

PLAIN CITY COUNCIL  
MINUTES OF REGULAR MEETING  
JUNE 2, 2016

The City Council of Plain City convened in a regular meeting on Thursday, June 2, 2016, in the Plain City Hall beginning at 7:00 p.m.

Present: Mayor Bruce Higley, Councilmembers Buddy Sadler, Brett Ferrin, Natalie Hale and Brad Searle  
Excused: Councilmember Mike McKean  
Staff: Diane Hirschi, Bren Edwards, Jeremy Crowton  
Also present: Dallas Taylor, Roger and Becky Cannon, Ross Taylor, Kathy Taylor, Kris Carrigan, Scott Turley, Gary Nielsen, Richard Schroeder, Nick Pierson, Jake Brown, Bill Malone, Brandie Kilts, Kendell Hyer, Mark Lowther, Dennis Rogers, Sharilyn Rogers, Monica Hanks, Hal VanMeeteren, Don Weston and Gary Hunt

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

Approval of Minutes

**Councilmember Ferrin moved to approve the minutes from the regular meeting on May 19, 2016 and the work meeting on April 28, 2016 as presented. Councilmember Sadler seconded the motion. Councilmembers Sadler, Ferrin, Hale and Searle voted aye. The motion carried.**

Comments: Public

Roger Cannon noted his concern about the width of 3600 N with semi-trailers turning out onto the street. He feels that it would be acceptable to have the street be different widths at different places and it should be wider in front of a business. He noted that he talked with Darin at UDOT who said that the access plan has not been approved for Kent's. He also noted that Darin said if the developer has access to a city road, that road is considered prime and UDOT's is secondary. Mr. Cannon suggests that the road is not long enough to support the number of accesses requested on the site plan. He feels that the council should send it back to the Planning Commission and follow the General Plan and have the developer widen the street.

Becky Cannon is also concerned about 3600 W. She is on the community council for the elementary school and the problem at the school is that the infrastructure wasn't built to accommodate growth. The road isn't wide enough to make a turning lane. She feels that the city should classify 3600 West as a collector road rather than a residential road. She noted that according to UDOT, the main entrance for the development is considered on 3600 W and that they will probably not give final approval if the main entrance is on 2600 N. She is concerned about the road not being wide enough and impacting the home on 3600 W. She would like to see the road widened to accommodate a turning lane.

Dallas Taylor read a letter showing opposition from the Lions Club on renaming the Lions Club Park. He noted that the Lions Club is one of the oldest clubs in Utah. The Club has been very supportive of the city and it would be a disservice to the legacy of the original members and the current members of the park to change the name.

Monica Hanks handed about a paper showing the turning radius for semi-trucks. She feels the width of 3600 W is too narrow. She feels that Kent's need to widen the road so the trucks won't hit parked cars and garbage cans across the street.

Ross Taylor asked if 3600 W is really that narrow. It was noted that the ROW is 60' and generally goes from telephone pole to telephone pole. He inquired about the improvements on Taylor Parks. It was explained that when conditional final is given, the improvements will be in place for one year before final acceptance is given. Ross is concerned about the pile of rocks holding up the road to the side of his house. He mentioned that a kid was on a skateboard and hit the rocks. He is concerned about liability and thinks that the city needs to look at this before they accept it.

PLAIN CITY COUNCIL  
MINUTES OF REGULAR MEETING  
JUNE 2, 2016

Mark Lowther noted his frustration with scheduling the arena. His wife has called the scheduler several times and never gets a return phone call. It was reported that Daniel schedules the arena.

Presentation: Recognition of Plain City Fire Department

The Mayor reported that we have a unique opportunity to have a volunteer fire department. They work hard to get certified and do a professional job. Many have made a successful career and come back and help out. The Mayor noted that we cannot thank them enough! He reported that Jeremy Crowton has done a great job with the budget and preparing for the future. The Mayor let Jeremy introduce the current and active fire department members and how many years they have been on. Jeremy reported that with each five years served, they will get a star. Luke Balster 11.75 years, Matt Bethers 9 years, Jake Brown 1.5 years, Jeremy Crowton 11.5 years, Bren Edwards 3.25 years, Kendell Hyer 11.5 years, Brad Jensen 10.25 years, Brandie Kilts 13.75 years, Karla Larson 6.25 years, TJ Larson 7 years, Bill Malone 1.5 years, Clay Nelson 1 year, Nick Pierson 3 years, Dennis Rogers 34.25 years, Buddy Sadler 8.75 years, Emily Schroeder 2 years, Rick Schroeder 2.75 years, Steve Smith 8.75 years, Scott Turley 2 years, Hal VanMeeteren 34.25 years, Andy Weston 9.25 years, Don Weston 34.25 years and Kelly Weston 24.25 years. The Mayor thanked everyone again for the sacrifices they have made.

Discussion/Motion: Site Plan Approval of Kelly's Corner – Kent's Market

According to our city code, the Planning Commission is the only one that has to give approval for site plan. The Planning Commission approved it at their last meeting. The information that was in the council packet is for information only.

Discussion/Motion: Rezone Ordinance – Pegasus Investment LP – C-2 to R-1-11 – 2365 N 4425 W

This is a 3-lot subdivision where Blair Simpson's house is. Gary Nielsen reported that they would like to keep Blair's old house in a commercial zone, but lots 1 and 2 would be R-1-11. It was noted that Casey sent Diane the new property description for the ordinance. **Councilmember Ferrin moved to approve Ordinance 2016-04 rezoning lots 1 and 2 from C-2 to R-1-11 and leaving the old house in a C-2 zone. Councilmember Hale seconded the motion. Councilmembers Sadler, Ferrin, Hale and Searle voted aye. The motion carried.**

Discussion/Motion: Final Approval of B. Simpson Subdivision – 2365 N 4425 W – 3 lots

Councilmember Sadler noted that only problem he has with this is they should have a deferral agreement. It was noted that the city engineer and the public works director are requiring it because it is in the subdivision ordinance. Blake Neil reported that it is in the ordinance. It was noted that the deferral agreement will go on all three lots. Gary Nielsen noted that he understands that. **Councilmember Hale moved to approve the B. Simpson 3 lot Subdivision at 2365 N 4425 W contingent upon a deferral agreement on all three lots and with the comments from the city engineer and the public works director. Councilmember Searle seconded the motion. Councilmembers Sadler, Ferrin, Hale and Searle voted aye. The motion carried.** Gary Nielsen suggested that the city look at the ordinance and simplify. It took four meetings for this to get passed.

Discussion/Motion: Approval of Architectural Design Company for City Shop

Bren Edwards reported that they want to get the public works facility rolling. He has three bids for architectural drawings of the facility. Once this is awarded, the architect can draw up the plans and we can get them out to bid. Bren reported that Gary Hunt is the lowest. Bren would like to get it all engineered now and then we could do it in phases if we need to. He would like get it built before snow. Councilmember Searle asked if we had worked with Gary Hunt before. It was noted that all the architects that put in a bid were recommended by Brent White. **Councilmember Ferrin moved to award the architectural design company to Gary Hunt for the city shops as per the bid of \$29,880. Councilmember Sadler seconded the motion. Councilmembers Sadler, Ferrin, Hale and Searle voted aye. The motion carried.**

Discussion/Motion: Resolution – Required Contribution to All Eligible Employees

Diane reported that the Utah Retirement Office is requiring the city to adopt a resolution that they will pay the required member contributions for eligible employees. She noted that we were written up in the audit because we hadn't passed this resolution. **Councilmember Hale moved to adopt Resolution 2016-08 to pay the required**

PLAIN CITY COUNCIL  
MINUTES OF REGULAR MEETING  
JUNE 2, 2016

**member contribution for eligible employees. Councilmember Searle seconded the motion. Councilmembers Sadler, Ferrin, Hale and Searle voted aye. The motion carried.**

Motion: Approval of Business Licenses

There was none.

Motion: Approval of Warrant Register

See warrant register dated 05/19/2016 to 05/30/2016. Councilmember Ferrin noted that the Studio 7 bills if for 4<sup>th</sup> of July flyers. It was noted that the steel at Boman Kemp was for the ballot box that is outside. Diane noted that the county applied for a grant and asked if any of the cities wanted to have a permanent ballot box. We now have the box out by the city sign. **Councilmember Ferrin moved to approve the warrant register as presented. Councilmember Searle seconded the motion. Councilmembers Sadler, Ferrin, Hale and Searle voted aye. The motion carried.**

Report: Planning Commission

Kris Carrigan noted that there have been some long meetings. They approved the Kent's Market site plan.

Report: Council

Councilmember Ferrin reported that Mosquito Abatement is spraying. The 4<sup>th</sup> of July celebration is underway and some cub scouts and volunteers are delivering flyers. Jon Beesley is the chairman. It was noted that instead of the traditional dinner the night before, we are having food truck vendors come in on Saturday night. We will then have a movie in the park.

Mayor Higley thanked everyone and also noted his appreciation to the Fire Department.

**At 8:02 p.m. Councilmember Ferrin moved to adjourn and was seconded by Councilmember Searle. The vote was unanimous.**

\_\_\_\_\_  
City Recorder

\_\_\_\_\_  
Mayor

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

PLAIN CITY COUNCIL  
MINUTES OF REGULAR MEETING  
JUNE 16, 2016

The City Council of Plain City convened in a regular meeting on Thursday, June 16, 2016, in the Plain City Hall beginning at 7:00 p.m.

Present: Mayor Bruce Higley, Councilmembers Mike McKean, Buddy Sadler, Natalie Hale and Brad Searle  
Excused: Councilmember Brett Ferrin  
Staff: Diane Hirschi, Bren Edwards, Jake Meibos  
Also present: LaFray Kelley, Blake Neil, Brandie Kilts, Landon Funk, J.T. Ferry, Ashton, John Ferry, Lt. Lane Findlay

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

Approval of Minutes

**Councilmember Sadler moved to approve the minutes from the regular meeting on June 2, 2016 as presented. Councilmember Searle seconded the motion. Councilmembers McKean, Sadler, Hale and Searle voted aye. The motion carried.**

Comments: Public

There was none.

Discussion/Motion: Rezone – Clark & Tana Jenkins, Jerry & Jenny Garrett, Phil & Lorna Meyer, Kelley Revocable Trust - RE-20 to RE-15

LaFray Kelley asked the council if they received the letter she submitted with the application. They are asking to change from RE-20 to RE-15. **Councilmember McKean moved to approve Ordinance 2016-05 as presented. Councilmember Searle seconded the motion. Councilmembers McKean, Sadler, Hale and Searle voted aye. The motion carried.**

Public Hearing: Final Adjustments to the FY2016 City Budgets

**Councilmember Hale moved to go into a public hearing for final adjustment to the FY2016 City Budgets. Councilmember McKean seconded the motion. Councilmembers McKean, Sadler, Hale and Searle voted aye. The motion carried.** Steve Davis prepared a copy for the council. This is fine tuning the budget year ending June 30, 2016. Steve reported that the revenue increase by \$455,049. This is due to building permits and impact fees. He figures we will be able to transfer around \$193,049 into capital projects. In the sewer fund, the impact fees are increased by \$180,000. He reported that it has been a good year. **Councilmember Sadler moved to go out of the public hearing. Councilmember McKean seconded the motion. Councilmembers McKean, Sadler, Hale and Searle voted aye. The motion carried.**

Public Hearing: Final Approval of the FY2017 City Budgets

**Councilmember McKean moved to go into a public hearing for the final approval of the FY2017 City Budgets. Councilmember Hale seconded the motion. Councilmembers McKean, Sadler, Hale and Searle voted aye. The motion carried.** Steve Davis noted that he only made a couple changes from the tentative budget that was passed in May. He mentioned that he received the certified tax rate and so he adjusted the property tax up to \$135,398.00. He said that he added a new account (3361) for the transportation tax and took it out of the tax category. He also added account (7130) for senior/misc. recreation activities. **Councilmember McKean moved to go out of the public hearing. Councilmember Sadler seconded the motion. Councilmembers McKean, Sadler, Hale and Searle voted aye. The motion carried.**

Discussion/Motion: Final Adjustments to the FY2016 City Budgets

**Councilmember McKean moved to approve the final adjustments to the FY2016 City Budgets. Councilmember Hale seconded the motion. Councilmembers McKean, Sadler, Hale and Searle voted aye. The motion carried.**

PLAIN CITY COUNCIL  
MINUTES OF REGULAR MEETING  
JUNE 16, 2016

Discussion/Motion: Final Approval of the FY2017 City Budgets

Steve reported that along with the budget, we need to approve the certified tax rate of .000463. **Councilmember McKean moved to approve the certified tax rate as 0.000463. Councilmember Sadler seconded the motion. Councilmembers McKean, Sadler, Hale and Searle voted aye. The motion carried. Councilmember Hale moved to give final approval of the FY2017 City Budgets. Councilmembers McKean, Sadler and Hale voted aye. Councilmember Searle voted nay. The motion carried.** Councilmember McKean thought the budget process was exceptional this year.

Discussion/Motion: Storm Water Management Plan Update

Jake Meibos reported that he has been working with the city engineer on the storm water management plan. Basically this is a plan to make a plan by September 1, 2016. It was noted that this is mandated by the state and gives the city the go ahead to create an ordinance regulating the storm water. The EPA wants to get away from detention and retain the water on site or let it evaporate. There was a discussion about curb and gutter and landscaping in order to alleviate storm water. The developers will have to figure out how to provide with the storm water. There was a discussion about standing water and mosquitoes. It was reported it is mandatory from the EPA and that if we don't have this plan the city could be fined. **Councilmember McKean moved to approve Resolution 2016-09 adopting the storm water management plan. Councilmember Hale seconded the motion. Councilmembers McKean, Hale and Searle voted aye. Councilmember Sadler voted nay. The motion carried.**

Discussion/Motion: Award Contract for Lift Station Rehabilitation – 3550 W 2600 N

Bren Edwards reported that they had the bid opening on Tuesday for the rehabilitation of lift station #13. Hills Construction came in the lowest with \$89,900 that was just under the engineer's estimate of \$99,672. There was a concern to why their bid was so much lower than the other two. Bren noted that Hills Construction isn't busy right now and that may have played into it. It was noted that it will come out of the sewer fund and Bren indicated that we try to rehabilitate one every budget year. He noted that this lift station is in most need of being rehabilitated. Bren mentioned that another lift station went down this week and his guys had to watch it every two hours. They figured out the problem and got the parts today. Bren noted that there are 16 lift stations in the city with the 17<sup>th</sup> being built. It was noted that according to our impact study, we have the potential to have 30. Lift station #13 will be built for the future. The Mayor noted that it is important when we have a chance to run a line to help reduce lift stations like we did with Ramsey Estates. The city ran a dry line that is just sitting there for now but will eliminate two lift stations when it is hooked up. It was mentioned that we charge \$3,075 sewer impact fees on every building permit. Bren noted that as we are upgrading lift station #13 we are changing from single phase power to 3-phase power. **Councilmember McKean moved to award the rehabilitation of lift station #13 to Hills Construction for \$89,900 as presented. Councilmember Hale seconded the motion. Councilmember McKean, Sadler, Hale and Searle voted aye. The motion carried.** It was mentioned that if change orders would be coming back to the council if there are any. Bren and Jake will be doing the inspections.

Discussion/Motion: Schedule for Reviewing the Personnel Policy

Mayor Higley reported that currently we have an awesome crew and in order to keep them here, we need to make sure we are comparable to other cities. It was noted that the personnel policy was adopted in 2015 and it is time to do the annual review. The Mayor asked the council if they wanted to look at all of it or just some of the parts that need to be reviewed. It was agreed that the Mayor can decide what parts need to be reviewed and we can address it on a light meeting. **Councilmember McKean moved to review sections of the personnel policy as set forth by the Mayor in our regular city council meetings. Councilmember Searle seconded the motion. Councilmembers McKean, Sadler, Hale and Searle voted aye. The motion carried.**

Motion: Approval of Business Licenses

There was none.

PLAIN CITY COUNCIL  
MINUTES OF REGULAR MEETING  
JUNE 16, 2016

Motion: Approval of Warrant Register

See warrant register dated 06/01/2016 to 06/15/2016. It was noted that the bill for Criterion is the licensing fee to show The Sandlot in the park on July 2. Caselle is our account software. IEI was replacing a sensor for the flow meter. Econo Waste is for emptying the garbage cans. LN Curtis and Weider Fire is for the fire safety equipment that was approved earlier. **Councilmember Hale moved to approve the warrant register as presented. Councilmember McKean seconded the motion. Councilmembers McKean, Sadler, Hale and Searle voted aye. The motion carried.**

Report: Planning Commission

Blake Neil reported that he received information about a seminar updating the General Plan. He called to see if there were any other seminars scheduled. There was not, but he would be willing to come out to our city and do a 3-hour seminar for \$495. It was agreed that it would be beneficial to the Planning Commission and City Council. Blake will get with Diane to get it scheduled. Blake also noted that Rob Scott prepared a Notice of Decision for Kent's Market. He put things in the notice that had already been resolved. Upon the recommendation of Brandon Richards, we are not putting together a different letter but will go off of the minutes and the recording. Bren reported that 3600 West is considered a collector road with a 66' ROW. The plans show the road with a turning lane but there will not be no more street parking in front of the houses. It was noted that Kent's are moving forward. Detention basins vs retention basins were briefly discussed. It was noted that there is a subdivision north west of Ray's Auto Body that has grass swales in front of the homes. It was noted that other cities are starting to do that.

Report: Council

Councilmember McKean thanked Bren and feels that we do have a good staff right now. The parks look great!

Councilmember Hale asked what the council is going to ride on in the parade. Bren suggested that they ride in a trailer behind the new tractor. They discussed having enough candy.

Mayor Higley noted that he got a call from someone who said their wife cam in the city office and had a great experience with the staff. He wanted to make sure the office staff knows they are appreciated and thanked them. He is happy about the public works and thanked them along with the fire department. He also thanked the Sheriff's office.

**At 8:13 p.m. Councilmember McKean moved to adjourn and was seconded by Councilmember Searle. The vote was unanimous.**

\_\_\_\_\_  
City Recorder

\_\_\_\_\_  
Mayor

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