

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
MAY 16, 2013

The City Council of Plain City convened in a regular meeting on Thursday, May 16, 2013, in the Plain City Hall beginning at 7:00 p.m.

Present: Mayor Jay Jenkins, Councilmembers LaFray Kelley, Joel Maw, Brent White and Mark Lowther
Excused: Councilmember Bruce Higley
Staff: Diane Hirschi
Also present: Brad Jensen, Steve Davis, Mitch Willson, Jarod Maw

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

Approval of Minutes: May 2, 2012

Councilmember White moved to approve the minutes from May 2, 2013. Councilmember Maw seconded the motion. Councilmembers Kelley, Maw, White and Lowther voted aye. The motion carried.

Public Comments:

There was none at this time.

Public Hearing – Capital Facilities Plan and Impact Fee Analysis for Sanitary Sewer

Councilmember Kelley moved to go into a public hearing for the capital facilities plan and impact fee analysis for Sanitary Sewer. Councilmember Maw seconded the motion. Councilmembers Kelley, Maw, White and Lowther voted aye. The motion carried. Brad Jensen, City Engineer, explained to the council that he has prepared book containing a Capital Facilities Plan and Impact Fee Analysis for Sanitary Sewer. He reported that the Capital Facilities Plan covers Plain City in the future as if it were built out. He noted that the calculations flow from there. The Impact Facilities Plan, as dictated by the State, on the other hand is calculated for 6-10 years. Brad reported that this plan is the backbone of the sewer. It does not cover the areas that are likely to be developed as the development would put in the improvements in that area. It was noted that there were a couple of holes in the plan, as Brad had already given the council a copy of the book, so he handed out a revision of the map. He noted that they are minor but existed in developed areas. Brad reported that in the impact fee analysis, the figures show that the impact fee cannot exceed \$3,092.93. He mentioned that this plan was prepared in accordance with state statute and would easily be defended in court. Councilmember Kelley asked if inflation was taken into account. Brad reported that the council should update the plan every 3-5 years and that is when prices could be adjusted. Councilmember White noted that in his experience, the council should do an update every 3-4 years rather than wait 15 years and redo the plan. Brad Jensen reported that the law could change every year so it is wise to update every 3 years or so. It is much cheaper to update than to redo the entire plan. There were no comments from the public.
Councilmember White moved to go out of the public hearing and into the regular meeting. Councilmember Kelley seconded the motion. Councilmembers Kelley, Maw, White and Lowther voted aye. The motion carried.

Discussion/Motion: Capital Facilities Plan and Impact Fee Analysis for Sanitary Sewer

Councilmember White reported that currently our impact fee is \$3,600 and the connection fee is \$300. Again Brad Jensen reported that the State only allows to plan from 6-10 years rather than 20. **Councilmember White moved to accept and adopt the Capital Facilities Plan and Impact Fee Analysis for Sanitary Sewer prepared April 2013 and adjusted the impact fee to \$3,075 effective June 1, 2013. Councilmember Maw seconded the motion. Councilmembers Kelley, Maw, White and Lowther voted aye. The motion carried.**

Discussion/Motion: Resolution to Amend Public Works Standard concerning HDPE Pipe

Brad Jensen, City Engineer, reported that he has updated the Public Works Standards and Technical Specifications by adding High Density Poly Ethylene (HDPE) Storm Drain Pipe. Brad noted if this is approved, it will make two types available. The other is Reinforced Concrete Pipe (RCP). He reported that the HDPE has disadvantages like being hard to lay and very labor intensive when following the manufacturing recommendations, but the advantage is that it is easy to move. HDPE takes more labor to put in correctly and RCP is more forgiving. Councilmember

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
MAY 16, 2013

White asked Brad which he prefers. Brad feels that RCP is a lot more forgiving, but both work. He noted that some contractors, such as Randy Marriott will not lay HDPE pipe. Jarod Maw reported that when they are designing projects, they recommend HTPE because of the cost. It was noted that HTPE would have to be watched more closely by the city engineer or the Public Works Director. Mitch Willson, Public Works Director, reported that three years ago the city took this out of the public works standard. He noted from a maintenance standpoint he is concerned about this pipe because it is very easy to dig right through it and not realize it. He noted of an instance in Pheasant Hollow that some pipe was hit that no one knew was there, but luckily it was concrete so there was no damage. He also noted that in Jim Sargent Subdivision someone dug this pipe with a tiller. Mitch reported that he would rather not see it in the Public Works Standard. He mentioned that the standard for laying it calls for 24" cover or the diameter of the pipe, whichever is greater. Mitch noted that there was a problem with this pipe up by the new elementary school. He noted that it is easy to damage and hard to repair. Mitch mentioned that it was laid in Big Cottonwood and not put in per standards. He doesn't like it in the roadways. Councilmember White asked Brad if it can go in the roadway. Brad reported that it is a design issue. Councilmember White feels that we should have a clause in the standard that says it has to be approved by the city engineer and perhaps restrict it in the roadway. Councilmember Kelley asked why we took it out three years ago. It was taken out due to some development issues. It was also mentioned that corrugated pipe was also taken out. Mitch reported that according to Amcor, there is a cost difference of \$2 per lineal foot for HDPE pipe versus RCP. Jarod noted that that doesn't include labor. It was noted again the HDPE pipe is easier to handle. Mitch mentioned that if it is exposed it tends to bend and not be flat. Jarod noted that the new church 100's of feet of this type of pipe. Mitch noted that this pipe is laid in the back of Lewis Moyes Subdivision and it can be hit when installing a fence. Councilmember White asked Brad if he could write it to approve the use in public areas with justification of when to use it. He noted that he would like to see it before we adopt it. Brad noted that he could write it to give the city engineer some discretion to where it is allowed or not. **Councilmember White moved to table this until our next meeting so Brad Jensen could make the changes. Councilmember Maw seconded the motion. Councilmembers Kelley, Maw, White and Lowther voted aye. The motion carried.**

Councilmember White asked Brad to give an update on the 1500 North Sewer Project. Brad reported that the pre-construction meeting was in March. Craythorne is a reputable company but they have another project that was having some problems. They hired a milling machine a week or two ago and now they are saying they will start digging this Tuesday or Wednesday. The contract is for 60 days and Brad thinks at this point they are going to bump up against it.

Discussion/Motion: Resolution for Interlocal Agreement for UPDES Permit

Mitch reported that this for the storm water permit and we are at the end of our current agreement. The Mayor noted that because money is involved, all the cities are levied and need to participate. He pointed out the last sheet of the packet that included all the prices for the different cities and also the budget for the Weber County Storm Water Coalition. The city still needs to give the public awareness of protecting the storm water. **Councilmember Lowther moved to approve Resolution 2013-04 to enter in to an agreement with Weber County and participating cities for the UPDES permit. Councilmember Kelley seconded the motion. Councilmembers Kelley, Maw, White and Lowther voted aye. The motion carried.**

Motion to Set Public Hearing: Ordinance to Vacate Pheasant Hollow Subdivision Plat

The Mayor noted that the temporary turnaround and easements needs to be amended. **Councilmember Maw moved to set a public hearing on June 6 for the purpose of vacating Pheasant Hollow subdivision. Councilmember White seconded the motion. Councilmembers Kelley, Maw, White and Lowther voted aye. The motion carried.**

Discussion/Motion: Approval of the FY 2014 Tentative City Budget

Steve Davis reported that he gave his best shot for preparing the tentative budget. He based it off of last year. He noted that this year we are increasing the Sheriff's contract. He noted that our revenues are short for this tentative budget. He told the council he needs to know if there are any projects planned that would use impact fees. Another question he has is if we need to match funds for the RAMP grants. Councilmember Kelley reported that we don't for the baseball field grant but we do for the Pioneer Park grant which is \$67,000. Steve noted that the good news is

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
MAY 16, 2013

that we have done well this year and he is hoping we can add \$350,000 to the fund balance. Steve mentioned in the past, we can only have 15-18% carried over to the fund balance, but the State changed it this year to 25%. He noted that in putting this together, he is conservative on the revenues. He noted that right now the revenues are \$225,000 short. He asked the council to look over their areas to see where we can trim. He briefly walked the council through the revenues and expenditures and noted that the total budget is \$2,082,539 which is reduced from last year. He noted the sewer fund and is looking at the collection and treatment split at 60/40. We have to add to the landfill closure account every year. Concerning the capital projects fund, he left it the same as last year but asked the council to look at it. He noted that there is about \$500,000 in that account. It was discussed that we could use some of this for the Pioneer Park matching grant. He also mentioned that the redevelopment budget is \$0.00.

As for the current budget, Steve noted that it looks pretty good. He gave the council a copy of the March financial statement.

There was some discussion about the Sheriff contract. Steve noted that if we have to raise property tax, we would have to go through the truth in taxation hearings. It was mentioned that the county was reducing taxes due to the Sheriff contract. Steve didn't have any of those numbers but noted that the county should. Diane will call to get that information. This information needs to be figured out before we do the final budget. **Councilmember White moved to approve the tentative city budget and the Redevelopment budget for FY 2014 as presented. Councilmember Kelley seconded the motion. Councilmembers Kelley, Maw, White and Lowther seconded the motion. The motion carried.** The Mayor thanked Steve for all his work.

Motion to Set Public Hearing: Final Adjustments to FY 2013 City Budget and Final Adoption of FY 2014 City Budget

Councilmember Maw moved to set the budget hearing for FY 2013 and FY 2014 for June 20, 2013. Councilmember White seconded the motion. Councilmembers Kelley, Maw, White and Lowther voted aye. The motion carried.

Other Business

Approval of Business Licenses:

There were no business licenses to be approved.

Approval of Warrant Registers (see register dated 05/01/13 to 05/15/13)

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

Report: Planning Commission

Jarod reported that most everyone was at the work meeting and the consensus was to get legal involved. He also noted the Craig Call might be a good resource too.

Report: City Council

Councilmember Lowther feels that the riding arena policy is good. He noted that the arena got flooded because someone left the water on.

Councilmember White reported that a while back they talked about finishing off the landfill building. He noted that Don has prices but already has most of the material. He thinks it may cost around \$2,500.

Councilmember Maw reported that the backstop was put in at the Lions Club park. He hasn't talked to the neighbors yet, but they were happy we were willing to fix the backstop. He noted that the 4th of July committee met last night. Councilmember Higley had some concerns about parking, but Mitch is trying to work out something on the property were the water tower was. The other concern was with the insurance. Diane noted that she talked with the insurance guy and he was going to get back with her but hasn't heard anything yet. Councilmember Maw noted that the queen contest is Saturday.

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
MAY 16, 2013

Councilmember Kelley wanted to make sure the matching funds for Pioneer Park could come from capital projects. She is concerned about the grass at Pioneer Park. Councilmember Lowther thinks we should just keep watering it and babying it and it should be alright.

The Mayor asked about repairing the cemetery fence. Councilmember White work on it.

At 8:30 p.m. Councilmember Kelley moved to adjourn and was seconded by Councilmember White. The vote was unanimous.

City Recorder

Mayor

Date approved

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