

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
APRIL 2, 2015

The City Council of Plain City convened in a regular meeting on Thursday, April 2, 2015, in the Plain City Hall beginning at 7:00 p.m.

Present: Mayor Bruce Higley, Councilmembers LaFray Kelley, Joel Maw, Mark Lowther and Natalie Hale
Excused: Councilmember Mike McKean
Staff: Diane Hirschi
Also present: Alyssa Larsen, Jeremy Crowton, Becky Martin, Kelly Maw, Ron Kelley, Taylor Zesiger, Darcy Bodily, Mark Osenbach, Faith Perkins, Erica Brenkmann, Brandie Kilts and Wendell Winegar

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

Approval of Minutes

Councilmember Kelley moved to approve the minutes from March 19, 2015 as presented. Councilmember Maw seconded the motion. Councilmembers Kelley, Maw, Lowther and Hale voted aye. The motion carried.

Comments: Public

There was none.

Public Hearing: Budget Adjustment for Fiscal Year Ending June 30, 2015

Councilmember Kelley moved to go into a public hearing for the purpose of adjusting the budget for the fiscal year ending June 30, 2015. Councilmember Hale seconded the motion. Councilmembers Kelley, Maw, Lowther and Hale voted aye. The motion carried. Steve Davis reported that there some adjustments that need to be made. Concerning revenues, he is proposing to reduce the taxes by \$8,313. This includes taking out the \$60,000 RAMP grant that was actually in last year's budget, increasing sales tax by \$50,000, reducing property taxes by \$813 and increasing fees in lieu by \$2,000. Steve is proposing to increase park rental fees by \$1,000 under charges for services. He noted that we will have to increase miscellaneous revenues in sundry revenues by \$40,000 because of the settlement with Autumn Leaves. Under transfers and contributions, he is increasing by \$522,391. This includes adding \$508 to public safety impact fees, \$326,070 for storm drain impact fees, taking \$30,000 from park impact fees, adding \$200,000 to class C road surplus, adding \$100,000 for transportation impact fees and taking \$74,187 from unappropriated surplus. These changes increases revenues by \$554,578. On the expenditure side, Steve is proposing to add \$8,000 to the 4th of July account, taking out \$5,000 from buildings & grounds and adding \$5,000 to utilities. He is adding \$508 to public safety impact fees and adding \$5,000 to capital outlay in the fire department and adding \$5,000 to fire equipment. He is adding \$200,000 to Class C Roads and also adding \$100,000 to transportation impact fees. He is proposing to add \$326,070 to impact fees for storm drains. Steve is taking out \$60,000 from Pioneer Park and also taking away \$30,000 for park impact fee expenditures because it was spent last year. He was able to balance budget at \$2,745,478. Steve went on to the sewer budget. He added \$8,000 to revenues and also \$8,000 to expenditures. He reported that we will open the budget again in June to make any other changes. The Mayor asked if there were any comments from the public. There was none. **Councilmember Maw moved to go out of the public hearing and into the regular meeting. Councilmember Hale seconded the motion. Councilmember Kelley, Maw, Lowther and Hale voted aye. The motion carried.**

Discussion/Motion: Budget Adjustment for Fiscal Year Ending June 30, 2015

Councilmember Lowther moved to approve the budget adjustments as presented for the fiscal year ending June 30, 2015. Councilmember Kelley seconded the motion. Councilmembers Kelley, Maw, Lowther and Hale voted aye. The motion carried.

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Discussion/Motion: Right-of-Way Agreement – Robert & Theresa Lamb and Vera Jenkins Family Trust
Councilmember Kelley noted that she wants it on record that she lives along that road and will not participate in this discussion and will not vote. Mayor Higley noted that Jim Lamb and his son wrote up an agreement that the city won't impose any cost if their side of the road gets curb, gutter and sidewalk. He noted that there are not any deferral agreements in that area. Brandon has looked into their agreement and doesn't have a problem with it even though he feels it is not necessary to have one. Mr. Lamb had attached a property description with the agreement. That description was given to our city engineer. A survey was made of the property line and a new description was written. The Mayor noted that he hasn't heard from Mr. Lamb since it was sent to him. He noted that there is an agreement for each of the two lots. The Mayor noted that it will be peace of mind for the two property owners. **Councilmember Lowther moved to accept the right-of-way agreement for Robert & Theresa Lamb and the Vera Jenkins Family Trust. Councilmember Maw seconded the motion. Councilmembers Maw, Lowther and Hale voted aye. Councilmember Kelley abstained. The motion carried.**

Discussion/Motion: Approval of Road Bids for 2700 N
The Mayor reported that we have received three bids for fixing 2700 N 5150 W. This is down in front of Wendell Winegar's house. It was noted that a subdivision was slated to go in a while back but never did and the road was tore up as a result. The Mayor noted that Post Asphalt Paving is the lowest at \$12,796.00. If more road base is needed, they will charge \$12 a ton. **Councilmember Lowther moved to award the bid of the 2700 North 5150 West project to Post Asphalt Paving & Construction for \$12,796.00. Councilmember Maw seconded the motion. Councilmembers Kelley, Maw, Lowther and Hale voted aye. The motion carried.**

Discussion/Motion: Interlocal Agreement – 2015 City Election
Diane explained that the city attorney has looked over the Interlocal Agreement and didn't have any concerns. The Mayor noted that this is for a hybrid election which will be a combination of vote by mail and having a polling place on Election Day. Diane also noted that the County will have one thing on the November ballot, so they will pay for half of the November election. **Councilmember Kelley moved to approve Resolution 2015-01 authorizing the Mayor to sign the Interlocal Agreement with Weber County for election services. Councilmember Hale seconded the motion. Councilmembers Kelley, Maw, Lowther and Hale voted aye. The motion carried.**

Discussion/Motion: Fire Engine Donation/Trade Proposal
Jeremy Crowton, Fire Chief, reported that they have three fire engines. The oldest is a 1982 pumper that they do not use. He is proposing to donate it to the Bridgerland Applied Technology Center in exchange for training for 6 people through Hazmat, ops/awareness, Firefighter I, II as well as 6 people through EMT basic. He reported that the council had a copy of the letter he sent to Bridgerland. Jeremy noted that it is their spring break and he hasn't heard from them. Combining the price of all the training, Jeremy figures that it would be the equivalent of about \$6,600. He reported that he talked with the auditor and he didn't have any concerns. The auditor felt it was a better option than surplusing the truck. Jeremy also feels that he could use this as a recruiting tool. He also clarifying that the city still has two newer pumpers that they are using. Mayor Higley commended Jeremy for the good idea. Councilmember Lowther feels it is a great idea as well. **Councilmember Lowther moved to accept the trade as outlined by Chief Crowton by donating the 1982 engine to Bridgerland ATC for training contingent on their acceptance. Councilmember Hale seconded the motion. Councilmembers Kelley, Maw, Lowther and Hale voted aye. The motion carried.**

Motion: Approval of Business Licenses

New

Roylies	Suzanne Whitelock	2414 N 4350 W	bakery and cafe
Tips and Tangles	Suzanne Whitelock	2414 N 4350 W	hair salon

Renewal FYI:

Deek Decoys changed their name to Steeleman Specialties. This licenses was previously approved.

Councilmember Maw moved to approve the new business licenses as presented with the condition that the building inspector and fire chief make sure that all items have been completed before they open.

Councilmember Kelley seconded the motion. Councilmembers Kelley, Maw, Lowther and Hale voted aye. The motion carried.

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Motion: Approval of Warrant Register

See warrant registers dated 03/20/15 to 03/31/15. **Councilmember Kelley moved to approve the warrant register as presented. Councilmember Lowther seconded the motion. Councilmembers Kelley, Maw, Lowther and Hale voted aye. The motion carried.**

Report: Planning Commission

Mark Osenbach reported that the Planning Commission tabled Blue Mountain Subdivision which is a 2-lot subdivision. There was a concern about water pressure for secondary water. He reported that the Planning Commission is looking at reducing deferral agreements and feel that the improvements need to be put in but the developer. They are looking into requiring Ramsey Estates to have curb and gutter. Mark reported that Jeff Hales reported to them about the school and it should be coming down in a few weeks. He reported that they are looking at the sign ordinance and the park ordinance.

Reports: Council

Councilmember Maw reported that he has been out of town but they are looking at hiring another full-time person to help Dusty and another part-time person to help at the landfill.

Councilmember Kelley noted that we received the \$400 Arbor Day grant and we received the RAMP municipal grant for \$5,476. She will give the RAMP information to Councilmember McKean because it has to go for parks and recreation. She handed out the information about clean-up day on May 2.

Councilmember Hale reported that Phil Clawson has some good ideas for the 4th. She reported that they are tabling the rodeo for a year. The Jr. Queen Contest is still on and will be June 13. She needs someone to be over the baby contest. Their next meeting will be the 4th Tuesday of the month. She noted that the council is still needed to serve the dinner on the 3rd. They will have burgers, brats and hotdogs. It was suggested that they increase the signage so people know what is available. She noted that the Youth Council will run the volleyball tournament.

Councilmember Lowther reported that Jeremy has been instrumental in getting Roy's filling station to replace our old one. Jeremy noted that a new system is \$80,000 and since Roy got a grant for a new one, Jeremy was able to get Roy's for \$1,500. He noted that he had to get 3-phase power in the station that cost \$1,000 in order to run the filling station. Jeremy reported that the filling station is to fill the bottles that the firefighters need so they can breathe in a hazardous or smoky building. Councilmember Lowther reported that this was a substantial cost saving and will be much safer.

Mayor Higley reported that Councilmember McKean couldn't be here but noted that the parks have lost two part-time people and we are taking into consideration a full-time person for parks and recreation and also a part-time parks seasonal employee. The Mayor reported that we are growing and more services are being required. He commended our current personnel that is small but very dedicated. He noted that we have five full-time employees that carry a tremendous load. We are trying to supply the help we need to run our great city. The Mayor thanked the council and those that attend the meetings.

At 7:47 p.m. Councilmember Kelley moved to adjourn and was seconded by Councilmember Maw. The vote was unanimous.

City Recorder

Mayor

Date approved

PLAIN CITY COUNCIL
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APRIL 16, 2015

The City Council of Plain City convened in a regular meeting on Thursday, April 16, 2015, in the Plain City Hall beginning at 7:00 p.m.

Present: Mayor Bruce Higley, Councilmembers LaFray Kelley, Joel Maw and Mike McKean
Excused: Councilmembers Mark Lowther and Natalie Hale
Staff: Diane Hirschi
Also present: Roger Cannon, Zach Cannon, Wyatt Clark, Jake Rhees, Brandon Wilson, John Leonardi, Jeff Hales, Bill Whitelock and Jarod Maw

Call to Order: Mayor Higley
Pledge of Allegiance: Boy Scouts – Zach Cannon and Wyatt Clark
Invocation/Moment of Silence: Councilmember McKean

Approval of Minutes

Councilmember Kelley moved to approve the minutes from April 2, 2015 as presented. Councilmember Maw seconded the motion. Councilmembers Kelley, Maw and McKean voted aye. The motion carried.

Comments: Public

There was none.

Discussion/Motion: Syringa Franchise Agreement

Brandon Richards reported that he received a copy of the franchise agreement from Syringa. It is non-exclusive and a typical telecom agreement. Syringa will be in the city's right-of-way and the term is 10 years and renewable every 5 years after that. He noted that right now he is unclear of the dollar amount. Brandon Wilson, from Syringa, reported that they are running the LG services to the Verizon tower. The line will come west along 2600 N and turn on 4100 W and go to the Verizon tower by the city shop. He noted that it will probably take about three weeks to do the work. As for the projected revenues, he noted that the accountant's will work out that information. He couldn't see that they will have to close the road but may have some lane restrictions during construction. Brandon Richards will get the fee information. **Councilmember Maw moved to table this item until Brandon has the opportunity to get the projected revenues and review the contract. Councilmember McKean seconded the motion. Councilmembers Kelley, Maw and McKean voted aye. The motion carried.**

Discussion/Motion: Final Approval of Applewood Subdivision – 3 lots – 2084 N 4500 W

Jake Rhees reported that this subdivision is three lots but there is already a house on one of the lots. It is located just off 4500 W and at 2084 N. He noted that he has already signed a deferral agreement but the Planning Commission was talking about escrowing for curb, gutter and sidewalk for small subdivisions where there is no existing curb, gutter to hook onto. There was a discussion about having the developer pay the city and then have an account to hold the escrows. Jeff Hales noted that curb and gutter are running about \$14 per foot and sidewalk is around \$14 per foot. It was noted that the city will talk with Brandon to see if this is possible. It was also noted that the ordinance will have to be amended by the Planning Commission. Jake noted he was also required to change the address on the plat and put a note that they can't go lower than the elevation. **Councilmember McKean moved to give final approval for Applewood Subdivision with a deferral agreement and contingent upon the Planning Commission and the city engineer recommendations. Councilmember Maw seconded the motion. Councilmembers Kelley, Maw and McKean voted aye. The motion carried.**

Discussion/Motion: Final Approval of Ramsey Estates Subdivision – 5 lots – 1820 N 5100 W

Jeff Hales reported that this subdivision is 5 lots that are about 1.25 acres each on 5100 W. The Planning Commission is requesting a note on the plat saying that they can't go deeper than the elevation and to have a deferral agreement. He noted some cities allow the developer to pay for the curb, gutter and sidewalk to the city. He would like to do that here and waive the deferral agreement. He noted that he likes the curb, gutter and sidewalk to be the responsibility of the developer rather than the homeowner. Councilmember McKean would like to pursue the escrow. The subdivision ordinance would have to be amended. The Mayor noted that the city would be smart to run the sewer behind the subdivision through Carlos Heslop's property to where it comes out of Tiffany Bluffs.

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This would help us to eventually eliminate two lift stations. Jeff noted that the line would be between 500-600 feet. **Councilmember Maw moved to give final approval to Ramsey Estates contingent upon the running the sewer line and that all the recommendations from the Planning Commission and City Engineer are met. Councilmember Kelley seconded the motion. Councilmembers Kelley, Maw and McKean voted aye. The motion carried.**

Discussion/Motion: Municipal Wastewater Planning Program Resolution

Diane reported that Dusty is working on the Municipal Wastewater Planning Program but hasn't completely finished it yet. The council has to acknowledge it by resolution and it has to be sent off by May 1. Diane will get a completed copy of it to the council. Councilmember McKean noted that there are some things that need to be followed up on. **Councilmember Kelley moved to adopt Resolution 2015-02 as the Municipal Wastewater Planning Program Resolution. Councilmember Maw seconded the motion. Councilmembers Kelley, Maw and McKean voted aye. The motion carried.**

Discussion/Motion: Approval of Bid for Painting Senior Center

Diane reported that there was some water damage in the senior center. Some drywall was replaced. Mitch contacted some painters for bids to paint the drywall as well as the whole hall way. She noted that Dean DeVries is the lowest bid. **Councilmember Kelley moved to approve the bid from DeVries Painting for \$2,654.00. Councilmember McKean seconded the motion. Councilmembers Kelley, Maw and McKean voted aye. The motion carried.**

Discussion/Motion: City Website

The Mayor felt it best to table this until Councilmember Hale was here to present it. **Councilmember Maw moved to table this item. Councilmember Kelley seconded the motion. Councilmembers Kelley, Maw and McKean voted aye. The motion carried.**

Motion: Approval of Business Licenses

New

ZDZ USA LLC Nicole Mitchell 3364 W 2200 N online sales of small engine for remote control airplanes **Councilmember McKean moved to approve the new license as presented. Councilmember Kelley seconded the motion. Councilmembers Kelley, Maw and McKean voted aye. The motion carried.**

Motion: Approval of Warrant Register

See warrant register dated 04/01/15 to 04/15/15. **Councilmember Maw moved to approve the warrant register as presented. Councilmember Kelley seconded the motion. Councilmembers Kelley, Maw and McKean voted aye. The motion carried.**

Report: Planning Commission

Jarod Maw reported that they had a public hearing on Lucia Subdivision. They tabled Little Learners Preschool which is located south of the Confectionary. Jarod noted that the owner seems to not be willing to make the exit doors swing out and make an ADA restroom. He noted that Ken Martin, the building inspector agreed with the Planning Commission's recommendations. The Planning Commission noted that the use was changed for the building and when that happens you have to follow the newer codes. Mayor Higley commends the Planning Commission and Ken Martin for watching out for the safety of our residents. Jarod noted that the Planning Commission passed Applewood Subdivision and Ramsey Estates. Fremont Meadows was tabled. Mayor Higley noted that there was a discrepancy on the irrigation line at Taylor Parks and wants to make sure we check the current sizes of pipe when we add to it.

Reports: Council

Councilmember McKean reported that he talked with Colette and LaFray about the RAMP municipal grant. He noted that it will go for sod by the dugouts and trees at Pioneer Park. He noted that the sand is in the volleyball pit and they have tilled up the ground to get rid of the weeds. He also noted that we are hiring for a part-time and full-time parks position.

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Councilmember Maw reported that he stopped at Roylies for dinner tonight. Bill Whitelock wanted to thank the Planning Commission, City Council and Diane for the all the help in getting approval for the bakery and café. He noted that they opened today at 3:30 p.m.

Councilmember Kelley noted that Clean-up Day is May 2. She is working with Colette for the Arbor Day program that was a requirement for the grant. Councilmember Kelley met with the Arts Council and they are planning to do the Pops Concert again this year.

Diane reported that she received a notice of disconnection from the city. B&R Development on North Plain City Road is wanting to de-annex 2.29 acres because we can't provide sewer services.

Mayor Higley reported that we received the check from Wasatch Civil's insurance company for the problem on 1500 North.

At 8:05 p.m. Councilmember Kelley moved to adjourn and was seconded by Councilmember Maw. The vote was unanimous.

Mayor

Date approved

City Recorder

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