

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
APRIL 5, 2012

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

Present: Mayor Jay Jenkins, Councilmembers LaFray Kelley, Joel Maw, Mark Lowther and Bruce Higley
Excused: Councilmember Brent White
Staff: Diane Hirschi
Also present: Mitchell Taylor, Blake Neil, Blaine Cutler, Don Weston, Aaron Lord, and Deputy Rex Cragun.

Mayor Jenkins called the meeting to order and Councilmember Lowther led in the pledge of allegiance. Councilmember Higley gave the invocation/moment of silence.

Approval of Minutes: March 1 and March 15, 2012

Councilmember Kelley moved to approve the minutes as presented. Councilmember Maw seconded the motion. Councilmembers Kelley, Maw, Lowther and Higley voted aye. The motion carried.

Comments: Public

There was none at this time.

Discussion/Motion: Re-final Approval of Diamond E Subdivision

Mayor Jenkins noted that this is a subdivision that Jeff Hales has been working on for years to keep active. Final approval is only good for six months. The subdivision is located on Center Street by the canal. He noted that there is a letter included in the packet stating that nothing has changed in the last six months. **Councilmember Lowther moved to give re-final approval to Diamond E Subdivision. Councilmember Higley seconded the motion. Councilmembers Kelley, Maw, Lowther and Higley voted aye. The motion carried.**

Discussion/Motion: 2275 N Road Dedication – Gibson Property

Diane reported that this property is in the center of town and for some reason, the road doesn't show up on the county plats. In order to be able to build on this property, the frontage has to be on a dedicated street. A street dedication plat has been drawn up and approved by the Planning Commission. The city engineer's recommendations have been met. **Councilmember Maw moved to give approval of the 2275 N Road Dedication for the Gibson property as presented. Councilmember Kelley seconded the motion. Councilmember Kelley, Maw, Lowther and Higley voted aye. The motion carried.**

Discussion/Motion: Amendment to Final Plat – Plain City Meadows Phase 6

Diane noted that Blake Matthews hadn't turned in the final plat for review yet. **Councilmember Higley moved to table this until we have the recommendation from the city engineer concerning the final plat. Councilmember Lowther seconded the motion. Councilmembers Kelley, Maw, Lowther and Higley voted aye. The motion carried.**

Presentation: Blaine Cutler – EZ RAMP Grant Application for Jr. Posse Proposal

Blaine Cutler reported that he is over the Jr. Posse and is asking to have the city put in for a RAMP grant for approximately \$1,000 for sprinklers and permanent boxes that lock. He mentioned that he has the bids and he also talked with the RAMP people and they indicated that the city can apply for as many grants as they want to as long as they are prioritized. The Mayor noted that he needs to get with Councilmember Kelley and Brent Weston. Councilmember Kelley noted that she has talked with him and would be willing to help with the application. Mr. Cutler said he would get her the information by the first of next week. The council felt it was alright to apply for the grant.

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
APRIL 5, 2012

Discussion/Motion: Sensitive Land Ordinance

Blake Neil reported that the Planning Commission has been working on this ordinance due to the conditions last spring. He noted that Envision Utah came out with a presentation that was very helpful in drafting this ordinance. Councilmember Kelley felt is a good ordinance. **Councilmember Kelley moved to adopt Ordinance 2012-02 amending the zoning ordinance to add Chapter 18 concerning Sensitive Land Use. Councilmember Maw seconded the motion. Councilmembers Kelley, Maw, Lowther and Higley voted aye. The motion carried.**

Motion: Set Public Hearing for Senior Housing Overlay Zone (May 3)

Blake Neil reported that the Planning Commission has made a couple changes that were in line with what Jeff Hales was asking. This will be for the property that the old elementary school sits on which is a little over ¾ of the block. Councilmember Kelley asked how many units it will be. Blake Neil noted that if they get the additional property on the block, they will be able to get 18 or 19. Mayor Jenkins noted the process to the new Councilmembers. He noted that after the public hearing held to take the comments, it will be put back on the agenda in two weeks to vote on it. **Councilmember Higley moved to set May 3 as the public hearing for the Senior Housing Overlay Zone. Councilmember Lowther seconded the motion. Councilmembers Kelley, Maw, Lowther and Higley voted aye. The motion carried.**

Discussion/Motion: New Motor for Fire Truck

Don Weston reported that our original fire truck that has served us for 30 years and has 26,000 miles on it had a pin hole leak in the block of the motor. Some of the fire department felt that we ought to get rid of the truck, but Don didn't think we would be able to get anything out of it. Don noted that he looked on online for a rebuilt motor with the same factory specs as he received from Wheeler Machinery. He found a motor for half of what Wheeler was asking and found out that it was from the same manufacturer. The motor was \$6,600. He noted that we have bought the motor. He noted that there are a couple other repairs and hoses to replace that will be made at the same time. Councilmember Higley mentioned that Don has done a great job on this and feels that it was a good call to fix it. **Councilmember Higley moved to accept the payment for the new motor and make the necessary repairs. Councilmember Lowther seconded the motion. Councilmembers Kelley, Maw, Lowther and Higley voted aye. The motion carried.**

Discussion/Motion: Bids for Crossing Lights at 3600 W

Councilmember Higley noted that the bid that was approved last time was for one light, not two. He noted that the letter from Traffic Safety Rentals outlining the mistake is in the packet. He noted that the lowest bid is Traffic Logix Inc. for \$3,870. **Councilmember Higley moved to award the bid to Traffic Logix for \$3,870 for two crossing lights. Councilmember Maw seconded the motion. Councilmembers Kelley, Maw, Lowther and Higley voted aye. The motion carried.**

Discussion/Motion: Bids for Handrails at City Office and Public Works Building

It appeared that Tefco was the low bidder but there were some questions for Mitch. **Councilmember Lowther moved to table this until we get some information from Mitch. Councilmember Kelley seconded the motion. Councilmembers Kelley, Maw, Lowther and Higley voted aye. The motion carried.**

Discussion/Motion: Sewer Extension – 1500 North

Mayor Jenkins reported that Bill Fox owns property on the corner of 5100 W and 1500 N. In order to get sewer from 5100 W to 5200 W, four manholes and the pipe will have to be laid. If the city would purchase the materials, Fox would do the labor plus get a connection. The Mayor noted that the city engineer has gone through the proposal and figures it would cost the city around \$30,000. He feels that it is a good opportunity for the city. Councilmember Kelley asked what the labor cost would be. It was noted that it is a distance of about 1100 feet. Councilmember Higley reported that normally when someone wants to develop, the developer is responsible for running the sewer to the property. If they need to recoup their costs, they set up a Pioneer Agreement. Councilmember Higley is wondering why the city would pay to help Fox develop his lots. Does this help the city? Mayor Jenkins reported that to develop those lots a 4 inch line would need to be installed. If a 10 inch line were run, then it would be big enough to pick up everything down there. The Mayor noted that the city engineer feels that it will be good for the city. Councilmember Kelley asked what the cost would be to upgrade from a 4" line to a 10"

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
APRIL 5, 2012

line. Councilmember Lowther would like to see the sewer get to 5200 W. The Mayor noted that we get 1000 feet of 10" sewer line for \$30,000. He noted that a previous council approve sewer on 5100 W and we got 30 people for \$3 million. Councilmember Lowther noted that there is a lot of farmland out that way. Councilmember Kelley asked if Brad Jensen really thought it was a good deal. She noted that she just received a call today from a lady out on North Plain City Road who is looking at developing. Are we saying that we will provide the materials to anyone if they provide the labor? It was noted that each case is different. In one case, the running of one line might save us a lift station. We need to look at the future. Councilmember Lowther noted that we annexed this property. We now have a responsibility to look at the infrastructure. **Councilmember Lowther moved to allow the city to provide the materials and Fox provide the labor to extend the sewer for 1000 feet for the cost of \$30,000. Councilmember Maw seconded the motion. Councilmembers Maw and Lowther voted aye. Councilmembers Kelley and Higley voted nay. The Mayor voted aye to break the tie. The motion carried.**

Discussion/Motion: Award Bid for Pioneer Park Phase 2

Councilmember Kelley reported that Randy Marriott Construction was the lowest bid for the Pioneer Park Phase 2 project for \$306,973.97. The city was awarded about \$110,000 from RAMP. The project was cut and revamped to do the most crucial part of the project which cut it to \$127,017.28. We are still about \$17,000 short and Councilmember Kelley noted that there is money in the unappropriated park fund that could be used to make up the difference. She noted that Marriott's is still the lowest bid and he was alright with the changes. Councilmember Lowther made sure he understood that the original project was \$306,000. After revamping the project it went to \$127,000 and Randy Marriott is OK with it. We received \$110,000 in RAMP funds. Councilmember Kelley noted that it is correct. **Councilmember Kelley moved to award the Pioneer Park Phase 2 project to Randy Marriott Construction and to set aside \$17,000 for the improvements that were recommended by the city engineer. Councilmember Lowther seconded the motion. Councilmembers Kelley, Maw, Lowther and Higley voted aye. The motion carried.**

Discussion/Motion: Trailer Purchase for Parks

Councilmember Lowther declared that his son just started work for Bubba's trailer within the last couple of days. Councilmember Lowther reported that there is RAMP grant money available for the purchase of a utility trailer to haul the lawnmower to the different parks. He noted that he knows all the companies except Voyager. Mayor Jenkins reported that he has dealt with them and they are good. It was noted that Voyager is the low bidder. There was some questions about the ramps. It was decided to approve it upon Brent Weston's recommendation. **Councilmember Higley moved to approve the bid from Voyager for \$2,665.00 with the stipulation that Brent Weston looks at the comparisons. Councilmember Lowther seconded the motion. Councilmembers Kelley, Maw, Lowther and Higley voted aye. The motion carried.**

Motion for Appointment: Planning Commission Alternate

The Mayor asked if anyone knew of someone that may be interested in being on the Planning Commission. If they do, let him know.

Other Business

Approval of Business Licenses:

New

Maverik #461	Maverik, Inc.	4098 W 1975 N	C-store/beer license
Snow's Seasonal Pest Control LLC	Joshua Snow	4863 W 1850 N	pest control
APIII Paving Maintenance	Arthur L Parr III	2830 W 3250 N	seal coat/re-stripping
Redbox Automated Retail, LLC	Coinstar, Inc	4098 W 1975 N	DVD/game rental

Renewals

The Dance Establishment	Gary & Peggi Nielsen	455 N 5900 W	dance instruction
Scheer Arms	Lyle Scheer	5110 W 1500 N	gun sales
New Age Landscape & Const	Amy Beal	3892 W 1875 N	landscape & const.
Next Level Electric	Wesley Judd	1894 N 3500 W	home office
TW Contractors LLC	Wesley Judd	1894 N 3500 W	home office

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
APRIL 5, 2012

Personal Touch Transcription	Renee Terrell	4433 W 1650 N	medical transcription
Kelly's Hauling & Tractor	Kelly Dixon	2183 N 4650 W	hauling & tractor
Hunt-em Down Smoke-em out	Doug Hunt	4245 W 2775 N	chimney cleaning
Teresa's Daycare	Teresa Maisey	1623 N 4400 W	daycare
Taylor Techniques	Andrea Taylor	4322 W 2524 N	salon
R.J. Analytical	Richard Mickelsen	2195 N 3500 W	chemical analysis consult
RJ Analytical LLC	Rich Mickelsen	4364 W 2575 N	chemical, microbiological
ABC Preschool	Cristine Wheeler	2138 N 3900 W	preschool
AB Doors	Allen Bertagnolli	4983 W 2150 N	mobile service
M&M Fence	Jim Miller	2189 N 4425 W	fence installation
5 Star Home Warranty	Brady Smith	2846 W 2025 N	warranty company
Hal's Tree Service LLC	Hal Hougaard	4437 W 1500 N	tree service
SR Marketing	Scott Rasmussen	3486 W 2425 N	marketing

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

Approval of Warrant Registers (see register dated 3/01/2012 to 3/15/2012 and 03/16/2012 to 03/31/2012)

Councilmember Maw moved to approve and pay the bills as presented. Councilmembers Kelley seconded the motion. Councilmembers Kelley, Maw, Lowther and Higley voted aye. The motion carried.

Report: Planning Commission

Blake Neil reported that they approved the Gibson road dedication plat. They are looking for interest in a Kennel Focus Group. The Planning Commission is in need of an alternate member. Blake noted that he and Diane met with Marci on the affordable income housing plan. Marci is impressed with the senior housing overlay zone and thinks we are in good shape with the guidelines. Blake noted that they met with a representative of the health department a while back out septic systems. He asked if those homes on 1500 N between 5100 W and 5200 W will be required to hook to the sewer. It was noted that they would. Blake mentioned that they have Craig Call scheduled for training on Conditional Use Permits.

Reports – City Council

Councilmember Higley reported that he had a mosquito meeting on Monday and had a good discussion. He noted that all the employees are back working full-time. He noted that we are working on our impact fee study. Councilmember Higley reported that the drain on the corner of 4100 W and 2600 N has been completed and thanked the State for their help. He noted that Harbertson's did a great job.

Councilmember Lowther mentioned that Councilmember Kelley has a volunteer lined up to grind the stumps at the park if the city will rent the grinder. He noted that he told Diane to purchase a scanner and asked that he have keys to the buildings.

Councilmember Maw noted that Jim Scheer is working on the 4th of July. He has a meeting for parks and recreation on Wednesday.

Councilmember Kelley had a suggestion about having a shredding truck available periodically that the citizen's could use to get rid of old documents. She reported that the Town Square bids will be opened on April 18 and whoever is awarded that contract will have 60 days to complete it. She noted that there will be a pre-conference meeting on Pioneer Park shortly and that Marriott's will have 90 days to complete that project. She noted that Bona Vista will abandon the water line by the tennis courts at the Town Square park and run it in the other way. Councilmember Kelley asked for feedback on the donation letter she handed out a while back. The Mayor said to put it on the next agenda.

It was noted that Founders Day was great and that the new Maverik is great.

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
APRIL 5, 2012

At 7:42 p.m. Councilmember Higley moved to adjourn and was seconded by Councilmember Kelley. The vote was unanimous.

City Recorder

Mayor

Date approved

NOT ORIGINAL DOCUMENT