

MINUTES
MANTI CITY COUNCIL MEETING
July 21st, 2016
6:30 P.M.

Mayor Korry Soper in chair and presiding. Roll call showed Council Members Darren Dyreng, Vaun Mickelsen and Jason Vernon present, along with City Administrator Kent Barton. Gary Chidester and Jason Maylett were out of town and excused. The Mayor invited all present to stand and join him in reciting the “Pledge of Allegiance”.

Mayor Soper recognized County Commissioner Scott Bartholomew, along with Sanpete County Fire District Representative Nick Lyon and Manti Fire Chief Kevin Olsen. Speaking for the group, Olsen said that it had been over 10 years since the county fire district had raised fees and in order to keep up with equipment needs for the district, they are asking communities to raise the fee by \$.25 this year and by another \$.25 next year. It was noted that currently the city collects \$3.00 monthly from residents, \$2.75 of which is forwarded to the County Fire District. Mr. Lyon said that CIB funds needed to replace outdated equipment are drying up. Lyon said the additional requested funds are merely a “Band-Aid” as all county fire departments are in the need of money to replace or procure inadequate personal protective and other equipment as well. Bartholomew stated that 6 new trucks are sorely needed in the district – each costing about \$500,000. Bartholomew then noted that currently the county fire fee is voluntary and communities may “opt out”. It was noted that if all areas of the county opt in, that an additional \$55,000 could be raised over the next two years. Mayor Soper asked when a decision was needed. Bartholomew indicated they would like to know as soon as possible. The Mayor said the matter would be placed on the agenda for the next council meeting for discussion and a possible decision. He then thanked the group for their critical service to the county and its communities.

The Mayor then recognized Blake DeMill, Electrical Superintendent, and invited him to make his report. DeMill then reported on the following:

- ∞ Power plant maintenance completed including bearing replacement on the turbine at the lower plant.
- ∞ New line completed on 400 North near the Temple.
- ∞ Canyon line upgrade to upper plant is about ½ completed
- ∞ Planning for widening of 800 North and relocation of line along that stretch of road.
- ∞ Planning for extension of 3-phase power north along Highway 89.

Mayor Soper thanked Blake for his report and his service to the community. He then invited Cory Hatch, Water and Sewer Superintendent to make his report. Hatch then reported on the following:

- ∞ Fence around Jet’s Reservoir has been erected and repaired.
- ∞ Has checked fencing around our spring collection areas and identified some areas that will require attention.
- ∞ Barton Excavating is planning to begin the repairs at Sister Spring in early August.

- ∞ Water consumption during June crested at about 1,050,000 gallons on one day during the past month. Hatch believed this was the first time we had gone over 1 million gallons usage in a day.
- ∞ Sewer is currently processing 2 to 3 hundred thousand gallons daily.
- ∞ Due to evaporation, sewer lagoons going down currently.
- ∞ New services scheduled for installation.
- ∞ Twin D completed line maintenance in NW quadrant of town.
- ∞ Pressure reducer repaired at 1st storage tank.

Mayor Soper expressed appreciation to Hatch for his work. Members of the council echoed the sentiment.

The Mayor then recognized Scott Olsen of Manti and invited him to come forward. Olsen then explained that he had recently purchased about 6 acres or approximately 1/3 of the Tracks West subdivision north of the city limits. He went on to explain his desire to divide the property into 3 lots and is asking the city for water and power services for each of the 3 lots. Olsen explained that in conversations he's had with the County Attorney, he's been told that Manti City cannot deny development of his property. He stated that his request for water hookups has been with the city for some time and that he needs to have "directive action" from the city so that he can proceed and make plans. Some discussion ensued. Cory Hatch and Kent Barton both explained capacity and safety issues of concern the city has in continuing to add water users on a dead-end line and the desire to link the 200 W line with the 100 East line for a looped configuration prior to approving any more hook-ups on the existing line. Kent Barton pointed out that these concerns were communicated to Mr. Olsen prior to Olsen purchasing the property. More discussion ensued after which the Mayor promised Mr. Olsen that the Council would discuss the issue and make a decision by August 3rd.

Mayor Soper then asked that discussion turn to the electric department "cost of service study" performed by Dave Berg and Associates on behalf of UMPA member cities. He asked members of the Council how they felt about Berg's recommendations for adding customer classifications and increasing rates by classification. Some discussion ensued. Jason Vernon asked how many meters were involved in each of the three classifications (residential, commercial / industrial / institutional, and irrigation wells). Kent Barton said that he would get that information to the Council. After more discussion the Mayor stated that he would like to table the discussion and any possible decision until a full council could be present.

The Mayor then asked that discussion turn to the surplus and possible sale of a city-owned parcel at approximately 340 N 100 East Street, or the area which has been occupied by food booths during the Mormon Miracle Pageant. He asked members of the Council if any discussion was desired. Councilmember Dyreng stated that he had been approached by a citizen who felt that the bidding process should have been opened to all. Councilmember Vernon stated that he had been contacted by multiple persons who felt that relocation of the food booths would be a mistake.

Some discussion ensued after which the Mayor stated the following points with regard to the decision of the Council to move the Food Booth area to an alternative site.

1. Concerns about Current Location of Food Booths
 - a. Complaints from local merchants - keeping people away from downtown
 - b. Located in a residential area where we restrict others from commercial activity
 - c. Recommendation from BYU General Plan Advisory Group to move booths near to downtown and into commercial zone

2. Decision Made by Council to Sell Property
 - a. The property is .30 acre and meets the size and dimensions for a possible building lot. However a lateral sewer line from a nearby residence runs diagonally through the property and may require relocation in order to place a home on the property in order to achieve required set backs.
 - b. The city followed its policy for disposal of property of insignificant value (under \$50,000, or under 1 acre) which does not require a public hearing
 - c. The city followed its recent practice of first offering surplus property (where the property may currently constitute an unbuildable lot) to adjoining property owners

3. Bid solicitations were sent to 3 adjoining property owners
 - a. Property was offered, "as is". The lateral sewer line issue was disclosed and communicated that any desired relocation of the line would be the financial responsibility of the new owner.
 - b. A minimum bid of \$30,000 was required.
 - c. The city received sealed bids from the following:
 - i. Blake DeMill - \$35,010
 - ii. Kenneth Gagon - \$38,000

More discussion ensued and it was pointed out that the proceeds of the sale would be directed to the development of the Sports Complex. The Mayor then asked members of the Council if there was further discussion desired prior to considering a motion for sale of the property in question. Seeing there was no discussion desired, Mayor Soper called for a motion to accept the bid of \$38,000 from Kenneth and Dalaine Gagon in exchange for a .30 parcel of surplus city-owned property known as parcel number S1709 on the records of Sanpete County, the parcel being sold "as is". Vaun Mickelsen made the motion, which was seconded by Jason Vernon. Councilmembers voting "aye": Darren Dyreng, Vaun Mickelsen and Jason Vernon. Councilmembers voting "nay": none.

The Mayor then asked members of the Council if they had items to report. Jason Vernon asked Kent Barton if the Sports Complex Committee had been able to make the planned tour of the Spanish Fork Complex. Barton said they had made the visit (he Garrick Willden of Jones &

DeMille and 7 members of committee) and that it was a very useful exercise. He said they came away with a lot of ideas, and were promised plans and information by their hosts from Spanish Fork City.

Vaun Mickelsen stated that Dustin Black, chairperson of the Arbor Committee, has had recent back surgery and will be unable to participate on the committee for several months.

Seeing a number of people had joined the meeting and seemed to be waiting, the Mayor asked if they had a comment. One member of the group said they had a question. The Mayor then stated that he would suspend rules and move to the Public Comment section of the agenda prior to continuing with Councilmember reports. After which the Mayor invited comment. A gentleman from the group then asked if the sale of the property on 100 East, which was addressed earlier in the meeting, required public noticing. Mayor Soper responded that it did not as the valuation was less than \$50,000. The man then asked if the city has sold 100 East Street between the temple grounds and the block to the west has been sold to the LDS Church. Kent Barton stated that the property has not been sold. The man indicated that they had received information that it was in fact sold. Kent Barton again said that it has not been sold. The man then asked if there are plans to sale it. Barton said that if it were to be sold that it would be noticed and discussed in a public hearing. The man asked where it would be noticed. Barton said on the state website for public meetings and in the local newspaper. Then man expressed thanks for the information and the group exited the meeting.

Jason Vernon then reported on a recent meeting with the Sanpete County Planning Commission where the decision was made to prohibit any building to be constructed within 1,000 feet of the airport runway on all property surrounding the airport.

Darren Dyreng expressed appreciation for a successful 4th of July celebration and thanked members of the planning committee for their efforts. Mayor Soper said that we should get thank you letter out to the committee.

Mayor Soper then asked if there were any changes noted for the draft version of the minutes from the Public Hearing concerning the 2016 / 2017 budget held on June 28th 2016 at 6PM. Seeing none were noted, the Mayor called for a motion to accept the minutes from the Public Hearing as presented. Darren Dyreng made the motion, which was seconded by Vaun Mickelsen. Councilmembers voting “aye”: Darren Dyreng, Vaun Mickelsen and Jason Vernon. Councilmembers voting “nay”: none.

The Mayor then asked if there were any changes noted for the draft version of the minutes from the previous council meeting held on June 28th 2016 following the public hearing. Jason Vernon noted that it appeared there were problems with the minutes and questioned if they were actually for the meeting of June 28th. After review, Kent Barton confirmed that there were obvious problems and that it appeared the wrong set of minutes had been placed in the packet. Barton stated that he would get the corrected version into the packet for the next meeting of August 3rd.

The Mayor then said a decision on approval of the meeting would be tabled until the correct version of the minutes could be viewed by the Council.

Administrator Kent Barton then reported on the following:

- ∞ Update of the permitting process for land application of water from the sewer lagoons.
- ∞ Referenced a memo in the packet concerning resident vs. non-resident utility rate comparisons for neighboring communities.
- ∞ Discussed the desire of the Council to make street and sidewalk improvements on West Union Street directly north of the Elementary School, and talked of the desire to obtain funding through a safe routes to school grant offered through UDOT.
- ∞ Referenced Warranty Deeds in the packet reflective of the property closings for the Miner and Sessions properties.
- ∞ Asked Councilmembers to advise him or JoAnn Otten if they desired to attend upcoming ULCT conference in September.
- ∞ Referenced report in the packet regarding premium and rebate for general liability, property and automobile insurance.
- ∞ Updated the Council on plans for the upcoming Manti Mountain ATV Ride to be sponsored by Manti City.
- ∞ Stated that he has negotiated a 6.5 year lease with the state of Utah for the branch office of the Attorney General in the City Complex building with the per square foot price of \$18.02 for the first year and a 2% annual escalator for the remaining years of the lease.
- ∞ Stated that he has items dealing with property negotiation for discussion in closed session.

At 8:15 p.m., Mayor Soper called for a motion to move into closed session to discuss a property negotiation issue. Darren made the motion, which was seconded by Vaun Mickelsen. Councilmembers voting “aye”: Darren Dyreng, Vaun Mickelsen 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, Vaun Mickelsen and Jason Vernon. Councilmembers voting “nay”: none.

The meeting adjourned at 8:30 p.m.

Michelle Francks	\$ 700.00	Amber Keisel	1,045.00
Michelle Francks	2,000.00	Utah Municipal Power Agency	65,919.12
Michelle Francks	2,000.00	Kent Barton	903.84
Michelle Francks	1,400.00	Utah Babe Ruth Association	200.00
Michelle Francks	4,000.00	Tristan Barnes	297.25
JoAnn Otten	500.00	Brody Keisel	529.20
Michelle Francks	4,000.00	Utah State Treasurer	672.00
Michelle Francks	2,000.00	Electrical Wholesale	7,070.78
Michelle Francks	700.00	Utah Heritage Credit Union	164.56
Michelle Francks	1,400.00	Cory Hatch	140.12
Michelle Francks	700.00	Mel Clark, Inc.	17,739.00
Bankcard Center	1,210.84	Kent Barton	83.65
Jared Jackson	315.00	Utah State Tax Commission	10,510.48
Cody Wilcox	525.00		

Korry L. Soper, Mayor

Kent Barton, Recorder/Administrator