

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
JANUARY 5, 2012

The City Council of Plain City convened in a regular meeting on Thursday, January 5, 2012, in the Plain City Hall beginning at 7:00 p.m.

Present: Mayor Jay Jenkins, Councilmembers LaFray Kelley, Joel Maw, Brent White, Mark Lowther and Bruce Higley.
Staff: Diane Hirschi and Mitch Willson
Also present: Terrie Stephenson, Paul Krauth, Lynn Wood, Brent Weston, Paul Hodson, Blake Neil, Brett Ferrin, Jarod Maw, Tom Miller, Steve Davis and Deputy Rex Cragun.

Mayor Jenkins called the meeting to order and Councilmember Mark Lowther led in the pledge of allegiance. Councilmember Brent White gave the invocation/moment of silence. The Mayor noted that today has been a rough day and two of the police officers that were wounded were from Plain City. He asked that everyone's prayers go out to all of the officers and their families.

Diane Hirschi swore in the new council members.

Approval of Minutes: December 1, 2011

Councilmember Kelley noted that Doug Hunt's company is Modern Woodmen of America and should be listed that way in the minutes. **Councilmember Higley moved to approve the minutes as corrected. Councilmember White seconded the motion. Councilmembers Kelley, Maw, White, Lowther and Higley voted aye. The motion carried.**

Comments: Public

There was none at this time.

Motion: Re-appointment of City Recorder and Treasurer

Councilmember White moved to re-appoint Diane Hirschi as the City Recorder. Councilmember Lowther seconded the motion. Councilmembers Kelley, Maw, White, Lowther and Higley voted aye. The motion carried.

Councilmember Kelley moved to re-appoint Steve Davis as the Treasurer. Councilmember Maw seconded the motion. Councilmembers Kelley, Maw, White, Lowther and Higley voted aye. The motion carried.

Discussion/Motion: Council Assignments

The Mayor handed out a copy of the new assignments for the City Council. The Mayor will have administration, judicial, Bona Vista and risk management. Councilmember White will be the assistant Mayor and over environmental services (treatment, collections and landfill), Plain City cemetery and sanitation. Councilmember Higley will continue with mosquito abatement, public safety and be over public works. Councilmember Maw will be over the 4th of July, Plain City Irrigation and recreation. Councilmember Lowther will be over Planning Commission & Board of Adjustment, Physical facilities & land, IT and Parks, Trails & Open Space. Councilmember Kelley will be over Founders Day, Arts Council, grants and volunteer services. It was noted that grants and volunteer services are new assignments. **Councilmember White moved to accept the council assignments as noted. Councilmember Higley seconded the motion. Councilmembers Kelley, Maw, White, Lowther and Higley voted aye. The motion carried.**

Presentation/Motion: Audit Report for FY 2011- Wood Richards & Associates

Lynn Wood handed out copies of the audit report, a 10 year history report and an opinion letter to the council for the year ending June 30, 2011. He noted that they performed an unqualified opinion on the financial records of the city. He reported that there are good controls in place. He mentioned that the council opened the budget a couple of times during the year and there has been some research and disbursement on the older impact fees that have to be used within six years. Lynn Wood showed the restricted balances and capital projects fund on page 10. He reported that pages 35 and 36 shows the budget and the actual revenue collected and the expenditures. He noted that one department went over budget. On pages 14 and 15 he pointed out the sewer fund and again reminded the council

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that they need to look at the monthly sewer rates. Lynn Wood reported his findings and mentioned that the policy and procedures manual needs to be updated to define full-time employees concerning the state retirement. The sanitation account went over budget by \$15,000. He noted that there are no major deficiencies and a few journal entries to be done. He pointed out the history chart that shows a graph of the revenues and expenditures over that past 10 years. He noted that the revenues have increased by 82% and the expenditures have increased by 150% over that last ten years. He noted that Plain City has a nice mix of revenues and that we aren't just depending on one source. He noted that public safety has been the biggest source of increase within the expenditures over the last 10 years. It was reported that the city is having to tighten spending up and needs to look at restructuring the fees for garbage and sewer. Lynn Wood reported that Steve and Diane are doing a great job and thanked them for their work. Steve Davis mentioned to the new city council members that on page 10 they can see the restricted carryover balance on the impact fees. **Councilmember Higley moved to accept the audit report for the year ending June 30, 2011 as presented by Lynn Wood. Councilmember Lowther seconded the motion. Councilmembers Kelley, Maw, White, Lowther and Higley voted aye. The motion carried.**

Presentation: Dept of Environmental Quality – Update on Nutrient Issues – Paul Krauth

Paul Krauth from the Department of Environmental Quality came to give the council an update on nutrient issues for sewer treatment. He noted that the EPA is pushing the regulations on to the State. He noted that nitrogen and phosphorus are impacting our water, fish, recreation and drinking water by taking the oxygen out. Mr. Krauth presented different scenarios concerning different levels of treating these issues. He also indicated the costs associated with the treatment facilities. It was noted that this is something the city needs to be aware of. Mr. Krauth noted that about 70% of the other states are already mandating this. The expected time frame for Plain City may be within 5 years. The Mayor noted that Utah outlawed phosphorus a while ago. Mr. Krauth noted that has helped. The Mayor thanked Mr. Krauth for the information.

Motion for Final Acceptance: Homestead Subdivision

The Mayor noted that we had a letter from Brad Jensen in our packets. It was noted that items 1 and 2 were concerning a property line discrepancy that has been resolved by both property owners with the documentation attached. Tom Miller introduced himself as a partner of the subdivision. He noted that this subdivision is located approximately 3300 W North Plain City Road. Concerning item #3 on the memo, Mitch reported that there was a little problem with a trench in the road of the subdivision. Mitch noted that he wouldn't let them fix it in the cold weather. Brad Jensen is suggesting holding money from the escrow so that it can be done in the warm weather. Mitch reported that the bid from Post's to repair it is \$6,000. Brad suggests holding \$8,000 just to make sure the city is covered. **Councilmember Kelley moved to give final acceptance to Homestead Subdivision and retain \$8,000 in escrow for the paving work. Councilmember Maw seconded the motion. Councilmembers Kelley, Maw, White, Lowther and Higley voted aye. The motion carried.**

Discussion: Rehabilitation of Lift Station #9

Mitch reported that a couple months ago we purchased the pumps for the lift station from Big D. The panel was wired 480 and has been changed to 240. Mitch noted that we purchased the pumps for \$5,000 which included the two pumps, panel and controller. Mitch noted that the Brad Jensen's estimate to rehabilitate the lift station is \$79,090.00. He noted that while we are working on it, we will have to set up a bypass unit which could cost between \$1,300 and \$3,300. This is not on the estimate. He noted that there are 17 lifts stations in Plain City and this one is one of the highest priorities to rehabilitate. He thinks there will be about 5 more to rehabilitate after this one. It was noted that this lift station is 40 years old.

Discussion: Elimination of Lift Station #6

Mitch reported that this lift station is at 1500 N 4700 W and is around 40 years old. He noted that they are having a lot of alarm issues on this lift station. He noted that this covers Rosehill, Pioneer Village and everything east on 1500 North. He mentioned that if we continue the sewer up 1500 North from where it left off from the 5100 West project, we could eliminate the need for this lift station. He noted that we would save in maintenance, electricity and alarms if it were eliminated. It was noted that Councilmember White will get with Mitch and work out the details.

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Mitch also noted that he met with Brent Maw to trade in the backhoe that we have had for four years. He mentioned that it has around 1000 hours of use. If they trade it in, it would cost \$16,000. Councilmember White will also look at this.

Discussion: Restroom/Bowery Plan for Town Square Park

Councilmember Kelley presented that bowery plan used for the Pioneer Park. She got a CDBG grant for \$134,000 for the new building at the Town Square Park. If that plan was put at the Town Square Park it would put the restrooms facing the street. It was suggested to turn the restrooms so they will be facing the playground. We will do away with the kitchen and have two smaller storage areas. At the last meeting, two options were discussed. One to keep the two storage areas and one large storage area and to elongate the bowery or the other option was to just do away with the large storage area and keep the bowery the same as the Pioneer Park. Brent Weston drew the bowery to show how many tables would fit in. It was clarified that both of the plans show the bowery the same size. The difference is the large storage area. Brent Weston reported that he would like to have the extra storage as the park building is getting pretty full. Councilmember White likes the size of the bowery but doesn't feel that the storage area is a good use of the property. Mayor Jenkins doesn't like the thought of having storage at a leisure park. Councilmember White knows we need storage and feels that we need to do a study to see where it should go and explore other options. Brent Weston noted that maybe another metal shed could go in by the Parks building. Councilmember Kelley noted that we need to have the bids in by the end of March. **Councilmember White moved to table this until the next meeting. Councilmember Higley seconded the motion. Councilmembers Kelley, Maw, White, Lowther and Higley voted aye. The motion carried.** It was noted that Councilmember Lowther is now over parks and will discuss this further with Councilmember Kelley.

Motion for Ordinance: 2012 Meeting Schedule

Every year the city has to set the meeting schedule by ordinance. The City Council meetings will be the 1st and 3rd Thursday of every month. **Councilmember White moved to adopt Ordinance 2012-01 setting the meeting schedule. Councilmember Maw seconded the motion. Councilmembers Kelley, Maw, White, Lowther and Higley voted aye. The motion carried.**

Other Business

Approval of Business Licenses:

Renewal

Tanners Tack Room	Monte Tanner	3481 W 2100 N	leather & canvas goods
Paul Costley Garage	Elsie Costley	4217 W 2650 N	auto repair
Words 2 Live By	Laura Spencer	1862 N 3900 W	vinyl lettering
Dirtee Apparel, Inc	Dave Simkowiak	1767 N 4850 W	tie dye clothing
J Brad Barto Constrution	Brad Barto	2965 W 2600 N	general contractor office
Scofield Construction, Inc	Tyler Scofield	3748 W 2100 N	construction
Scofield Rental	Tyler & Hollie Scofield	3748 W 2100 N	rental houses
Scofield Hunting LLC	Hollie Scofield	3748 W 2100 N	hunting & camping gear
Mr. Scent-sation, Inc.	Glen/Michelle Ashdown	3967 W 2200 N	air freshener service
Rebel Birds	Scott Rhodes	1623 N 4150 W	raising & selling birds
Stephanie's Homemade Creations	Stephanie Binggli	1855 N 3450 W	wreaths, floral arrangmnts
Gene Bingham CDL Testing	Gene Bingham	3670 W 2600 N	CDL training & testing

Councilmember Lowther moved to approve the business license renewals as presented. Councilmembers Kelley, Maw, White, Lowther and Higley voted aye. The motion carried.

Approval of Warrant Registers (see register dated 12/01/2011 to 12/31/2011)

See warrant registers dated 12/01/11 to 12/14/11 and 12/15/11 to 12/31/11. **Councilmember White moved to approve and pay the bills as presented. Councilmembers Kelley, Maw, White, Lowther and Higley voted aye. The motion carried.**

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Report: Planning Commission

Blake Neil reported that he has been talking to Don Lilyquist concerning the Maverik conversion. He noted that they are coming to the Planning Commission next week. The plans show parking and lighting changes. Also included will be changes to the sign. Mr. Neil reported that the sign conforms to the ordinance. Boone's is gone. He noted that operation hours are planned to be 24 hours and that they will open the doors by the end of March. Blake Neil reported that Marci Mulligan from the Lotus Group will be coming to the office on the 20th from 3-5 pm to go over the moderate income plan and invited whoever wanted to come and meet with them. Also, the Planning Commission is asking for a work meeting with the council on Thursday, January 26 at 6:30. This will be for the moderate housing plan but mostly for Four-Mile.

Reports – City Council

Councilmember Kelley noted that Deputy Cragun gave her a paper to write down serial numbers for the equipment. She noted that she gave both Brent Weston and Colette Doxey a copy so they could write down any equipment that they use. She reported that there is a problem with Founders Day at the High School on March 17. She is working through that with the chairman. She mentioned that she is applying for a RAMP grant for phase 2 of the Pioneer Park. The engineering estimate is \$307,000. She is planning on using the land purchase for the 40% match. It has to be submitted by the 14th.

Councilmember White mentioned that a couple months ago he brought up the rates and expenses for the sewer collection and treatment. He has been working with Steve Davis and is about ready to discuss some numbers. With the events of today in mind, he wanted to thank Rex for his work.

Councilmember Higley thanked Brett Ferrin and Paul Hodson for their service on the council and welcomed the new council members. He reported that he received the new recycle totals for the year and was happy to report that we saved almost \$10,000 by recycling. He mentioned that the mosquito abatement meeting is Monday at 6:00 p.m.

Senator Scott Jenkins came to report on some issues that may be of interest to Plain City. He reported that Weber Basin has applied to raise Willard Bay by three feet and to increase the flow of the canal by 50 to 100 %. He noted that they are looking at ways to get additional revenue in the water loan fund for a couple reasons. One is to fund a pipeline from Lake Powell to St. George. Another is to build a new reservoir by Nucor Steel to get water to Salt Lake. This water would come from the Bear River. He mentioned that there is a lot of debate over that reservoir and noted that he is opposed to it. He feels it would be more feasible to build a Willard Bay 2 which would flow. The reservoir would have to pump the water out. He asked if anyone had any questions for him. There were some questions about the detail of the canal and he noted that Weber Basin has just made application and he doesn't have the details yet. The Mayor filled Senator Jenkins in on Paul Krauth's presentation and the impact those regulations would be to Plain City. The Mayor asked if there was an active task force looking into this. Senator Jenkins noted that there really isn't at this point. The Mayor thanked Senator Jenkins for coming.

At 8:52 p.m. Councilmember Higley moved to adjourn and was seconded by Councilmember Kelley. The vote was unanimous.

City Recorder

Mayor

Date approved