

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
JUNE 5, 2014

The City Council of Plain City convened in a regular meeting on Thursday, June 5, 2014, in the Plain City Hall beginning at 7:00 p.m.

Present: Mayor Bruce Higley, Councilmembers LaFray Kelley, Joel Maw, Mike McKean, Mark Lowther and Natalie Hale

Staff: Diane Hirschi

Also present: Mitch Willson, Buddy Sadler, Georgia & Scott Knight, Angie Walker, Penny Barnes, Don Weston, Erik Craythorne, Augie Witkowski, Crystell Taylor

Call to Order: Mayor Bruce Higley

Pledge of Allegiance: Councilmember McKean

Invocation/Moment of Silence: Councilmember Lowther

Approval of Minutes

Councilmember Kelley noted that in the motion for minutes, it lists her and Councilmember Maw in attendance. She noted that they were both excused. **Councilmember Lowther moved to approve the minutes from May 15, 2014, as corrected. Councilmember Kelley seconded the motion. Councilmembers Kelley, Maw, McKean, Lowther and Hale voted aye. The motion carried.**

Comments: Public

Councilmember Kelley noted that a couple members of the Youth Council were in attendance. Augie Witkowski and Crystell Taylor introduced themselves.

Discussion/Motion: Rezone – Hadley Family Trust – RE-20 to RE-15 – approximately 4425 W 1900 N

Erik Craythorne noted that at the last meeting, the council was concerned about the total lots if they approved the rezone from RE-20 to RE-15. He has proposed to the Mayor and the City Attorney, a developer's agreement that will go with the property. He reported that there are 17.5 acres and they will not put more than 34 homes in. It was reported that Brandon Richards has reviewed it and only had a few minor changes. In the agreement, if the development doesn't go through, it will go back to the RE-20 zone. He reported that he had the owner signed the document to show that the owner is aware of the situation. Councilmember McKean thanked Erik for working on this. It was noted that there is a mix of 1/3 acre and 1/2 acre lots. Erik noted that the average lot size is 20,000. There was a brief discussion about this area being in a good location. As the development goes through the subdivision process there are some issues to work through. Mayor Higley reported that the developer is willing to work with us on the two existing homes (Larsen and Calvert) that are not part of the subdivision. They are willing to work through the curb and gutter on those properties. It was discussed that the city would need to talk to the homeowners about it. Erik noted that they are willing to do whatever they can to get the full width of the road. **Councilmember McKean moved to approve Ordinance 2014-06 changing the zone from RE-20 to RE-15 on condition of the city attorney's approval of the development agreement. Councilmember Maw seconded the motion. Councilmembers Kelley, Maw, McKean, Lowther and Hale voted aye. The motion carried.**

Discussion/Motion: Final Approval of Scott & Georgia Knight Subdivision

It was noted that this property is just over the hill on 2200 North. The engineer's memo wanted a note on the remainder parcel saying that they can't build until it has come to the Planning Commission. Diane noted that that change has been made. Scott reported that he will fill in the drainage ditch, re-route it and tie it into the road. Diane noted that a deferral agreement needs to be signed before it can be recorded. **Councilmember McKean moved to approve the Scott and Georgia Knight Subdivision based on the city engineer's comments and signing of the deferral agreement. Councilmember Hale seconded the motion. Councilmembers Kelley, Maw, McKean, Lowther and Hale voted aye. The motion carried.**

Discussion/Motion: Approve Bid for Hauling Rock at Landfill

Councilmember Maw reported that Don is looking into making some improvements to the landfill to increase its life. He would like to build up the berms on the south side. In order to load and haul those big chunks, he tried to get three bids so it wouldn't beat up our truck. He only has one formal bid and that is from Marriott's for \$6,575.

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Bill Fox gave him an informal bid for \$8,500 and the other bid backed out. Councilmember Lowther clarified that we are moving concrete from one place to another. It was noted that we are. Don noted that the concrete that was previously crushed is being used on the sewer lagoons. **Councilmember Maw moved to approve the bid from Marriott Construction for \$6,575 to haul the concrete. Councilmember Lowther seconded the motion. Councilmembers Kelley, Maw, McKean, Lowther and Hale voted aye. The motion carried.**

Discussion/Motion: Approval of 1975 North Street Widening Project

Bruce reported that Brad has been designing the widening of 1975 N from Maverik to 3600 W. This will use storm drain impact fees and transportation impact fees. Mitch noted that it would also use some Class C Road funds. It was reported that these impact fees need to be used within six years and we are approaching that time limit. It was noted that if the ditches will all be filled in and it will be much safer for those that walk. Mitch reported that most of the home owners know about the project. ADA ramps will be put in. Mitch explained that the engineer's estimate is \$355,660.50. He gave the council a breakdown of how much would come out of each impact fee. The council needs to approve the project before it can be sent out to bid. Mitch wants to have the project done before school starts. It was noted that one lane might be closed for a little bit but the road should never need to be closed off. **Councilmember Lowther moved to approve the 1975 North Street Widening Project according to the engineer's estimate with the ADA ramp. Councilmember Kelley seconded the motion. Councilmembers Kelley, Maw, McKean, Lowther and Hale voted aye. The motion carried.**

Discussion/Motion: Ordinance to Amend Appeal Authority Code

Diane reported that Brandon is correcting some items in the ordinance. The code currently has a member of the Planning Commission on the Board of Adjustment and that is not allowed any longer. **Councilmember Lowther moved to approve Ordinance 2014-07 amending the appeal authority ordinance. Councilmember McKean seconded the motion. Councilmembers Kelley, Maw, McKean, Lowther and Hale voted aye. The motion carried.**

Discussion/Motion: Resolution for Interlocal Agreement for Pioneer Park Playground RAMP Grant

Councilmember Kelley reported that we received \$60,000 from RAMP and noted that we have to match that amount. **Councilmember Kelley moved to adopt Resolution 2014-02 allowing the Interlocal agreement with Weber County for RAMP funding. Councilmember Lowther seconded the motion. Councilmembers Kelley, Maw, McKean, Lowther and Hale voted aye. The motion carried.**

Motion: Approval of Business Licenses

New

The Wiser Choice Matt Wiser 2988 Morning Mist Ct odd jobs, paint, lawn care
Councilmember Maw moved to approve the business license as presented. Councilmember Kelley seconded the motion. Councilmembers Kelley, Maw, McKean, Lowther and Hale voted aye. The motion carried.

Motion: Approval of Warrant Register

See warrant register dated 05/15/14 to 05/31/14. It was noted that Denco is a monthly bill. There was a discussion about animal control procedures. **Councilmember Kelley moved to approve the warrant registers as presented. Councilmember Maw seconded the motion. Councilmember Kelley, Maw, McKean, Lowther and Hale voted aye. The motion carried.**

Report: Planning Commission

Buddy Sadler reported they approved the Scott & Georgia Knight Subdivision. They had a public hearing for Jackson Ranch (which is part of the Four-Mile project). He noted that there were a lot of people in attendance with questions, but the developer never came so it was tabled. It was noted that there will be a lot of work and expense to get this project going. Buddy noted that there are a lot more subdivisions coming in.

Reports: Council

Councilmember Kelley reported that the Arts Council is having a booth at the 4th and the youth council will staff it. The Pops Concert is August 4 and the Harvest Arts Festival is September 20. She reported that the Youth Council

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has met twice. They will be decorating T-shirts and will be in the parade on the 4th of July. They meet the first Tuesday at 7:30 p.m. It was noted that she has been doing the minutes but will be turning it over to them shortly. She also noted that they will help serve the dinner on the 3rd of July. She is trying to decide what to use the RAMP Municipal Grant for so if anyone has any ideas to let her know. Councilmember Kelley reported that the installation of playground will begin next week and will take about 10 days.

Councilmember Maw noted that he met with Don and the Mayor and it giving the heads up that there will be some issues at the treatment plant in dealing with phosphorus. He mentioned that Don has some solutions.

Councilmember McKean noted that baseball is winding down and has gone well. It was noted that there have been a lot of night games this year because there are several more teams. Football signups are coming the end of June. He is looking into lighting the south baseball field. The lights could be used for flag football and baseball. He has a bid from Lynn Woodward Electric for \$79,000. This would include putting lights on two existing poles and adding 5 new poles. They would be willing to do as they did a couple years ago and let us make payments. He noted that the baseball diamonds are complete and used a lot of volunteer hours. Brent is looking at cutting back the grass on 2nd base. Councilmember McKean also noted that they held interviews for the part-time parks position and will make an offer this week.

Councilmember Lowther noted that Mitch has some road projects that he wants to do.

Councilmember Hale reported that Staggs (who is working with Mitch on the car show) wants to have a car show on June 20. In lieu of volunteering on the 4th, they are asking to have the rental fee waived. She asked if anyone had a contact for England Trucking to see if they will donate for the 4th. She noted that both Knight and Swift are donating \$3,500. Councilmember McKean asked if America First is donating. It was reported that they donate to Founders Day. Councilmember McKean was asked to talk to US Bank. Councilmember Hale reported that they have having a Super Silly Summer Olympics on June 21 as a fund raising effort for the 4th. The cost to a team of four is \$35. We will need judges and volunteers for this event. She reported that Ryan Taylor is catering the dinner and the council is expected to serve. The cost for the dinner will be \$6.

Mayor Higley reported that Farr West is doing a subdivision that will be impacting the road in Stephen's Subdivision. Mayor Dickamore wanted to make sure we knew about this and asked that we send them a letter. Mayor Higley read the letter to the council. He noted that currently that road needs some work and Farr West's engineer will coordinate the merging of their 60' road into our 56' road. Mayor Higley also reported that Brad Jensen brought in a cost proposal from Claude Nix Construction for \$398,394.60 for fixing the sewer problem at the corner of 1500 N and 4700 W. This is no cost to the City, however, we will have to pay the invoice but will be paid back from the insurance company. In the chance that they deny it, Wasatch Civil will pay it. The council felt it would be alright and it will be good to get it completed. The Mayor noted that the mosquito board meets on Monday and they are building a new building to house their equipment.

At 8:27 p.m. Councilmember Maw moved to adjourn and was seconded by Councilmember Kelley. The vote was unanimous.

City Recorder

Mayor

Date approved