

# Water Conservation Plan



**July 2022**



Updated By  
**JONES & ASSOCIATES**  
*Consulting Engineers*



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## SECTION I - SYSTEM PROFILE

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### SERVICE AREA

Morgan City serves all areas within the City boundaries, approximately 2.97 square miles (See Map 1). The City currently provides culinary water to approximately 4,250 people through 1,303 connections. This water is intended for indoor, sanitary, and commercial uses.

The City also supplies irrigation water for outdoor and landscaping needs to 204 connections located in the area north of Interstate 84, approximately 0.19 square miles, also known as the Mahogany Ridge Secondary Improvement District. Even though the source of water is the same, irrigation water lines and meters are separate from the culinary system.

The remaining areas of the City obtain irrigation water from the Morgan Secondary Water Association, the Weber Canal Company, Millrace Canal Company, South Morgan Canal Company, East Richville Canal Company, North Morgan Canal Company, Thurston Ditch Company, and the Welch Ditch Company. The City does not oversee or manage these outside providers.

Table 1.1 below lists each type of connection and the total number of each for 2021.

**Table 1.1 - Number of Connections**

Connection Type	Culinary	Irrigation	Total
Residential / Domestic	1,178	203	1,381
Commercial	74	1	75
Institutional	40	0	40
Industrial	11	0	11
	<b>1,303</b>	<b>204</b>	<b>1,507</b>

### SUPPLY

Morgan City obtains its water from three wells and two springs. The City does not contract with any outside agency for supplemental water.

City ordinances do not allow culinary water to be used for irrigation unless irrigation service is unavailable – typically this only applies to the area north of Interstate 84. Additionally, all new development is required to have a secondary/irrigation water source. The small amount of water utilized and managed by the City for irrigation has been included in this Plan.

In general, irrigation water is supplied and managed by the Morgan Secondary Water Association, the Weber Canal Company, the Millrace Canal Company, South Morgan Canal Company, East Richville Canal Company, North Morgan Canal Company, Thurston Ditch Company, and the Welch Ditch Company and is not included as part of this Plan.

Table 1.2 below shows a breakdown of the 2021 production diverted at each source type.

**Table 1.2 - Existing Water Sources**

Source	Volume (Acre-Feet)	Total (Acre-Feet)
Island Road Well #5	12.62	12.62
Mahogany Ridge Well #4	45.32	45.32
Park Well #3	29.48	29.48
N Morgan Spring	188.06	188.06
Robinson Spring	374.31	374.31
		<b>649.78</b>

## STORAGE RESERVOIRS

The adopted storage level of service for the City is approximately 405 gallons per Equivalent Residential Unit (ERU). The City has four storage reservoirs in service that together can hold 3,350,000 gallons of water (See Table 1.3). Of this amount, 960,000 gallons have been designated as fire storage.

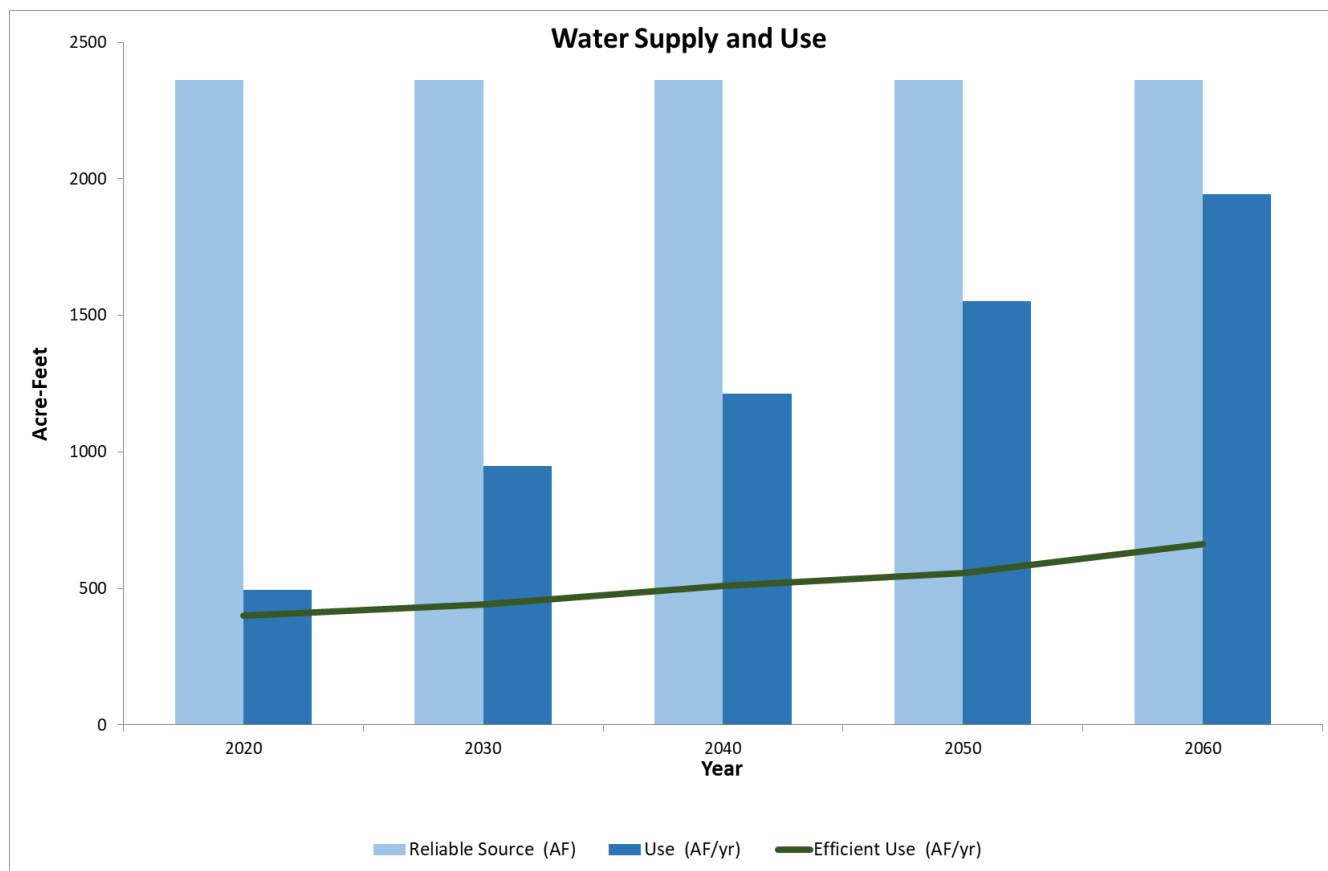
**Table 1.3 - Storage Reservoir Capacity**

Name	Capacity (gal)
Mahogany Ridge Tank	750,000
North Morgan Tank	100,000
Robinson Tank	500,000
Landmark Tank	2,000,000
<b>Total</b>	<b>3,350,000</b>
<b>Excluding Fire</b>	<b>2,390,000</b>

## WATER SUPPLY & USE

As illustrated in graph 1.1 below, the City's water supply verses projected use provides enough water through the year 2060. The City projects that build-out will occur in 2066.

Graph 1.1 - Water Supply and Use



## FUTURE WATER SOURCES & COST PROJECTION

The Morgan City Capital Facilities and Impact Fee Analysis, completed in 2022, indicates that the City was at excess capacity for water supply for its current connections. Based on the residential, commercial, and institutional growth projections, the build-out population will be 5,032 Equivalent Residential Units (ERUs). The City will continue to have the reliable water supply to meet peak day demand and average yearly demand through its current water sources beyond 2060.

Conservation of these resources will help the supply to last over a longer period and/or allow additional water supply for additional users. By delaying or eliminating the need for additional water, the City can save a significant amount of money, as well.

## WATER MEASUREMENT & BILLING

**Meters:** All of the connections to the water system are metered and read monthly using the automated Radio System. Table 1.4 below shows the City's current metered connections.

**Table 1.4 – Metered Connections**

Connection Type	Percentage of System	Reading Frequency	Replacement Schedule*
Residential	90%	Monthly	As Needed
Commercial	6%	Monthly	As Needed
Industrial	>1%	Monthly	As Needed
Institutional	3%	Monthly	As Needed

**New Development:** All new developments are required to follow Title 11, Subdivision Regulations, of the City Code. As part of the approval process, the City Engineer checks the available water resources against the current Capital Facilities Plan and updated water usage data. If the water model indicates that the proposed subdivision can be served, then the subdivision is allowed to proceed through the approval process. Along with this, the Developer must obtain approval from the secondary water provider for needed irrigation water.

During construction of the subdivision, City staff oversees and inspects the water system to ensure the installation meets City Standards.

## SYSTEM WATER LOSS CONTROL

Table 1.5 below shows the population, annual use, and percentage loss in relation to used source.

**Table 1.5 – Annual Information**

Year	Population	Annual Source (AF)	Annual Use (AF)	% Difference
<b>2015</b>	4,310	792.65	418.97	47.14%
<b>2016</b>	4,430	821.08	443.60	49.97%
<b>2017</b>	4,850	751.59	493.75	34.31%
<b>2018</b>	4,080	884.83	497.17	43.81%
<b>2019</b>	4,185	900.15	495.18	44.99%
<b>2020</b>	4,260	767.78	494.07	35.40%
<b>2021</b>	4,250	649.78	416.97	35.83%

The City monitors the amount of water taken at each of its sources. The amount of water produced from year to year from the wells and springs will vary depending on groundwater and snowpack conditions. The largest discrepancy in the available source verse the source used can be contributed to leaks, tank overflows/spills, meter reading errors and software reporting problems.

Losses are controlled through the following means:

**SCADA System:** Each storage reservoir is equipped with a SCADA system that provides continual monitoring of water storage and supply. In the event there are issues with the pressure or levels of water, the City's designated employees are immediately alerted and able to quickly resolve the issue.

## INCREASING RATE STRUCTURE

The following table outlines the current water rate schedule adopted by Resolution and effective on July 15, 2021. The base rate includes a base gallon allotment determined by the connection's meter size. The update significantly increased the overage amount per 1,000 gallons and the criteria of the availability of irrigation water.

The City also updated the billing system to an online system that enables customers to view water usage throughout the current year.

**Table 1.6 - Water Rate Schedule**

<b>Meter Size</b>	<b>City Base Rate</b>	<b>Mahogany Ridge Secondary Improvement District</b>	<b>Base Gallon Allotment</b>	<b>Overage – Access to Secondary Water (Per 1,000 Gallons)</b>	<b>Overage – No Access to Secondary Water (Per 1,000 Gallons)</b>
¾"	\$31.00	\$39.25	8,000	\$8.00	\$4.70
1"	\$62.00	\$78.50	16,000	\$8.00	\$4.70
1 ½"	\$124.00	\$157.00	32,000	\$8.00	\$4.70
2"	\$186.00	\$235.50	48,000	\$8.00	\$4.70
4"	\$372.00	\$471.00	96,000	\$8.00	\$4.70
6"	\$744.00	\$942.00	192,000	\$8.00	\$4.70
8"	\$1,488.00	\$1,884.00	384,000	\$8.00	\$4.70

## WATER USE

### Potable and Non-Potable Water

Table 1.7 below shows the potable and non-potable water inflow verse the water outflow for each type of use from 2005 through 2021. The City only provides non-potable water to the Mahogany Ridge Secondary Improvement District, currently 204 connections. The total amount of water diverted for irrigation use throughout the system is metered; however, the use of each individual connection for irrigation water is not metered separately.

The City does not provide or monitor non-potable water (irrigation water) for the remainder of City. This is provided through and monitored by the Morgan Secondary Water Association, the Weber Canal Company, the Millrace Canal Company South Morgan Canal Company, East Richville Canal Company, North Morgan Canal Company, Thurston Ditch Company, or the Welch Ditch Company.

**Table 1.7 – Potable / Non-Potable Water Use\***

Year	INFLOW			OUTFLOW							Total (AF)	% Diff.
	Potable	Non	Total (AF)	Res.	Com.	Ind.	Inst.	Other	Not Mtrd	Irr.		
2005	679.02	Same source as culinary water	679.02	424.21	54.11	19.26	10.40	146.48	24.55	No Data Available	679.02	0%
2006	713.94		713.94	375.96	84.77	18.96	12.79	152.60	68.87		713.94	0%
2007	752.82		752.82	419.92	69.58	47.30	16.34	124.49	75.19		752.82	0%
2008	686.79		686.79	483.31	45.69	47.39	27.48	46.09	36.83		686.78	0%
2009	809.45		809.45	368.98	87.38	44.73	12.05	210.38	85.93		809.45	0%
2010	827.13		827.13	359.40	56.21	74.57	16.30	150.27	110.00		766.75	7.3%
2011	970.99		970.99	390.76	102.26	53.50	14.24	225.00	103.25		889.01	8.44%
2012	1,020.81		1,020.81	492.86	88.24	52.61	49.17	67.82	165.78		916.48	10.22%
2013	843.99		843.99	317.19	49.04	56.82	26.56	277.91	69.48		797.00	5.57%
2014	746.74		746.74	295.47	49.90	51.73	52.18	129.34	66.89		645.51	13.56%
2015	792.65		792.65	295.76	52.22	50.39	20.60	0.00	0.00		418.97	47.14%
2016	821.08		821.08	314.22	57.19	48.44	23.75	0.00	0.00		443.60	45.97%
2017	751.59		751.59	310.42	95.78	52.90	34.65	0.00	0.00	49.28	493.75	34.31%
2018	884.83		884.83	302.84	125.66	43.57	25.41	0.00	0.00	12.85	497.17	43.81%
2019	900.15		900.15	285.36	128.66	43.20	37.96	0.00	0.00	15.10	495.18	44.99%
2020	764.78		764.78	326.60	95.03	38.11	34.33	0.00	0.00	112.73	494.07	20.66%
2021	649.78		649.78	293.31	98.59	35.49	25.03	0.00	0.00	56.59	452.43	21.66%

*\*Information obtained from Utah Division of Water Rights Water Records  
/Use Information for both Culinary and Irrigation Water Systems*

This analysis shows an average loss (deficiency) of 19% per year in the distribution system between 2005 and 2021. Further analysis indicates; however, that between 2014 and 2021 the average percentage loss is 37%. This percentage is a more accurate accounting as there were five years between 2005 and 2009 where erroneously no percentage difference occurred.

The data reflected above, as reported to the Division of Water Rights, obviously shows discrepancies and large swings in inflow and outflow data. It is believed that this is due to



reporting changes as well as staff turnover. One of the goals for the coming years is to reconcile the data to provide a more accurate representation of use for each category.

## USE - GALLONS PER CAPITA PER DAY

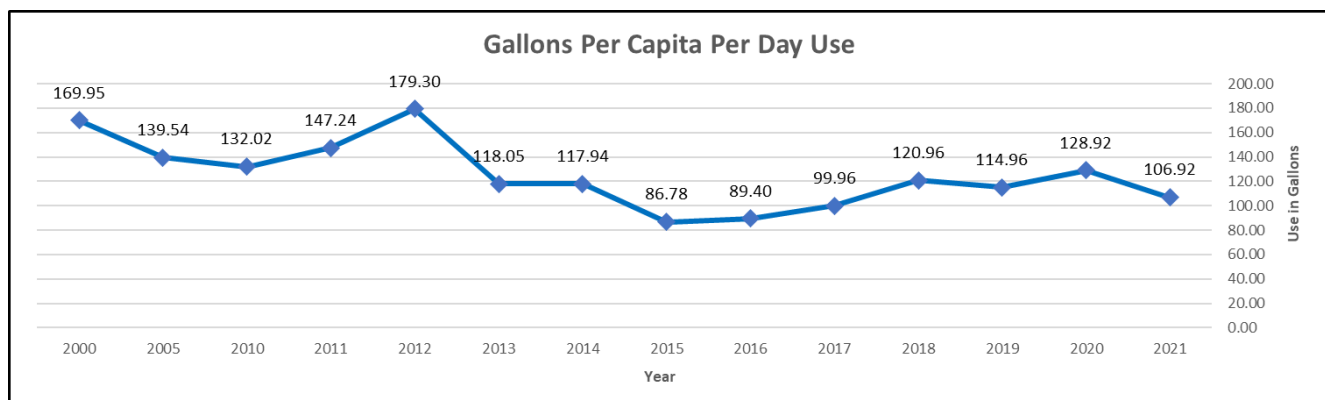
Table 1.8 below illustrates the gallons per capita per day by type of connection for 2021. The City only provides a small area with secondary water. All other areas are provided secondary water independently through the Morgan Secondary Water Association, the Weber Canal Company, the Millrace Canal Company, South Morgan Canal Company, East Richville Canal Company, North Morgan Canal Company, Thurston Ditch Company, or the Welch Ditch Company. Where available, all City connections must utilize secondary water for outdoor use.

**Table 1.8 – 2021 GPCD by Use Type**

2021 Total GPCD	
<b>Residential</b>	61.61
<b>Commercial</b>	20.71
<b>Institutional</b>	5.26
<b>Industrial</b>	7.45
<b>Irrigation</b>	11.89
<b>Total</b>	<b>106.92</b>

Graph 1.2 below illustrates the Gallons per Capita Per Day Use trend, indicating an overall decrease in water use and increase in conservation.

**Graph 1.2 – Gallons Per Capita Per Day**



## SECTION 2 – CONSERVATION PRACTICES

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### CURRENT CONSERVATION

Morgan City places a high value on the conservation of water and is already practicing the following:

- The City has installed a SCADA system on each storage reservoir and each source to monitor and control components of the water system.
- All the connections to the water system are metered and read monthly using the automated radio system.
- The City provides water conservation education and public outreach through:
  - Providing conservation tips on City's Website.
  - Providing a copy of the Annual Consumer Confidence Report with a utility bill.
- The City maintains membership in the Rural Water Association to educate personnel and keep up to date on source protection, public education and current regulations.
- The City requires the use of secondary water for all outdoor uses, where available.
- In July 2021, the City revised its billing structure to increase water system income and provide additional funding to fix older leaking infrastructure and encourage water conservation.
- The City continues to complete infrastructure projects identified in the Capital Improvement Plan.

### CONTACT

The following individuals are responsible for meeting efficiency goals:

**Water Senior Operator, Chad Kramer**

90 West Young Street

PO BOX 1085

Morgan, UT 84050

[ckramer@morgancityut.org](mailto:ckramer@morgancityut.org)

## EVALUATION OF EXISTING CONSERVATION EFFORTS

In the 2014 Water Conservation Plan, the City established three goals based upon the issues identified. The goals and status of each are provided below:

**Goal 1 – System Losses.** Get all unmetered connections metered so as to accurately measure system losses. Once system losses are accurately measured, the City can begin to measure and determine the causes of system losses and set out to reduce them.

***Status:** The City continues to add meters to the system and replace faulty meters as soon as they are discovered.*

**Goal 2 – Ordinance.** Adopt a water conservation ordinance. The ordinance will include an incentive rate structure, time of day watering guidelines for culinary water use outdoors, encourage water-efficient landscaping, etc.

***Status:** The City has not adopted a water conservation ordinance and will work to complete this within the next year.*

**Goal 3 –Public Awareness.** Provide public water conservation education through fliers in statements and in the annual Consumer Confidence Report that encourage and recommend methods of conserving water.

***Status:** Over the past five years, the City has provided information through the City’s newsletter, the annual Consumer Confidence Report, and added information to the City’s website and social media outlets. As evidenced by the reduction in the gallons per capita per day, these efforts have been worthwhile. This is an ongoing goal that the City will continue to work on.*

**Goal 4 –Water Rates.** The City will continue to utilize a water rate schedule that encourages the residence to conserve water.

***Status:** In July 2021, the City completed a rate increase, which both decreased the amount of gallons and added a category of rates for those who have secondary water available.*

## NEW BEST MANAGEMENT PRACTICES & IMPLEMENTATION PLAN

In addition to continuing existing practices and implementing the Capital Facilities Plan, the City plans to also:

**Goal 1 – Create a Drought Contingency Plan or Adopt a Conservation Ordinance:** By December 2023, the City will create a written Drought Contingency Plan or Adopt a Conservation Ordinance specific to Morgan City. The completion and future implementation of this Plan or Ordinance will be overseen by the City Manager.

**Goal 2 – Increase Reporting Accuracy:** The City continues to make improvements to the overall water system to increase the efficiency of water used and accuracy of the data reported. As a way to increase the level of accuracy and verify water use, the City plans to install additional meters as part of the city’s existing dynamic meter read system. This will be completed in two parts:

1. Continue the installation of the dynamic meter read system. This system, when complete, will allow the City to monitor all usage at any given time. This is an ongoing project and part of the City’s meter replacement plan.
2. By the end of 2025, the City plans to install meters on the downstream side of each reservoir to measure the amount of water leaving each tank. This will allow the City to more accurately monitor water entering and leaving the system and compare it to water used by each metered connection. It will also provide more accurate peak day demand data.

**Goal 3 - Reduce the City’s Per Capita Water Use Rate By 5.5% by 2027:** The City’s water usage is currently 106.92 gallons per capita per day (gcpd). The goal is to bring this down approximately 5.5% to 101 gcpd. The savings will be measured in acre-feet and will be analyzed every five years by using the data that is submitted to the Division of Water Rights. This goal will be implemented by the:

1. Implementation of Goals established in this report.
2. Replacement of non-functioning meters as needed.
3. The Water Department will monitor this system on a continual basis and investigate potential leaks, repairing where needed.
4. Public awareness and education efforts through the City’s website, social media platforms, newsletter and other City outlets. The City will utilize existing messages from Slow the Flow, DWR’s Conserve Utah, WaterSense, and others where appropriate.

## **PUBLIC INFORMATION, EDUCATION, & PROGRAMS**

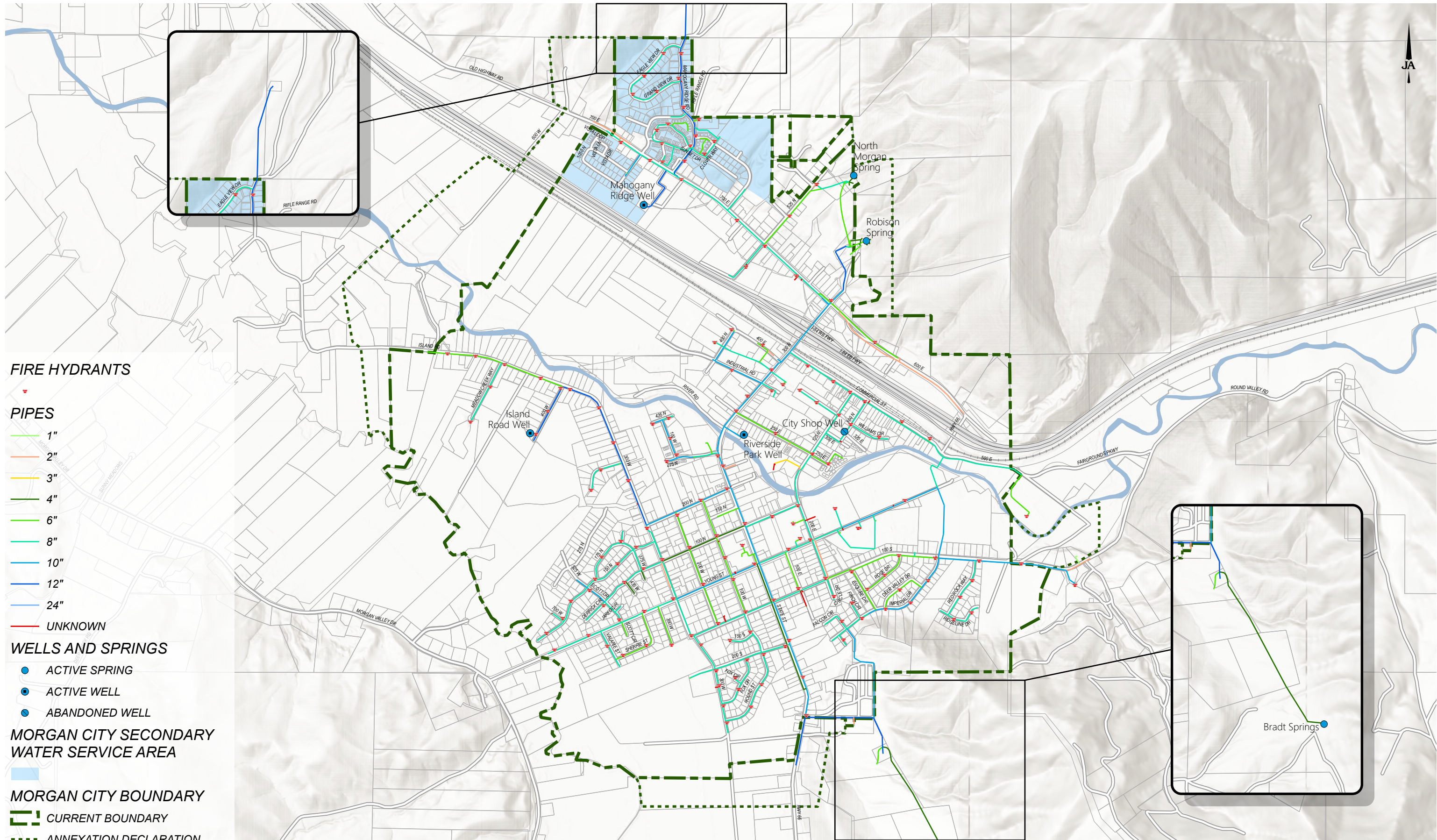
The City currently provides regular information to residents and educates them on wise watering practices through the City’s website.

## **ORDINANCES & STANDARDS IN PLACE**

The following ordinances and standards have been adopted and are currently in place:

- Public Work Standards, 2021
- City Code, Title 11 Subdivision Regulations
- City Code, Title 8 Utilities





#### FIRE HYDRANTS

#### PIPES

- 1"
- 2"
- 3"
- 4"
- 6"
- 8"
- 10"
- 12"
- 24"
- UNKNOWN

#### WELLS AND SPRINGS

- ACTIVE SPRING
- ACTIVE WELL
- ABANDONED WELL

#### MORGAN CITY SECONDARY WATER SERVICE AREA

#### MORGAN CITY BOUNDARY

- CURRENT BOUNDARY
- ANNEXATION DECLARATION

NOTES:

DESIGNED **KCT**  
DRAWN **KCT**  
CHECKED **MEH**

SCALE:  
1" = 1,500'  
DATE:  
June 2022

**JA JONES & ASSOCIATES**  
CONSULTING ENGINEERS  
6080 Fashion Point Dr, South Ogden, UT 84403  
(801) 476-9767

**MORGAN CITY**  
**WATER CONSERVATION PLAN**  
**EXISTING WATER SYSTEM**

MAP:

**1**





**RESOLUTION 22-40**

**WATER CONSERVATION PLAN – JULY 2022**

**BE IT HEREBY RESOLVED**, by the City Council of Morgan City, State of Utah, as follows:

**WHEREAS**, Morgan City has a Water Conservation Plan (in accordance with U.C.A. 73-10-32) that establishes conservation planning efforts identifying water supply inventory for both present and future water requirements and establishes implementation procedures; and

**WHEREAS**, the City Engineer has reviewed and updated the Water Conservation Plan; and

**WHEREAS**, the City Council has reviewed the City Engineer's recommendations; and

**WHEREAS**, a public hearing was held on Tuesday, September 27, 2022.

**NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF MORGAN, UTAH:**

1. That Morgan City hereby adopts the **Water Conservation Plan**, dated July 2022 for the geographic City boundary. The Plan was updated by Jones and Associates Consulting Engineers.

**PASSED AND ADOPTED** by the City Council of Morgan, Utah, this 27<sup>th</sup> day of September, 2022.

  
\_\_\_\_\_  
STEVE GALE, Mayor

ATTEST:

  
\_\_\_\_\_  
DENISE WOODS, City Recorder





**NOTICE OF PUBLIC HEARING**  
**BY THE CITY COUNCIL OF MORGAN, CITY**

Notice is hereby given that the City Council of Morgan, Utah, will hold a Public Hearing in connection with their meeting on **Tuesday, September 27, 2022, at 7:00 p.m.** The City Council will receive public comment regarding the following items:

- **Water Conservation Plan – July 2022** (in accordance with U.C.A. 73-10-32) that establishes conservation planning efforts identifying water supply inventory for both present and future water requirements and establishes implementation procedures.
- **Water Impact Fee Facilities Plan (“IFFP”)** (in accordance with U.C.A. 11-36a-502) which impact fee service area includes the entire City boundaries. A summary and a copy of the IFFP will be available during regular business hours at the Morgan City Office located at 90 West Young Street, and the Morgan County Library located at 50 North 100 West, Morgan, Utah 84050, the IFFP will also be available on the City’s website at [www.morgancityut.org](http://www.morgancityut.org).

**MORGAN CITY CORPORATION**

Denise Woods, City Recorder  
Dated this 14th day of September, 2022

**MINUTES OF MORGAN CITY  
COUNCIL MEETING**

**SEPTEMBER 27, 2022; 7:04 P.M.**

**MAYOR AND COUNCILMEMBERS  
PRESENT:**

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

**COUNCILMEMBERS PRESENT  
ELECTRONICALLY:**

**Dave Alexander**

**STAFF PRESENT IN-PERSON:**

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

**OTHERS PRESENT:**

**Carl Harding, and Matt Hartvigsen, City Engineer,  
Jones & Associates**

**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](http://morgancityut.org).**

This meeting was called to order by Mayor Steve Gale.

The pledge of allegiance was led by Councilmember Wardell.

The opening ceremony was presented by Councilmember Richins.

**APPROVAL OF MEETING AGENDA**

**MOTION:** Councilmember London moved to amend the agenda by adding item 3 from the work agenda to the general meeting agenda after item 9 as a closed meeting.

**SECOND:** Councilmember Richins

The motion passed to approve the amended agenda.

**MINUTES AND WARRANTS**

**MOTION:** Councilmember London moved to approve the following:  
Minutes of the Special City Council Meeting – August 9, 2022;  
Minutes of the Joint Work Meeting – August 23, 2022; and  
Warrants (08/19/2022 to 09/23/2022)

**SECOND:** Councilmember Alexander

The motion passed to approve the minutes as written and one set of warrants.

**CITIZEN COMMENTS**

**Carl Harding, 136 North 300 West, Morgan, Utah:** He explained he had two water hookups – one to his home and one which went down 300 West to his barn. He said in the summer from mid-May to mid-October



his cows went up on the mountain, so he used less than 100 gallons of water per month during that timeframe, but when they come home, they drank approximately 23,000 gallons of water per month, and it increased his water bill approximately \$100.00 per month for the months of December through May. He asked if there was anything the City could do to accommodate this. If he turned the water off, he was charged \$40.00 and when he turned it back on, he was charged another \$40.00 and then it was \$31.00 per month during that time. Secondly, he used old fittings out of the hydrant for the new water line and it resulted in a leak. He stated he had consistent use up through the end of March and then in April it jumped to 41,000 gallons with no surface water. He stated he found the leak in his tank and repaired the leak, but in June he used 53,000 gallons with a bill for \$242.50. He said Blake Rich called and told him of the issue and I instructed him to turn off the water. He said Blake told him he wouldn't charge him the normal fee to turn off his water and he had checked with the maintenance manager. He said he paid the bills and then in August and September he received a bill for \$31.00 each month with no usage. He said he was told staff had not been told his water had been turned off. He spoke with Ty and was told the policy was if he fixed the leak, he would receive a credit for half of his largest bill. He stated he felt he had been very helpful to the City with the development of Pheasant Run by allowing an electrical line off 300 West being run to the development on his property and assisted in getting a tree removed. He asked since everyone had a meter why weren't they metered and charged on usage like with electrical power.

Ty Bailey, City Manager, stated the next step would be a meeting to sit down with Mr. Harding and Stephanie Howard and discuss the issue and do a review of his account. He said he felt the staff had tried to help, but the City was required to follow our current Fee Schedule and our Fee Schedule didn't accommodate seasonal usage. He explained the policy and process for handling leaks. He said the big question was whether or not the City was interested in establishing a different rate structure for barn or animal use which would simply be metered and not treated like a residential use. He explained the base rate paid for the access to the City's water system.

## **ACTIVE AGENDA**

### **PUBLIC HEARINGS:**

- A. WATER CONSERVATION PLAN – JULY 2022 – RESOLUTION 22-40**
- B. MORGAN CITY'S CULINARY WATER CAPITAL FACILITIES PLAN AND IMPACT FEE FACILITIES PLAN**

**MOTION:** Councilmember Alexander moved to open the public hearing regarding the Water Conservation Plan – July 2022 and the Morgan City's Culinary Water Capital Facilities Plan and Impact Fee Facilities Plan.

**SECOND:** Councilmember London

**Discussion on the Motion:** None

Vote was 5 ayes; Councilmember Alexander voted aye electronically; Motion passed unanimously to open the public hearing to discuss the Water Conservation Plan – July 2022 and Morgan City's Culinary Water Capital Facilities Plan and Impact Fee Facilities Plan.

### **WATER CONSERVATION PLAN – JULY 2022 – RESOLUTION 22-40**

Matt Hartvigsen, City Engineer, Jones & Associates, explained the City was required to review and formally adopt a Water Conservation Plan every five to six years. He stated this updated Plan described the City's progress on their previous goals and identified some new goals as well as additional goals to create

a drought contingency Plan. The purpose of the Plan was to help the Council encourage water conservation. He said the City's biggest goal was to reduce water use by 1% each year so in five years the City would use 5% less water per person per capita. He explained the numbers in the Water Conservation Plan were taken from different report received by the State and the Plan didn't contemplate irrigation use so the water usage was for domestic indoor use of the City's water.

Councilmember Richins stated the Plan was available at the City office and on the City's website if anyone wanted to review it.

Matt clarified the State had already reviewed the Water Conservation Plan and had stated it met the standard requirements.

Councilmember London stated this Plan was discussed at length during the work meeting.

### **MORGAN CITY'S CULINARY WATER CAPITAL FACILITIES PLAN AND IMPACT FEE FACILITIES PLAN**

Matt stated this item was discussed at length during the work meeting. He stated the Culinary Water Capital Facilities Plan and Impact Fee Facilities Plan identified projects the City needed to continue to grow, and it also identified problem areas in the City's systems which needed to be fixed. He said the Impact Fee Facilities Plan would identify the costs associated with those projects and how much of those costs were attributable to growth. He explained the Capital Facilities Plan looked at growth through buildout for the next 40 years and the Impact Fee Facilities Plan only looked at the growth and what the City could expect in the next 10 years and then the City selected projects from the Capital Facilities Plan which met the City's growth needs for the next 10 years. He said the City would identify what portion of the projects which were deficiencies and needed to be fixed and determine what portion of the costs were directly attributable to growth which could be charged to the development. He stated these Plans would be used to perform an Impact Fee Analysis to establish a new impact fee rate for the culinary water system. He said the Plan identified source capacity which included both the City's annual water use, and the water use on a peak day and also the City storage capacity, i.e., how much water the City had stored in our water tanks. The Plan also showed an analysis on the City's distribution system and how well it was performing, and he said the City was doing great. He said if you took in the three aspects – the water source, water storage, and water distribution and looked into the future 10 to 40 years there were several projects listed in the Plan which he would recommend the City complete. He stated the deficiencies listed were all related to trying to pull a large fire flow through a small line and areas where the water lines didn't loop or connect together yet. He said none of the deficiencies affected daily water use.

Councilmember Alexander asked if at buildout it included the areas on the City's annexation map.

Matt said he used the Annexation Declaration Map, and it was also part of the General Plan. He said even though the City had enough water and the City's sources produced enough water for your annual needs there were times in the summer where the peak day water use was higher than he felt comfortable with so he wanted to start developing a couple of new sources so the City could meet those peak day demands. He suggested any property annexed into the City should be required to bring in water rights because the City could pull enough water from the ground with our sources, but the City didn't have the right to pull that much water out of the ground. He suggested the City look long term to acquire some additional water rights. He stated the North Morgan Water Users Association water rights were not included in the report since the City was in the process of acquiring them and those water rights will help towards the City's future growth.

Councilmember London asked how the amount of water required from a developer was calculated.

Matt stated it depended on the type of development and what their needs were, and it was evaluated on their land use, i.e., was it a single residential family unit or was it a high-density type of development. He stated when property was annexed into the City it was assigned a land use and that helped them in establishing the amount of water to expect.

Councilmember London stated the City currently didn't collect water rights for culinary water and he asked Matt if the City should require water rights for new development.

Matt said any property the City was bringing into the City through annexation the City didn't have reserved water rights for the property, so they needed to bring water rights with them.

Ty mentioned the City should have adequate water rights for everything within the City boundary. He stated the City needed to pay attention to the water right and the sources the City currently had as the City was developed.

Matt explained when the City held a water right it was protected and needed to be used for municipal purposes. He wanted the City to be aware that if the City continued to use water at the rate it had in the past and growth continued as projected the City would get to the end of the road and be out of the right to use enough water. He suggested the City continue to develop a few new wells and keep the springs active and working as sufficiently as possible because it was the cheapest water the City could get because it didn't require to be pumped.

**Public Comments:** None.

**MOTION:** Councilmember Alexander moved to close the public hearing for the Water Conservation Plan – July 2022 and the City's Culinary Water Capital Facilities plan and the Impact Fee Facilities Plan.

**SECOND:** Councilmember Wardell

**Discussion on the Motion:** None

Vote was 5 ayes; Councilmember Alexander voted aye electronically. Motion passed unanimously to close the public hearing regarding the Water Conservation Plan – July 2022 and Morgan City's Culinary Water Capital Facilities Plan and Impact Fee Facilities Plan.

**MOTION:** Councilmember London moved to adopt Resolution 22-40 – A resolution adopting and approving the Water Conservancy Plan dated July 2022 for the geographic City boundary.

**SECOND:** Councilmember Richins

**Discussion on the Motion:** None

Vote was 5 ayes; Motion passed unanimously to adopt Resolution 22-40 – A resolution adopting and approving the Water Conservancy Plan dated July 2022 for the geographic City boundary.

**WATER CONVEYANCE AND DEVELOPMENT AGREEMENT – COMO SPRINGS  
(DISCUSSION/RECOMMEND OR NOT RECOMMEND CHANGES TO PAGE 5 OF THE  
AGREEMENT MADE BY C. GRANT MACKAY DATED 09/08/2022)**

Ty explained this was a proposal from Como Springs Development to amend the agreement the City already approved and signed. He had discussed it with the City Attorney, and it was recommended that no change be made to the agreement. He said if the need for more water was an issue the agreement already had provisions for how that happened and at what point they needed to convey more water to the City. He said rather than just denying the request he wanted to make the Council aware of the request from Como Springs. He said it was the City Attorney and staff's recommendation that no change be made to the agreement.

**MOTION:** Councilmember Alexander moved to leave the original agreement intact without an amendment to paragraph 16 of the agreement.

**SECOND:** Councilmember Turner

**Discussion on the Motion:** None

Vote was 5 ayes; Councilmember Alexander voted aye electronically. Motion passed unanimously to leave the original agreement intact without an amendment to paragraph 16 of the agreement.

**SPECIAL REPORTS**

**CITY MANAGER'S REPORT**

**Stop Sign at 525 West (Scotts Drive)** – Ty stated a study had been completed and the stop sign at 525 West (Scott's Drive) had been changed. He stated the City had put out electronic signs notifying the residents of the change.

**Personnel** – Ty stated two employees in the water department had resigned and the water and sewer departments were now combined, and Kale Watkins would be the supervisor over both departments. He said Kale was certified in both water and sewer and the City was operating under his license. He also mentioned Row Howard had certified for residential inspections. He stated the City still contracted with WC3 as the building official and they did the City's commercial.

Ty also recognized all the work Rachel Turk, County Historic Society, had done for the City with the renovation of the train depot, and getting Morgan the historic designation downtown. He mentioned she was resigning from the County.

**Young Street Bridge – Jenkins Property – Right of Entry and Occupancy Agreement** – Ty updated the Council regarding the Young Street Bridge Project. He said the City had entered into a Right of Entry and Occupancy Agreement and purchased an easement from the Jenkins to finish out the construction for the bridge. The bridge was going out to bid and UDOT had almost approved the project to move forward. He said he had been negotiating with UDOT to allow the project to move forward before the match was provided. He explained a couple of funding options and said it was being presented to the Transportation Commission. Ty explained UDOT handled the process of getting the Jenkins property appraised and the cost of the easement was part of the cost of the bridge.

**UAMPS – Sale of Vintage Renewable Energy Credits (RECs)** – Ty informed the Council he had sold some vintage renewable energy credits and it wasn't a large dollar amount. These were credit the City had on their books from prior years and there wasn't anything the City could do with them. He explained how volatile the power market was and the extreme cost in August.

**Project Updates:**

**Sewer Lagoons:** - Ty informed the Council the numbers on the sewer came back and the City was within all of our tolerance levels since the installation of the new diffusers. He said Kale also had an extractor machine which removed the surface duckweed in the lagoons.

Discussion regarding an opportunity to purchase water shares. Ty stated he would like it to be an RDA project so the RDA would purchase them for future commercial development. He mentioned the City never had water tied to the properties in the RDA. Discussed possible uses of the water shares. Consensus of the Council was for Ty to move forward with the negotiations for the purchase of the water shares.

**CLOSED SESSION**

**MOTION:** Councilmember London moved to go into a closed session at 8:35 p.m. for the purpose of discussion pending or reasonably imminent litigation.

**SECOND:** Councilmember Richins

Vote: 5 ayes; Councilmember Alexander voted aye electronically. Motion passed unanimously to go into closed session.

**PRESENT:** Mayor, City Manager, City Attorney, Recorder, Councilmember London, Councilmember Richins, Councilmember Wardell, Councilmember Turner, and Councilmember Alexander electronically.

**MOTION:** Councilmember Richins moved to come out of the closed meeting at 9:16 p.m.

**SECOND:** Councilmember Turner

Vote: 5 ayes; Councilmember Alexander voted aye electronically. Motion passed unanimously to come out of closed session.

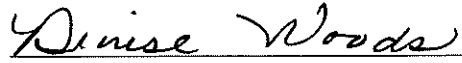
**SPECIAL REPORTS – CONT.**

Councilmember London updated the Council on the COG meeting and the information from the County regarding the amount of money they anticipated to receive from the adoption of two quarter percent local option sales tax and some of that money would be available to COG.

Ty explained how money from the COG would assist in the financing of the bridge since it benefitted all entities.

Councilmember London stated the Planning Commission had a discussion of accessory dwelling units and they granted a Conditional Use Permit for McDonalds.

This meeting was adjourned at 9:19 p.m.



Denise Woods, City Recorder



Steve Gale, Mayor

These minutes were approved at the October 25, 2022 meeting.