayor recognized Jane Braithwaite and invited her to come forward. Jane explained that a group of descendants of Hannah A. Braithwaite, who was an early immigrant to Manti and a progenitor to many who have lived in and contributed to the community of Manti, and is buried in the Manti Cemetery has an inadequate grave marker. She went on to say that members of the family are gathering funds and wish to erect a more fitting monument to their ancestor. The council reviewed drawings of the proposed monument, which is larger than currently allowed in the cemetery. Some discussion ensued during which time Administrator Kent Barton explained that in the past, a variance was allowed provided the monument could be properly designed and reinforced so as to not create a falling or tipping hazard; and that design be approved and signed by an engineer that it be structurally sound; and additionally that the monument be placed where the ground was free from further settling and where future grave openings would not occur. The Mayor suggested Jane work with the city offices to get the requirements in writing and any required approvals, he then thanked her for coming before the Council.

Mayor Soper then welcomed Scott Olsen, Chair of the Planning Commission, and invited him to give a progress report from the Commission with regard to a possible recommendation of zoning changes to the commercial and industrial zones. Olsen distributed a map of the city, with buffer zones, and then explained the Commission is recommending to the Council “overlay” zones for restricted commercial activities within some current residential zones. Olsen explained that the commission favors an overlay rather than rezone from residential to commercial as it would be “mixed-use” and would protect elements of the residential zone while allowing for some commercial activities, with restrictions. Olsen said the Commission had not yet developed a list of restrictions and suggested that they would like input from the Council regarding possible and appropriate restrictions for the mixed-use area. Olsen also showed areas on the map at the entrances to the city where the Commission recommends expansion of commercial and industrial zones. The Mayor asked for ideas or comment from the Council. Jason Maylett recommended enlisting a professional planner so we don’t have to “re-invent the wheel”. Some discussion ensued. It was also mentioned that it would be good to take public comment from affected property owners to determine what types of commercial business and any restrictions that may be appropriate for the area. The Mayor then asked Olsen: “My understanding is that you’d like us to come back to the Commission with suggestions, is that right?” Olsen responded affirmatively. Councilmember Maylett then showed from our current ordinance that there are “no restrictions” in our current commercial zones. He went on to say: “We need to do this right, we have a great

little city, let's not mess it up." More discussion ensued after which the Mayor thanked Mr. Olsen and all other members of the Planning Commission for their efforts.

The Mayor then welcomed Dale Nielson, Public Works Director, who reported the following:

- Water main repair on 200 East near the city yard, in a section of old cast iron pipe.
- Identified other areas in the city where the older iron pipe exists and stated that we need to plan for upgrade of those sections. The Mayor asked for a cost estimate to do the upgrades. Nielson guessed about \$100 per foot for approximately 500 feet or \$50,000.
- Completed placement of road base near 300 North and 600 East for the eventual development of the section of 600 East Street.
- Working to clean up the west side of cemetery where nine elm trees have been removed. Communicated plans to hire a professional service to grind the stumps of those trees as well as others that were removed in the city park.

Vaun Mickelsen asked Dale if the Culvert in the Flood Channel west of the Homestead's is scheduled for replacement. Nielson said it is planned for later in the spring.

The Mayor expressed thanks to Nielson, which was echoed by members of the Council.

Moving to continuing business, there was a brief reference and discussion regarding "rental standards" and the city's desire to keep a watch of what other communities are doing. Mayor Soper then reported on a recent meeting with members of the committee that has formed with the purpose of improving the southwest entrance to the cemetery near the pioneer memorial wall. The Mayor said the group appears unfazed by "significant" funds that remain to be raised and are confident the task can be completed. The Mayor went on to say that in the event the funds cannot be raised in a reasonable amount of time, the Council might have to make the decision to "scale back" the project. Mayor Soper also described planned improvements as well as marketing efforts the committee is working on to complete their fundraising.

The Mayor asked if any councilmembers had items for discussion.

Jason Maylett gave a progress report on the city building improvements now underway, and added that the project is "ahead of schedule and on budget".

Ryan Phelps reported on the following:

- Youth City Council trip to the state Capitol for "Legislative Day".
- Economic Development Committee's status with the development of a city logo, and remarked that we may need to change leadership on the committee due to time constraints of the current chair.
- Arts Council concert is planned and forthcoming.

Mayor Soper then reported on the following from the UMPA Board Meeting:

- S1 Agreement renewal status.

- Operating budget is on track and positive.
- Explained that a billing error that resulted in over-billing from a power supplier would result in a refund, which will funnel back to member cities.
- The agency has no plans to recommend a power rate increase at this time.

Mayor Soper than asked if there were any changes noted for the draft version of the minutes from the previous council meeting. Several corrections were noted after which he called for a motion to accept the minutes from the regular council meeting of January 21st, 2015 as corrected. Vaun Mickelsen made that motion, which was seconded by Jason Maylett. Councilmembers voting “aye”: Jason Maylett, Vaun Mickelsen and Ryan Phelps. Councilmembers voting “nay”: none.

Administrator Kent Barton reported on the following:

- Irrigation Board Meeting planned for tomorrow at 7pm in the city building.
- Ambulance bid opening meeting scheduled tomorrow at 3pm at the Court House in the Commission Chambers.
- Displayed several exterior design mock-ups for the proposed Ambulance Building, which the Mayor and members of the Council then viewed and made comment on.
- Members of city staff received training on administering the RenewChoice, alternative power program, by UMPA personnel.
- Displayed “draft verbiage” to replace a confusing section in the Off-season Utility Connection Policy. After reading the clarifying statement and some discussion, the consensus of the Council was to make the change as drafted to better clarify the intent of the policy.
- Stated that he had items dealing with property negotiation and legal matters for discussion in closed session.

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

RETURNED TO REGULAR SESSION FOLLOWING CLOSED SESSION

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

The meeting adjourned at 8:30 pm

General Account

Blake Demill	\$ 117.10
Manti Post Office	492.53
Utah State Tax Commission	10,768.07
Justin Aagard	40.00
Brody Keisel	960.00
Bankcard Center	2,208.74
State Stone	29,364.29
PTIF	12,675.00
Kent Barton	1,553.22

Korry L. Soper, Mayor

Kent Barton, Recorder/Administrator