

MINUTES  
MANTI CITY COUNCIL MEETING  
FEBRUARY 2, 2011  
6:30 P.M.

Mayor Natasha R. Madsen in chair and presiding. Roll call showed Councilmembers Korry Soper, Vaun Mickelsen, Loren Thompson, Galen Christiansen and Alan Justesen present.

Mayor Madsen stated that a quorum was present and led all in the Pledge of Allegiance.

1. Mayor Madsen recognized Public Works Director Dale Nielson.

Dale reported on projects currently underway including the building and repair of barricades for traffic control use, construction of a crossing guard shack which incorporated some improvements. He noted these projects are fill-in work between snow removal and snow haul projects underway throughout the community.

Dale reported on the total street miles report provided to the Utah Department of Transportation. Some discussion ensued.

Mayor Madsen made note of chuck holes on east Union Street and Dale said he would arrange to have additional gravel placed in there. He said this section of street would need repair in the coming summer and Councilmember Thompson inquired if the LDS Church would be assisting with this project and Dale said it was possible based on discussions with the LDS Church architect.

Councilmember Justesen inquired as to the condition of equipment being used for snow removal and other projects. Dale said that the equipment has had some repair which has been accomplished on a timely basis and that the gray bobtail dump, which has been out of service since last year when the lift assembly on the bed broke, may be back in service soon. City Mechanic Lewis Garbe, after an extensive search, had found additional and new parts he needed to repair this truck and it is being done in the City shop at considerable savings to the City.

The Mayor and Council thanked Dale for his report.

2. Mayor Madsen recognized Electrical Superintendent Gene Rogers.

Gene presented a written report for January 2011 projects (attached to and made part of the minutes) and reviewed same.

Gene made special note of new lights installed in the City shop, plans for transformer oil change out and the possibility of a transformer change-out if steps taken to date do not prevent problems with the transformer. He noted that the cost, estimated in the \$30,000 range, would be absorbed by UMPA.

Councilmember Christiansen inquired as to generation of the power plants. Gene reported the upper plant is generating between 200 and 250 kw and the lower plant is generating 20 to 70 kw depending on creek flow and the tank overflow.

Gene said that both Dale and he are working to hold costs to a minimum, however, certain items would have to be purchased within the next 60 days to support planned summer work.

He then made reference to a letter included in the Council packet to the cable service provider about contract revision which should take place this year. Some discussion ensued.

Some discussion then addressed the fact that Manti is still receiving power from the “southern feed” and it is hoped that this would remain in place until certain delivery lines are upgraded.

The Mayor and Council thanked Gene for the report.

3. Mayor Madsen requested the mid-year financial report.

The City Recorder presented a copy of the combined cash investment report, the balance sheet, and the revenues and expenditures with comparison to budget report for the six-months ending December 31, 2010. He said this represents the first half of the current fiscal year and could be pursued in detail by the Mayor and Council.

The Recorder then presented a recap sheet in a condensed format showing primary revenue and expense and then provided recommendations for budget change for the fiscal 2011 budget.

Following some discussion and questions Councilmember Mickelsen moved that the 2011 budget be opened and adjusted to reflect those changes recommended by the City Recorder (attached to and made part of the minutes), seconded by Councilmember Christiansen. Councilmembers voting “aye”: Vaun Mickelsen, Galen Christiansen, Korry Soper, Loren Thompson and Alan Justesen. Councilmembers voting “nay”: none.

Councilmember Thompson then moved that the 2011 budget be closed, seconded by Councilmember Soper. Councilmembers voting “aye”: Loren Thompson, Korry Soper, Alan Justesen, Vaun Mickelsen and Alan Justesen. Councilmembers voting “nay”: none.

The City Recorder presented some detail information including a cost graph by month relative to electric power purchases by Manti City for the 18-months ending December 31, 2010. He noted that, as forecast by UMPA, there has been a general upward trend in power costs and this is reflected in trend lines super-imposed on the graph.

The City Recorder stated that this is an area which must be monitored carefully by the Mayor and Council to assure that Manti City does not fall behind the curve on electric cost increases. His preliminary projections indicate that within the next six-months the average billing for electric power could well be in the \$75,000 range, an increase of about 20 percent over a year ago. This may necessitate an increase in electric power rates to Manti citizens.

Councilmember Justesen made note of steps being taken by UMPA and also the market conditions which are acting on power rates for all consumers.

Mayor Madsen noted that this should be monitored carefully as Manti City does not wish to fall behind in paying more for power than is charged. This would not be a service to the City or its citizens.

The Mayor noted the financial report is accepted and thanked the Recorder for same.

4. Mayor Madsen recognized the Manti Youth Council.

Marissa Hedelius addressed the Mayor and Council reporting on Legislative Day which was very successful and their plans for the Leadership Conference in March which several of the Youth Council members will be attending. She expressed the thanks of the Youth Council for the support provided by Manti City.

Marissa Hill then addressed the Mayor and Council. She indicated they are planning another American Cancer Society fundraiser by selling daffodils and hoped this would be as successful as last year which had raised over \$2,000 for the Cancer Society.

Kelsey Meacham noted that the Youth Council will be assisting with the Manti City Talent Night scheduled for Saturday the 5<sup>th</sup> of February and gave a special invitation to the Mayor and Council to attend that event.

Mayor Madsen thanked the Youth Council members for their interest and their service to the community.

5. Mayor Madsen directed that the request for zoning ordinance change and review to the Planning Commission, as outlined in the memorandum authored by the City Recorder and distributed to the Council, be addressed.

Councilmember Justesen said he felt that any changes to the ordinance must specify that existing structures could be upgraded within the frame work of the ordinance.

Mayor Madsen felt the citizen petition should be addressed in the context of historic structures and that the charge to the Planning Commission should recognize that.

Councilmember Justesen made note that people may not develop lots below .25 of an acre in Manti. The City Recorder noted that a portion of the Manti City zoning ordinance specifically allows construction and development of dwellings on these lots provided the lots existed in separate ownership prior to the adoption of the zoning ordinance in 1981.

Councilmember Thompson said that he wanted the charge to the Planning Commission to clearly reflect that the request for reconsideration was not a unanimous act of the Council as he certainly did not agree with changing the .25 acre requirements and the character of the community.

Considerable general discussion ensued after which the Mayor directed that the City Recorder redraft the memorandum the Planning Commission to clearly reflect two separate items, one being the petition by a citizen for certain changes and the second to be the general consideration of allowance for lot sizes now in existence.

The City Recorder was directed to complete a redraft of the memorandum to the Planning Commission and distribute same to the Mayor and Council for their review and

input. This review and input should then be communicated to JoAnn at the City office for follow up as the Recorder said he will be out of town for the ensuing week.

6. Councilmember Justesen reported that Pacific Corp is planning on a rate increase which could impact power delivery to Manti City and that UMPA has filed to intervene on that hearing.

He noted that the Integrated Resource Plan would be a primary subject along with other key items at the conference to be held near the end of March and encouraged Councilmembers to attend the UMPA briefing and strategy session at that time.

Councilmember Justesen reported that the Provo combustion engine capabilities have been and would be subject to maintenance. One of the engines for backup and capacity power supply had been in a rebuild status for almost a year and when it comes back on line it is planned the second combustion engine generator will also need to be rebuilt.

7. Mayor Madsen made note of the following items . . .

- a. In regard to the Sutherland report on websites, City web designer Brad Bradley had contacted Sutherland and had advised them they were looking at the wrong website when they provided “grades” for the Manti City Website. Steps have been taken to assure that the primary website used by both State and the League of Cities and Towns is the current website used and developed for Manti City.
- b. The talent show for Manti City is scheduled for Saturday, February 5<sup>th</sup> at 7:00 p.m. in the Manti High School. She hoped that the Council would attend.
- c. She received a letter from Shayliese Nordell concerning recycling efforts and will reply to that letter.
- d. There is a meeting with Utah Department of Transportation scheduled for May 17<sup>th</sup> and Councilmembers who can attend should do so.
- e. She had talked with Steve Roberts and congratulated him on the great job done at the pool the past summer. Councilmember Thompson noted that a project is underway for canopies at the swimming pool and this will be presented to the Council.
- f. Planning should begin for the Fourth of July celebration and requested that Councilmember Mickelsen begin action in this area.

8. Mayor Madsen directed that the minutes of the January 19<sup>th</sup> council meeting be considered. Following review Councilmember Justesen moved the minutes be approved as presented, seconded by Councilmember Mickelsen. Councilmembers voting “aye”: Alan Justesen, Vaun Mickelsen, Korry Soper, Galen Christiansen and Loren Thompson. Councilmembers voting “aye”: none.

9. The City Recorder made note of the annexation petition received from Dave Duncan. It was the consensus of the Mayor and Council to accept this petition and to proceed with review in compliance with the annexation policy of Manti City.

The City Recorder made note of the Mid-Year League of Cities and Towns convention scheduled for April 13-14-15. He recommended those who wish to attend contact JoAnn at the City offices to complete conference registration and room reservations.

The City Recorder made note of a letter sent to an absentee owner regarding bats in a house on property in the City. He stated that the owner had responded in a positive way and it is hoped the problem will be addressed.

10. The bills were presented for payment and following review by the Mayor and Council, Councilmember Mickelsen moved the bills be paid as presented and as money becomes available and the meeting adjourn, seconded by Councilmember Soper. Councilmembers voting "aye": Vaun Mickelson, Korry Soper, Loren Thompson, Alan Justesen and Galen Christiansen. Councilmembers voting "nay": none.

The meeting adjourned at 8:30 p.m.

#### General Account

Rural Water Association of Utah	\$ 365.00
Justin Aagard	40.00
DL Bown Masonry	15,000.00
Utah State Tax Commission	11,428.58
Utah Municipal Power Agency	78,314.40
Jennifer Bigelow	81.00
Manti Post Office	405.47

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Natasha R. Madsen, Mayor

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William A. Mickelson, Recorder/Administrator