

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
JULY 21, 2016

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

Present: Mayor Bruce Higley, Councilmembers Buddy Sadler, Natalie Hale and Brad Searle
Excused: Councilmembers Mike McKean and Brett Ferrin
Staff: Diane Hirschi, Bren Edwards
Also present: LaFray Kelley, Blake Neil, John Leonardi, Cecil Satterthwaite, Paula Harper, Bill Fox, Jeff Hales and Colette Doxey

Call to Order: Mayor Higley
Pledge of Allegiance: Diane Hirschi
Invocation/Moment of Silence: Councilmember Searle

Approval of Minutes

Councilmember Sadler moved to approve the minutes from the regular meeting on June 16, 2016 as presented. Councilmember Searle seconded the motion. Councilmembers Sadler, Hale and Searle voted aye. The motion carried.

Comments: Public

There was none.

Discussion/Motion: Pickle Ball Update

Paula Harper mentioned that last time she came the council had questions. She reviewed that we have the land secured, received a RAMP grant for \$106,000 and we were not able to get the CDBG grant for the restrooms. She reported that she has a lot of the material for the restrooms donated. It was noted that we do not want to turn that money back and if we go forward, we have to have the project completed by the end of the year. Paula reported that she has about \$65,000 in cash committed for the project without aggressive fund raising. Our city engineer has the drawings for the restrooms and Ed Hall has committed to be the general contractor. She would like the council to use the Bona Vista bill to solicit more donations. It was noted that we are asking for an RFP for the pickle ball courts and they are due July 26. Paula is asking the council for the go ahead to move forward. **Councilmember Hale moved to go ahead with the pickle ball courts and restroom and to commit to keeping the council in the loop about the process. The motion died. Councilmember Hale moved to approve the pickle ball court and restroom contingent upon receiving financial information in kind and that the bids for pickle ball courts comes in under \$107,000. The motion died.** It was noted that the estimates for the pickle ball courts last year were \$85,000. We don't know if there is an increase now. It was noted that the council would like to know what the cost will be on the pickle ball courts. Paula is asking for approval of the project so they can ask for donations. She is confident that she can match the 106,000. It was noted that the restrooms don't have to be done by the end of the year. LaFray noted that they were both included in the RAMP application so technically they do. No one wants to give the RAMP grant back. **Councilmember Hale moved to give the pickle ball committee the go ahead to start the project and bring the numbers for the in kind donations and the bids for the courts at the next meeting on August 4, 2016. Councilmember Searle seconded the motion. Councilmembers Sadler, Hale and Searle voted aye. The motion carried.**

Discussion/Motion: Ordinance: Rezone Town Square Estates – R-1-11 to Senior Housing Overlay – 2425 N 4250 W

Jeff Hales noted that this is the old school property. It will be an HOA (home owner's association) and geared toward 50 and older residents. Councilmember Sadler asked if there was a development agreement. Blake Neil reported that it will be with the site plan. **Councilmember Sadler moved to adopt Ordinance 2016-06 approving the rezone of Town Square Estates from R-1-11 to Senior Housing Overlay with the condition of a development agreement. Councilmember Searle seconded the motion. Councilmembers Sadler, Hale and Searle voted aye. The motion carried.**

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Discussion/Motion: Ordinance: Rezone Rose Estates – A-2 to RE-20 – 5150 W 1500 N
Bill Fox reported that there are three lots of his subdivision on the south side of 1500 N. It was noted that the frontage on those lots don't meet the A-2 frontage requirement of 150 feet. **Councilmember Sadler moved to adopt Ordinance 2016-07 approving the rezone of part of Rose Estates (lots 8, 9 & 10) from A-2 to RE-20. Councilmember Hale seconded the motion. Councilmembers Sadler, Hale and Searle voted aye. The motion carried.**

Discussion/Motion: Final Approval of Rose Estates – 5150 W 1500 N
John Leonardi noted that the Planning Commission is good with this subdivision. It was noted that the Planning Commission didn't require a deferral agreement. Councilmember Sadler feels that we do need one. **Councilmember Sadler moved to approve Rose Estates Subdivision with a deferral agreement. Councilmember Hale seconded the motion. Councilmembers Sadler, Hale and Searle voted aye. The motion carried.**

Discussion/Motion: Award Contract – 2016 Street Maintenance Projects
The Mayor reported that every year the city receives class C road money. We haven't done much in the way of projects for the last couple of years. This year we are planning to redo Steven's Subdivision road. Other projects have been listed out and we are trying to play catch up. The money has accumulated in past years and we are not including the money we will be receiving this year. Bren noted that we are updating our class C roads in order to receive the appropriate funds. There was a lengthy discussion about chip seal, slurry seal and HA5. Bren wants to see how they prove themselves. Bren also noted that he is looking into grants to help in the future. Councilmember Sadler asked what contracts we are approving. Bren noted that Advanced Paving's bid is \$182,061, Holbrook Asphalt is \$160,377.60 and Morgan Pavement for \$37,460. It was noted that some of the seal coat will be paid out of escrows. **Councilmember Hale moved to approve the 2016 Street Maintenance Projects as outlined. Councilmember Searle seconded the motion. Councilmembers Sadler, Hale and Searle voted aye. The motion carried.**

Discussion/Motion: Surplus Items
Bren reported that Gov.deals is coming out on Thursday to take pictures of things we want to surplus. He noted that we had great success the last time we did this. He has a few things from the landfill such as a couple of generators, a crawler and a grader that don't work. He has a few things from the shop and the office that can go. He also thought about putting on the old shop so someone could buy it and take it down rather than the city paying to get rid of it. There was a lengthy discussion about building a new shop. The Mayor asked the council to be open minded. He noted that it is not going to be extravagant. Just as the fire department built to prepare for the future, the same needs to happen for the public works. The Mayor feels that we owe it to our employees to have a safe place to work. It was noted that the figures are expected to be around \$650,000 but we can make it a phased project if we have to. It was mentioned that we are currently not in compliance with the state regulations. Bren noted that some of the funds can be from sewer and storm water impact fees. Councilmember Hale noted that we are talking about surplus property. It was noted that the bid opening for the shop is on July 26. Bren noted that the auction won't be open until after the bids are received. He is suggesting putting the minimum bid of \$500 for the old shop. **Councilmember Hale moved to list the surplus items as presented. Councilmember Searle seconded the motion. Councilmembers Hale and Searle voted aye. Councilmember Sadler voted nay. The motion did not pass.** Councilmember Sadler knows we need the shop but is concerned about surplus the building before we know whether we are doing the building. Bren noted that we are hoping to be in the building by the end of the year. Diane noted that with the motion, none of the items can be surplus. She suggested getting the information to gov.deals but not putting the shop on the auction site until we know where the new building cost is going to be. **Councilmember Hale moved to revisit the motion and approve the surplus items except the old shop. Councilmember Searle seconded the motion. Councilmembers Sadler, Hale and Searle voted aye. The motion carried.**

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Motion: Approval of Business Licenses

Marigold Maid Service	Lisa Shank	4735 W 2200 N	cleaning company
River's Edge Taxidermy	Tallon Beal	3892 W 1875 N	taxidermy
RDSS Properties, Inc	Dustin Skeen	2422 N 4050 W	general contractor

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

Motion: Approval of Warrant Register

See warrant registers dated 06/16/2016 to 07/13/2016 and 07/14/2016 to 07/20/16. It was noted that there needs to be more candy for the parade next year. It was noted that the public works shirts look nice. **Councilmember Searle moved to approve the warrant registers as presented. Councilmember Hale seconded the motion. Councilmembers Sadler, Hale and Searle voted aye. The motion carried.**

Report: Planning Commission

John Leonardi mentioned that Rose Estates was approved. The Planning Commission passed the lot line adjustment for Folkman's. He is concerned about the wordage in the ordinance for the overlay zone 11-8-4H. "The draft development agreement shall accompany the application for a general plan and/or zone change when initiated by a developer." John is also concerned about 11-8-1A2 that states "It is established to ensure that adequate affordable housing is provided to very low and moderate income senior citizens." John gave some statistics of medium income from Weber County's low to moderate income housing plan. John noted that he would like to see the Planning Commission report at the first of the council agenda so these items can be brought to the council's attention. John feels that a development agreement should have accompanied the senior housing overlay zone. There was a discussion about the town homes in Still Creek. The council suggested having the Planning Commission look at the ordinance on their next agenda. Councilmember Sadler feels that maybe that phrase could be taken out. It was also suggested that the city attorney be advised of the situation.

Report: Council

Councilmember Sadler feels like the 4th was a success. He asked if Taylor Parks Phase 1 got their escrow. The Mayor reported that he talked with Cody Rhees and Steve Diamond and feels that the escrow will be there shortly. Bren mentioned that Taylor Parks will be slurry sealed as part of our road projects and before he would let the work begin, Cody would have to bring in a check for that amount as well as the street lights. Bren reported that Cody brought in a bank check for those items. Councilmember Sadler feels we need to give Cody a date as to when that escrow needs to be it. It was noted that Phase 2 cannot start until this is taken care of.

Councilmember Hale said the 4th was wonderful. She thinks John will do it another year.

Councilmember Searle asked if we are planning to pay John for his work on the 4th. Councilmember Searle reported that he has volunteers and coaches helping with the football camp. Dixie Higley and Michelle Koford are helping with football registrations and rosters.

Mayor Higley reported that we have found ourselves in the same place this year as last year with no recreation director to get football going. He noted that we will make it work. He noted that the 2600 N Crosswalk project bid opening will be August 9. The Mayor reported that he attended the Firehouse Sub presentation in Riverdale this week. He thanked Jeremy Crowton and Firehouse Subs for acquiring the \$16,000 grant to get much needed equipment. Kent's Market had their groundbreaking ceremony last week. The Mayor thanked the Beesley's for their work on the 4th of July celebration.

It was noted that the city BBQ will be held on August 2. Diane needs a count by the 29th.

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At 9:00 p.m. Councilmember Sadler moved to adjourn and was seconded by Councilmember Hale and Searle. The vote was unanimous.

City Recorder

Mayor

Date approved

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