

PLAIN CITY COUNCIL  
MINUTES OF REGULAR MEETING  
APRIL 17, 2014

The City Council of Plain City convened in a regular meeting on Thursday, April 17, 2014, in the Plain City Hall beginning at 7:00 p.m.

Present: Councilmembers LaFray Kelley, Joel Maw, Mike McKean and Natalie Hale  
Excused: Councilmember Mark Lowther  
Staff: Diane Hirschi, Mitch Willson, Jeremy Crowton  
Also present: Jarod Maw and Ed Hall

Call to Order: Mayor Bruce Higley  
Pledge of Allegiance: Councilmember Maw  
Invocation/Moment of Silence: Councilmember Hale

Approval of Minutes

Councilmember Kelley noted that on the second page she noted that the park is 4.2 acres, not 5. **Councilmember Maw moved to approve the minutes from April 3, 2014, as corrected. Councilmember Kelley seconded the motion. Councilmembers Kelley, Maw, McKean and Hale voted aye. The motion carried.**

Comments: Public

There were no comments.

Presentation: Jarod Maw – Design Assistance Team

Jarod Maw reported that he has an example of a Design Assistance Team (DAT) program they did in Tremonton. He reported that Tremonton is a larger scale than Plain City's will be, but he wanted the council to see what they did. He quickly went through Tremonton's 100 page report. He noted that the key is to get people involved at the beginning. Plain City's project would be to look at the Town Square area. The first step will be gathering all kinds of information such as the history of the area and the individual buildings and land. They have scheduled what they call a "Jane's Walk" which will be Friday, April 25 at 2 pm here at the city hall. He asked the council to talk to everyone and invite them to come. Councilmember Hale noted that we can put it on the website and she will get it on Facebook. Jarod asked that it be on the marquee. Jarod reported that he specifically wants Craig Call and any members of the council. There was a discussion that we don't want to violate the open meetings law. It was noted that if more than three come, there is no city discussion and the councilmembers will just be citizens. Jarod noted that the next step will be working with the tool kit. He will come back to the council in about a month. Mayor Higley asked if there were any fees associated with this. Jarod noted that his group is gathering information and then they will seek a grant. This will not cost the city anything. The council noted their gratitude for Jarod and his willingness to work on this project in behalf of Plain City.

Discussion: Lions Club Building

The Mayor reported that the Lions Club is willing to give the city the Lions Club building. It was reported that Brandon had some questions that the council needed to answer. The first is the term of the contract and/or having an exclusion clause. It was reported that the building was built in 1877 and the Lions Club took it over in 1952. It was also reported that this building is listed on the National Historical Register which means there will be guidelines to follow if it ever has to remodeled. It was discussed that maybe a term isn't relevant, but adding an exclusion clause in the event that something comes up and that city wants or needs to get rid of it. The next discussion was that the Lions Club wants to still use it for their meetings and then let its members use it at a discounted rate. It was noted that currently there are 13 members, but in the future there could be many more. It was agreed that the agreement should be for current members upon proof. It was reported that the Lions Club usually has two meeting a month. The Daughters of the Utah Pioneers (DUP) use it once a month. The council felt the Lions Club could have up to two meetings a month. The individual club members could use it at a discounted rate upon availability. Brandon will draw up the agreement and get it to Diane. Mayor Higley noted that since he is a member of the Lions Club, he has asked Councilmember Maw to get with Brent. Mitch noted that if a building is on the historical register, you have to match it back the way it was if it needs to be fixed. He noted his concern that it doesn't meet seismic standards. He is also concerned about ADA standards and the electrical wiring. He noted that there is not an external disconnect. Mitch suggested having Ken Martin go over and do an inspection. Brandon will look into the

PLAIN CITY COUNCIL  
MINUTES OF REGULAR MEETING  
APRIL 17, 2014

ADA standards and if we can rent facilities if they don't meet the standards. Jeremy Crowton noted his concern from a fire standpoint. He asked if there was a kitchen. It was noted that there is. He feels that is a fire issue when the building is so old and that egress might be an issue. Jarod Maw suggested that we only use it as a serving area and let people know they can warm things up but cannot cook there. Brandon will look into this. Councilmember Kelley is concerned about it being on the historical register and what that means if something has to be fixed. It was noted that it is more if there are any external changes to the building, you have to match the original material. There was a discussion about if something is on the register, can it ever be taken off. It was noted that it is possible but you would have to work with the historical society. Brandon will look into some of these issues and draft an agreement to take to the Lions Club and then so it can be presented it at our next meeting.

Discussion/Motion: Approval of Road Patching Bids

Mitch mentioned that the three bids were given to the council in their packets. He noted that he feels that Aspen Paving is the best price. He noted that all companies were given the same map to prepare their bids. He mentioned that Precision Asphalt didn't include a price for saw cutting. The council asked Mitch what he recommends. Mitch noted that Aspen is a good company and seems to have the best price. It was noted that it will take about two weeks to do the project. **Councilmember McKean moved to award Aspen Paving the contract to patch the roads with the bid of \$12,989.00. Councilmember Maw seconded the motion. Councilmembers Kelley, Maw, McKean and Hale voted aye. The motion carried.**

Motion: Approval of Business Licenses

There was none at this time.

Motion: Approval of Warrant Register

See warrant register dated 04/01/14 to 04/16/14. It was noted that the Lowe's bill is for the community cleanup supplies. Dynaquest is for computer hardware upgrades and Caselle is the computer software. It was noted that Lantis is the fireworks for this year. Natalie noted that she is trying to get a donation to cover the fireworks.

**Councilmember Maw moved to approve the warrant registers as presented. Councilmember Kelley seconded the motion. Councilmember Kelley, Maw, McKean and Hale voted aye. The motion carried.**

Report: Planning Commission

Councilmember Maw noted that Blake Neil is in the hospital and going to have bypass surgery tomorrow. He is at McKay and will be laid up for 1-2 months. He mentioned to keep him in our thoughts and prayers. Ed Hall reported that there isn't much to report. Councilmember McKean asked if they are working on the park ordinance. Ed noted that they are looking at it, but he noted there is a curfew ordinance already. Councilmember McKean noted that the Sheriff was the one who brought it to our attention. There is a concern about motorized vehicles in the park, specifically snowmobiles in the winter. Another concern that was mentioned was if they don't allow motorized vehicles on the park, it will be violated on the 4<sup>th</sup> of July. Ed said they will still keep working on it.

Reports: Council

Councilmember Hale reported that the 4<sup>th</sup> is coming. She noted that Lana and Charlie Bingham are working on the youth rodeo and that the FFA will come and volunteer for the event. They are making a few changes and putting a cap on some of the events. Councilmember Hale is hoping to get some shoots donated in the future. She noted that they are going to charge for the chicken and fish activities. Swift Trucking is looking at sponsoring the Run and they are hoping to get Knight Trucking to donate also. Councilmember Hale reported that Ryan Taylor is going to cater the dinner on the 3<sup>rd</sup> and in order to save money is asking the council and their spouses to help serve the dinner. She noted that the dinner is going to be simple such as hamburgers and hotdogs. They are hoping to get a Pepsi wagon for both days. Brandon Taylor has talked with Associated Foods and they will bring the truck with soda, twin pops and ice. Michelle Bandley is over the entertainment. Jody Peterson is over the parade and Dustin Burnett will be the MC. Councilmember Hale is working on something for the council to ride on in the parade.

Councilmember McKean reported that there is still about \$3,000 of grant money to be used on the Lee Olsen baseball fields. He noted that the north field is complete. He mentioned that the grant was only for the dirt and didn't cover any labor or sprinkler supplies, so the city will have to pay for that. He mentioned that Abe Daleabout

PLAIN CITY COUNCIL  
MINUTES OF REGULAR MEETING  
APRIL 17, 2014

will donate some black rubber mat and Chad Hill has offered to cover the dugouts with metal roofs if the city would put in the cement.

Councilmember Maw reported that he met with Don Weston about the projects at the landfill and the treatment facility. He is getting some bids for moving the cobble rock for building up the dikes. He mentioned that a year or so ago we were warned that we may have to deal with phosphorus so now we will be looking at options.

Councilmember Kelley noted that Community Cleanup day is May 3. He got with Brent about money for trees. She reported that she is working on the Youth Council and has six students that are interested. She will have a meeting with them on Tuesday, April 29. Councilmember Kelley is happy to report that we received \$60,000 from RAMP for the Pioneer Park. She noted that the rules have changed that if you receive a major grant, you can't apply for the EZ grants. She can't apply for grants for the Harvest Arts Festival and the pops concert. She noted that they are doing a fund raiser at the 4<sup>th</sup> and she feels that they brought in enough from the circus to cover the costs for this year. Councilmember Kelley reported that the new playground will have a lifetime warranty and will have free annual inspections. She found out some more information on the Land and Water conservation grant. The original bid for an appraisal was very expensive so she talked with the grant administrators and they said we could get a Statement of Value instead of the appraisal, but we would lose a few points. For the Town Square property it would cost \$1,400 and for the school property it would cost \$2,800. She wonders if it would be wise to get both statements for negotiations that may come at a later date. Councilmember McKean noted that he would rather see us move on the school than the park. It was noted that the grant is only for acquisition of property. Mayor Higley doesn't think we need it for the school property. Councilmember Kelley did note that the appraiser told her that the appraisal will be the value of the land minus the demolition. There was a brief discussion about an update on the school negotiations. Mayor Higley noted that he is still working on it. Councilmember Hale thought they were supposed to put some No Trespassing signs up and board up the windows. Councilmember McKean can't understand why we seem to be protecting the owner. Mayor Higley noted to have patience and hopes to see the light at the end of the tunnel. Councilmember McKean feels we should enforce the nuisance ordinance and beginning fining them. The Mayor noted that they are waiting for us. At a minimum the council feels that they need to comply with securing up the building. As for the appraisals, we should not pursue it for the school. There was a discussion as to whether the church is even willing to sell. The grant is due May 1, so we are out of time for this year. It was suggested that maybe we can apply next year and in the meantime talk to the stake presidents and see if they will help.

Mayor Higley thanked Councilmember Maw for running the last meeting.

**At 8:25 p.m. Councilmember Kelley moved to adjourn and was seconded by Councilmember Maw. The vote was unanimous.**

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City Recorder

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Mayor

\_\_\_\_\_  
Date approved