

PLAIN CITY COUNCIL  
MINUTES OF REGULAR MEETING  
APRIL 21, 2016

The City Council of Plain City convened in a regular meeting on Thursday, April 21, 2016, in the Plain City Hall beginning at 7:00 p.m.

Present: Mayor Bruce Higley, Councilmembers Mike McKean, Buddy Sadler, Brett Ferrin, Natalie Hale and Brad Searle  
Staff: Diane Hirschi, Bren Edwards  
Also present: David Beeson, Jake Ward, Stockton Hunsaker, Konner Saunders, Brock Lewis, Mac Brian, Kip Hunsaker, Jake Brian, Cheri Sparks, Craig Adams, Russ Chatelain, Isabelle Stratford, Maddie Steed, Kall Boyce, Jeff Hales, Melinda Jensen, Jeremy Anderson, Justin Anderson, Ryan Olsen, J.C. Aland, Zach Aland, Shelby Hale and Erik Thompson.

Call to Order: Mayor Higley  
Pledge of Allegiance: Konner Saunders  
Invocation/Moment of Silence: Councilmember McKean

Approval of Minutes

**Councilmember Ferrin moved to approve the regular minutes from March 17, 2016 as presented. Councilmember Searle seconded the motion. Councilmembers McKean, Sadler, Ferrin, Hale and Searle voted aye. The motion carried.**

Comments: Public

Ryan Olsen lives in Stillcreek and he has a concern about the fencing and feels that the developer hasn't followed the fencing plan in the development agreement. His concern is now there is a different developer for phase 2. Mr. Olsen would like to have the council look into the development agreement for the fencing and landscape plan. He handed out exhibits for fence, landscape, lampposts and a drain that the Public Works department needs to look at.

Melinda Jensen lives in Stillcreek noted that she has done some research and has not seen an amendment filed between 2010 and 2014. She asked if the escrow has been released. She is wondering if liens could be placed on the subdivision until they are fixed.

Justin Anderson reported that there is a drainage slough behind his house that goes to West Weber Pond. He noted that for 15 years the cattails have been growing and won't allow the flow to go through anymore. He is concerned that the water level is getting too high and would like some help to clean it out. He had heard that in the past the Army Corps of Engineers had allowed it to be cleaned.

Jeremy Anderson also is concerned about the water getting too high and forcing the water table to increase.

Discussion/Motion: Final Approval of River Crossing Subdivision Phase 1 – 4925 W 1400 N – 20 lots

Councilmember Sadler reported that he has talked with Mr. Hales and everything has been cleared up and taken care of. The emergency access will be at the end of the 2<sup>nd</sup> phase and go into the property that they own. The next phase will have the trail. **Councilmember Ferrin moved to give final approval on River Crossing Subdivision Phase 1 with the engineer's comments. Councilmember McKean seconded the motion. Councilmember McKean, Sadler, Ferrin, Hale and Searle voted aye. The motion carried.**

Discussion/Motion: Final Approval of Adams Subdivision – 4425 W 2650 N – 2 lots

Councilmember Sadler asked if the pipe has been changed. Craig Adams noted that it had and the new plans show it. **Councilmember McKean moved to give final approval on Adams Subdivision 2-lot subdivision contingent upon the engineer's comments. Councilmember Searle seconded the motion. Councilmembers McKean, Sadler, Ferrin, Hale and Searle voted aye. The motion carried.**

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Discussion/Motion: Final Approval of Stillcreek Phase 2 – 3152 N Still Creek Parkway – 88 lots

J.C. Aland reported that all the items from our engineer have been completed. The trail in the park was discussed and it was noted that it will be paved. The construction plans have been given to Bren for the park and the restrooms. The plans show the 42” pipe to Dixie Creek. It was noted that J.C. is not the original developer for phase 1 but the homes will be in the same home owners association. It was noted that the development agreement should be updated. J.C. pointed out that he has been working for months with Hawkins concerning the fencing and also the city attorney was going to do some research concerning the fencing issue and the open space to help figure out the problem that these home owners are bringing up. Councilmember Sadler would like to see the development agreement. Councilmember Searle noted that there are drainage issues out there and wondered if a geo-tech study had been done. Councilmember Sadler mentioned that a drainage ditch was eliminated that is causing the problem. It was discussed that the ground is low out there. J.C. reported that the lowest corner is in the front of the property. It was noted that the last engineering memo is from January. Councilmember McKean asked if that was the latest and wondered why we didn’t have one showing what is left to do. It was noted that the improvement plans have been given to Bren. Councilmember Sadler likes what is being done but thinks the development agreement is the issue. It was noted that this council hasn’t seen the original development agreement. Councilmember Ferrin feels it would be good to review and possibly amend the development agreement. Councilmember Sadler would like a timeline for the fencing, restrooms and sprinklers in the park. Councilmember McKean wants to see the development agreement. **Councilmember McKean moved to table final approval of Stillcreek Phase 2 until they see the development agreement. Councilmember Searle seconded the motion. Councilmembers McKean, Sadler, Ferrin, Hale and Searle voted aye. The motion carried.**

Discussion/Motion: Final Acceptance of Poplar Stake Subdivision

Jeff Hales reported that this property is up by Mountain West Meadows on the Farr West/Plain City line. A church will be built on the one lot. Bren mentioned to Jeff that there is one manhole that needs to be grouted in this subdivision which is just a minor thing. **Councilmember McKean moved to give final acceptance of Poplar Stake Subdivision contingent upon grouting the manhole. Councilmember Ferrin seconded the motion. Councilmembers McKean, Sadler, Ferrin, Hale and Searle voted aye. The motion carried.**

Discussion/Motion: Re-Final Approval of Diamond E Subdivision – approx. 3000 W 2600 N

Jeff Hales noted that this subdivision was approved several years ago and he has been paying the fees to keep the final approval active. He noted that the reason it has not been developed yet is because it needs a pump station. He would rather wait until the sewer trunk line has been brought down to the bend and then the pump station could be eliminated. That would also open up about 200+ acres. He would like to sit down and talk with the city to see if they would participate in the project. The council is interested and asked Jeff to get the numbers together. **Councilmember McKean moved to give re-final approval of Diamond E Subdivision. Councilmember Sadler seconded the motion. Councilmembers McKean, Sadler, Ferrin, Hale and Searle voted aye. The motion carried.**

Discussion/Motion: Fox Run Subdivision First Amendment

Diane reported that Deann Olsen brought this to the city’s attention. Apparently Fox Run was built according this amendment, but the amended plat was never recorded. The Planning Commission passed it and couldn’t see any problems. **Councilmember Ferrin moved to approved Fox Run Subdivision First Amendment as presented. Councilmember McKean seconded the motion. Councilmembers McKean, Sadler, Ferrin, Hale and Searle voted aye. The motion carried.**

Discussion/Motion: Resolution for Sanitary Sewer System Management Plan

Bren reported that this is a plan of action for the sewer system. Nothing has changed, it is just a formal plan that the state requires we have. **Councilmember McKean moved to adopt Resolution 2016-04 as the Sanitary Sewer System Management Plan. Councilmember Ferrin seconded the motion. Councilmembers McKean, Sadler, Ferrin, Hale and Searle voted aye. The motion carried.**

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Discussion/Motion: Senior Center Discount for Piano Recital – Jenny McFarland

Jenny wasn't in attendance. **Councilmember McKean moved to table this item. Councilmember Ferrin seconded the motion. Councilmembers McKean, Sadler, Ferrin, Hale and Searle voted aye. The motion carried.**

Discussion/Motion: Resolution for Interlocal Agreement for RAMP grant - Lions Club Pickle Ball Courts & Restrooms

The City has received a RAMP grant for \$106,707. We have to match the grant and that will be tearing down the restrooms and building new ones. Councilmember McKean is concerned about the noise and the lights and wondered if we should contact the residents. Councilmember McKean asked about on-going maintenance. It will have some cost and will probably have to be resurfaced in 10 years. **Councilmember Ferrin moved to approve Resolution 2016-05 entering into an Interlocal agreement with Weber County for RAMP funding. Councilmember Hale seconded the motion. Councilmembers McKean, Sadler, Ferrin, Hale and Searle voted aye. The motion carried.**

Discussion/Motion: Security Camera Bids – Administrative Office of the Courts Grant

Diane explained that the state incurs a surcharge on every fine. Of that money, the courts can apply for a grant for security related items. This year, we are looking into security cameras for the front office and possibly the council room. We have received some bids to just get some ideas on cost and what type of system we want. We had to apply for the grant last week so we asked for \$6,000. We will probably get some money and maybe all of it, depending on what other courts are asking for. The purpose of the agenda item is to see if the council would be willing to move forward with this and be willing to put money towards cameras if we don't get the whole grant. The council liked the idea and think it will need to be expanded towards the park in the future. **Councilmember Searle moved to proceed with the grant for security camera bids and spend up to \$3,000 if the grant doesn't come through. Councilmember Sadler seconded the motion. Councilmembers McKean, Sadler, Ferrin, Hale and Searle voted aye. The motion carried.**

Motion: Approval of Business Licenses

New

Extraordin-aire LLC	Russell Crozier	1367 N 4700 W	HVAC
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Renewals

Totally Blind LLC	Spencer Bennett	4300 W 2500 N	window coverings
Kelly's Hauling & Tractor	Kelly Dixon	2183 N 4650 W	hauling & tractor

**Councilmember Ferrin moved to approve the business licenses as presented. Councilmember McKean seconded the motion. Councilmembers McKean, Sadler, Ferrin, Hale and Searle voted aye. The motion carried.**

Motion: Approval of Warrant Register

See warrant register dated 03/17/2016 to 03/31/2016 and 04/01/2016 to 04/20/2016. It was noted that the check for Lowell Farr was for a bank error on a building permit. The flowers from Posy Place was for the passing of Diane's father-in-law and the passing of Blake Neil's father. Diane explained that the check for Weber School District has taken another turn. Wahlquist wants the check made out to them and to also include FICA and retirement for Cristie Creamer. The Mayor will set up a meeting with the school district and get to the bottom of this. **Councilmember McKean moved to approve the warrant register as presented with the exception of the Weber School district bill. Councilmember Ferrin seconded the motion. Councilmembers McKean, Sadler, Ferrin, Hale and Searle voted aye. The motion carried.**

Report: Planning Commission

Cheri Sparks reported that they have passed two ordinance amendments on to the city council. One is concerning side yards and one is concerning cul-de-sacs to meeting NFPA standards. Diane noted that the changes have been submitted to Brandon to put in ordinance form. They will be on the next agenda.

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Report: Council

Councilmember Ferrin reported that Jon Beesley will be the 4<sup>th</sup> of July chairman and the celebration is moving forward. He also noted that the Mosquito District gave him a plaque to present to Mayor Higley for serving nine years on the board. Councilmember Ferrin didn't have a chance to run home to get it but will give it to him. He mentioned that the mosquitoes that we are seeing are a carryover from last year. They are planning the attack for the new ones very soon. They have a plane and four-wheelers for the marsh areas. Councilmember Ferrin reported that he has a pencil sketch of the new public works building that he would like to have everyone look at. There was a lengthy discussion about a new public works building. Mandates from the state were discussed, along with an email from Jake Meibos that was sent out to the council earlier today. Bren thinks that the cost will come in around \$350,000. Councilmember Searle is concerned about the money and that maybe we are looking to build more than we need. Mayor Higley noted that he has been trying to get a new public works building for 10 years. It doesn't make sense to invest in equipment and leave it outside. The salt needs to get washed off so it doesn't ruin the sander and the truck. Currently there is no place to wash off the trucks. The current building is not heated nor is there any insulation. The plan is conceptual at this time. Bren noted that the public image for the city isn't very good right now and he is trying to fix that. Mayor Higley feels that our first priority ought to be safety and that we are performing our services safely. If our employees get sewage on them, they need a means to get it off safely. Councilmember Ferrin noted that he is meeting with Jeff Johansen tomorrow at 11 am. He is inviting Blake and John and noted that he can't have more than two council members there. They are going over the timeline for the store.

Councilmember Sadler reported that there were 200 people at Founders Day and if his records are correct, the city made \$27.27. He noted that there were 40 volunteers who spent about 160-200 hours on the celebration.

Councilmember McKean mentioned the upcoming work meetings and the need for a discussion on capital projects and having 3-5-8 year plans. He noted that Bren talked about the need to plan ahead for the growth and what it will mean for the sewer ponds and a grant available that will give the sewer 30-40 year life. Councilmember McKean feels we need to be preparing now.

Diane noted that she had a presentation about credit cards and that the fee can be passed on to the users rather than the city. Councilmember McKean will work with her on that.

Mayor Higley noted that we have public works staff of four and are moving forward. He thanked the Planning Commission, Council and staff for all their work.

**At 8:50 p.m. Councilmember McKean moved to adjourn and was seconded by Councilmember Ferrin. The vote was unanimous.**

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City Recorder

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Mayor

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Date approved