

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
MAY 3, 2018

The City Council of Plain City convened in a regular meeting on Thursday, May 3, 2018, in the Plain City Hall beginning at 7:00 p.m.

Present: Mayor Jon Beesley, Councilmembers Chad Allen, Buddy Sadler, Todd Davis, Don Weston and Brad Searle
Staff: Diane Hirschi, Mike Kerswell, Steve Davis
Also in attendance: Carol Jean and Jim Beesley, John Leonardi, David MacInnes, David Lloyd, Kathie Darby, Julee Smith, Steve Diamond, Mark Lowther and Jarod Maw

Call to Order: Mayor Beesley
Pledge of Allegiance: Councilmember Searle
Invocation/Moment of Silence: Councilmember Sadler

Approval of Minutes from April 19, 2018

A couple of minor changes were discussed. **Councilmember Allen moved to approve the minutes from the regular City Council meeting on April 19, 2018 as corrected. Councilmember Sadler seconded the motion. Councilmembers Allen, Sadler, Davis, Weston and Searle voted aye. The motion carried.**

Comments: Public

Developer, Steve Diamond divulged, the purpose of a recently requested zoning amendment is to ready the property for construction of an assisted living facility. He explained the reason for the timing of the announcement. He verified through research, permitted use of the land, accommodating to such an establishment. He stated intent to move forward with the project.

Discussion/Motion: Presentation of YCC Family Crisis Center

YCC Family Crisis Center representative, Julee Smith distributed printed material to the Council and Staff. She thanked the City Council for their past support and petitioned continued funding assistance. She told of reduced contributions due to the cessation of some charitable foundations that have dependably given to their cause previously. She explained how a missed vote by the State Legislature eliminated State funding for the Center. She outlined the program purpose and operation. She commented on population growth and increased homelessness, indicating, domestic violence is the principal cause of homelessness in Utah. She asked for a donation of \$3,000.00. Councilmember Allen referred to his 21 years of service in law enforcement. He sought clarification on the financial figures provided. YCC board member, Kathie Darby detailed the schematic and explained, calculations include unincorporated areas of Weber County. Councilmember Allen suggested, the calculations should not be determined by community tax base. Kathie Darby asserted, the formula is the same as used by Salt Lake County. Councilmember Searle asked how much it costs to run the program. He questioned the sustainability of the Center, seeing limited contributions and growing demand. Julee Smith indicated, there is a foundation to keep the Center running while additional financial support is gained. Kathie Darby gave personal account of the value of the YCC Family Crisis Center. She assured the Council that the Center will remain open. Councilmember Allen identified Weber Area Council of Governments (WACOG) as an assembly that should hear the YCC Crisis Center's presentation and petition for funding. Julee Smith confirmed, the program has been exhibited to WACOG. She noted, educational visits to individual City Councils is essential to answer questions and show adaptability. Councilmember Allen requested more financial information. Julee Smith agreed to email the data. Kathie Darby welcomed council comment on assessment procedures. She spoke to the reworking of evaluation methods, to provide city-specific information. Julee Smith evoked, the cost of support for individuals welcomed into the Family Crisis Center will likely be greater than the amount of assistance requested from their municipal budget. Councilmember Searle reviewed last year's contribution, indicating, the consideration was for the cause, not a dollar for dollar value of the service. He suggested the requested data be promptly provided and the matter be placed on the next City Council Meeting agenda for approval. Mayor Beesley spoke to the importance of the cause and the marginal amount of funding petitioned. Councilmember Sadler expressed astonishment at the number of communities that have been approached but are not contributing to the YCC Family Crisis Center. He commented on the growing need, in many neighboring cities, for the services provided by the Center. Mayor Beesley indicated, aid has been arranged in the 2017-2018 budget. Councilmember Allen stated approval of the donation. He reaffirmed his desire to view more precise accounting of the Center's assimilation of financial aid. **Councilmember Allen moved to table authorization of YCC Family Crisis Center funding assistance until next City Council Meeting. Councilmember Searle seconded the motion. Councilmembers Allen, Sadler, Davis, Weston and Searle voted aye. The motion carried.**

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Discussion/Motion: Approval of Kelly's Corner Subdivision Amendment – Divide Lot 4 into two parcels

Kent's Market CEO, David Lloyd briefly described the scope and location of the proposed project. Mayor Beesley clarified, the request is for approval of dividing one lot into two parcels, zoned for commercial use. Councilmember Searle asked about speculated development within Kelly's Corner and current market indications. David Lloyd spoke of positive signs that the area is attracting new businesses. Councilmember Sadler reviewed parking conditions for the subdivided property. He asked if sewer connections have been contemplated. David Lloyd acknowledged, a new sewer connection will need to be prepared for one of the two parcels. Mayor Beesley asked Planning Commission Vice Chair, John Leonardi for Planning Commission comments on the submitted application. John Leonardi reported, all is in order and the proposed subdivision amendment is presented with Planning Commission recommendation for approval. **Councilmember Searle moved to Approve the Kelly's Corner Subdivision Amendment to divide Lot 4 into two parcels. Councilmember Davis seconded the motion. Councilmembers Allen, Sadler, Davis, Weston and Searle voted aye. The motion carried.**

Discussion: Recycle Program

Mayor Beesley reported on WACOG city recycling program discourse. He told of a request to Recycled Earth representatives for an informative presentation at City Council Meeting. He reviewed an agreement between Recycled Earth and Plain City affirming, tipping fees for recycling will not exceed the tipping fees for general waste going to the transfer station. The difference in cost is a \$1.50/recycle bin rental fee, which is currently part of the City Garbage Can Fee. He indicated, misuse of recycling cans and reduced demand from entities that purchase recyclable materials has caused profitability in its management to decline. He commented on plans to upgrade systems at Recycled Earth for increased efficiency. He strongly recommended keeping the recycling program with service provided by Recycled Earth. Councilmember Searle reviewed acceptable practices in preparation and disposal of recyclable materials. He listed suitable materials for recycling. He asked if other cities are eliminating their recycling programs because of increased tipping fees. Mayor Beesley stated, Recycled Earth representatives did not indicate other cities were terminating their service arrangements. Councilmember Allen assessed the current price per ton for management of recyclable materials. Councilmember Sadler asked if a greater volume of recyclable materials will result in a lower price for service. Mayor Beesley responded in the negative. He indicated, Recycled Earth is hoping purchase orders for recyclable materials will increase as well as the price they can charge for the orders. Councilmember Davis stated the importance of educating Plain City citizens in the handling of recyclable waste. He proposed measures to instill responsibility for a better environment and a lower cost of living in our community. Mayor Beesley suggested, recycling program information be published in the City newsletter. Councilmember Sadler advised, the information should be made available on the Plain City website as well as the Plain City Facebook page. Mayor Beesley commented on the possibility of incorporating civl education on the matter into an Eagle Scout project.

Discussion/Motion: Allocation of Sheriff's Office Refund to 2017-18 Budget

Mayor Beesley explained, a refund check of about \$15,000.00 was received from the Weber County Sheriff's Office. He sought consensus on where to apply the money. He listed some options, including bonusses for City Staff, improvements to parks, rollover to next-year's budget, and allocating it back to Public Safety (Weber County Sheriff's Office). Councilmember Searle surmised, bonusses to City Staff, though well-deserved, may cause discord among employees. He suggested the money be put into the General Fund for future allocation. Councilmember Davis asserted, the money should be of more direct benefit to the citizens of Plain City. He suggested it be spent to upgrade park facilities or placed into the General Fund for future allocation. Councilmember Allen spoke to the infrequency of pay raises for City Staff. He voiced his support for Staff bonusses while acknowledging, community members would benefit greatly from park improvements. Councilmember Sadler commented positively on efforts by City staff to keep Plain City running smoothly. He pointed out difficulty in dividing bonusses between full-time and part-time employees. He advocated for replacement of dead trees at various municipal sites. Councilmember Weston suggested the money be restored to Public Safety. Councilmember Searle weighed up the replacement of dead trees at various municipal sites and repairs to Pioneer Park facilities. **Councilmember Weston moved to place the returned money into the General Fund. Councilmember Sadler seconded the motion. Councilmembers Allen, Sadler, Davis, Weston and Searle voted aye. The motion carried.**

Discussion/Motion: Approval of the 2018-19 Tentative City Budget

City Treasurer, Steve Davis explained, the tentative budget for 2018-19 needs to be passed at this meeting, in accordance with a State assigned timetable. He reviewed printed material, previously distributed to the Council and Staff, which included revenue added to the General Fund, impact fee increases, and grants received. He outlined the effects of an approved renovation to the Lee Olsen Park restroom project on the budget. He reviewed expenditures and highlighted changes to Professional Staff Salaries. Councilmember Allen asked if a Youth Council is currently established in Plain

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City. Steve Davis answered in the negative and noted the absence of budgetary expenses for Youth Council and Elections. He spoke to a request for funding of an outside planner/consultant to help with the General Plan. Councilmember Sadler mentioned the contract Plain City has with J-U-B Engineers and questioned the necessity of additional funds earmarked for planning. Councilmember Searle proposed the provision be eliminated in a future draft of the budget. Steve Davis indicated, the funds can be moved into the General Fund, at some point. He pointed out a decrease in the cost for contracting police service and described the salaries and wages figures for Fire and Ambulance Staff. He reviewed Class C Road revenue and expenditures. Councilmember Searle asked about a significant increase in funds budgeted for Landfill. Steve Davis explained, it is for anticipated maintenance expenses. He recommended it not be changed in the tentative budget: but marked for review at a later time. Councilmember Allen sought clarification on revenue that supports operation of the Landfill. Mayor Beesley explained, fees for waste disposal are charged to citizens, each month. Steve Davis reviewed Parks and Recreation revenues and expenditures. Councilmember Searle spoke to the encouraging turnout of youth to City recreational programs. Steve Davis told of an expected transfer of excess funds to the Capital Projects Fund. He reviewed details of the Sewer Fund. Councilmember Allen commented on Staff benefit contributions and wages, as considered in the budget. Steve Davis indicated, a decision on cost of living wage increases for Staff should be made by the Council as soon as possible. He reiterated, the tentative budget must be passed, but can be changed throughout the year. **Councilmember Searle moved to Approve the 2018-19 Tentative City Budget. Councilmember Davis seconded the motion. Councilmembers Allen, Sadler, Davis, Weston and Searle voted aye. The motion carried.**

Discussion/Motion: Set Public Hearing for Final Adjustments to the 2017-18 City Budget – June 21
Councilmember Searle moved to Set Public Hearing for Final Adjustments to the 2017-18 Budget on June 21, 2018. Councilmember Davis seconded the motion. Councilmembers Allen, Sadler, Davis, Weston and Searle voted aye. The motion carried.

Discussion/Motion: Set Public Hearing for Final 2018-19 City Budgets – June 7
Councilmember Searle moved to Set Public Hearing for Final Adjustments to the 2017-18 Budget on June 7, 2018. Councilmember Sadler seconded the motion. Councilmembers Allen, Sadler, Davis, Weston and Searle voted aye. The motion carried.

Motion: Approval of Business Licenses

New

HO	Top of the Ladder	Jed Black/Kaylee	2473 N 3425 W	janitorial
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Renewals

HO	Real Estate Connection	Ruth Mary Hansen	3438 Larkspur Lane	real estate
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Councilmember Weston moved to approve the business licenses as presented. Councilmember Searle seconded the motion. Councilmembers Allen, Sadler, Davis, Weston and Searle voted aye. The motion carried.

Motion: Approval of Warrant Register

See warrant register dated from 04/19/2018 to 04/30/2018. **Councilmember Weston moved to approve the warrant registers as presented. Councilmember Davis seconded the motion. Councilmembers Allen, Sadler, Davis, Weston and Searle voted aye. The motion carried.**

Report from Planning Commission

Planning Commissioner, Jarod Maw reported, a Public Hearing was set for Nilson Homes/Papageorge Estates Zoning Amendment, RE-15 to R-1-11 for May 24, 2018. He commented on the approval of the Kelly's Corner Subdivision (one pad into two) that was recommended to the City Council. He reported modifications to the PRUD ordinance update, including low to moderate income housing provisions. He reported discussion on the Parking Ordinance and a Public Hearing on the matter, set for May 10. Councilmember Sadler led a discussion on moving from a PRUD ordinance to a PRUD overlay.

Report from City Council

Councilmember Allen reported observing the newly formed Plain City Youth Track Club. He spoke positively to the large number of participants and comportsment of the group.

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Councilmember Sadler reported on 4th of July Celebration preparations. He indicated, additional food trucks will be registered, this year. He detailed booth and parade entry application procedures.

Councilmember Weston commented on poorly designed intersection controls on Pioneer Road. He proposed the alteration of a stop sign location.

Mayor Beesley reported on the Utah League of Cities and Towns Midyear Conference. He gave an update on interviews for a new Public Works Director. He expressed appreciation for work done by City Staff. He reported a raise in salary for the Justice Court Judge.

At 8:52 p.m. Councilmember Sadler moved to adjourn and was seconded by Councilmember Searle. The vote was unanimous.

City Recorder

Mayor

Date approved

COPIES

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
MAY 17, 2018

The City Council of Plain City convened in a regular meeting on Thursday, May 17, 2018, in the Plain City Hall beginning at 7:00 p.m.

Present: Mayor Jon Beesley, Councilmembers Chad Allen, Buddy Sadler, Todd Davis, Don Weston and Brad Searle
Staff: Diane Hirschi, Mike Kerswell, Jake Meibos, Matt Sorensen
Also in attendance: Cheri Sparks, Jim and Carol Jean Beesley, Conner Smedley, Jake Hancock, Darwin Smith, Merlin Ward, David Lloyd

Call to Order: Mayor Beesley
Pledge of Allegiance: Councilmember Weston
Invocation/Moment of Silence: Councilmember Allen

Approval of Minutes from May 3, 2018

Councilmember Sadler moved to approve the minutes from the regular City Council meeting on May 3, 2018 as presented. Councilmember Searle seconded the motion. Councilmembers Allen, Sadler, Davis, Weston and Searle voted aye. The motion carried.

Comments: Public

Darwin Smith reported a worsening vehicle parking nuisance in his neighborhood (4450 W 1900 N), chiefly due to Fremont High School student parking. He reviewed posted parking regulations and thanked the Council for their time.

Discussion/Motion: Presentation of YCC Family Crisis Center

Mayor Beesley opened the discussion, asking if Councilmembers or Staff have received additional information from YCC Family Crisis Center, requested of them at the previous City Council Meeting. None had been received. Mayor Beesley relayed views presented by Norm Searle, Mayor of Riverdale, regarding donations to charitable causes. He recommended careful selection of a limited number of such organizations for consistent, expected contributions. Councilmember Searle evoked, the YCC Family Crisis Center donation has been set in the budget for 2017-18. Councilmember Sadler suggested the approval of funding be suspended until the requested information is produced. Councilmember Allen reported recent dialogue with a YCC representative in which he was assured, gathering of data for presentation had begun.

Councilmember Searle moved to table the Discussion/Motion: Presentation YCC Family Crisis Center until requested information is provided to the Council. Councilmember Davis seconded the motion. Councilmembers Allen, Sadler, Davis, Weston and Searle voted aye. The motion carried.

Discussion/Motion: Approval of Amendment to Kelly's Corner Development Agreement – allow propane sales

Mayor Beesley noted, this matter has been reviewed by the Planning Commission. Councilmember Searle sought comments by the Planning Commission on the Development Agreement Amendment. Mayor Beesley indicated, Planning Commission Vice Chair, John Leonardi acknowledged, the proposal meets protocol. Kent's Market CEO, David Lloyd explained the need for an amendment to the Development Agreement and gave tank location details. He stated, an empty tank will be placed in a conspicuous location, to publicize the service. **Councilmember Weston moved to Approve the Amendment to Kelly's Corner Development Agreement – allow propane sales. Councilmember Searle seconded the motion. Councilmembers Allen, Sadler, Davis, Weston and Searle voted aye. The motion carried.**

Discussion/Motion: Allocation of Sheriff's Office Refund to 2017-18 Budget

Mayor Beesley stated, dirt for baseball diamonds has been ordered and paid for with funds budgeted for Parks and Recreation. He identified an option of reimbursing the Parks and Recreation fund with the Sheriff's Office Refund. Councilmember Searle listed alternatives, indicating, placement of the money into the General Fund is preferable. Councilmember Davis concurred. He proposed putting the refund into the General Fund. Councilmember Sadler reminded the Council that the issue was settled with a unanimous vote (to place the money in the General Fund) at a previous City Council Meeting.

Discussion/Motion: Resolution – Interlocal Agreement for RAMP Grant

Mayor Beesley reviewed printed material, previously distributed to the Council and Staff. He noted, RAMP Grant funds have been assigned to the construction of a new restroom facility at Lee Olsen Park. Councilmember Sadler questioned an itemized expenditure for fire sprinklers. Mayor Beesley indicated, the figures in the proposal are estimated for budgeting purposes. A more accurate cost analysis will be submitted when plans are finalized. **Councilmember Sadler moved to**

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approve Resolution 2018-05 Interlocal Agreement for RAMP Grant. Councilmember Allen seconded the motion. Councilmembers Allen, Sadler, Davis, Weston and Searle voted aye. The motion carried.

Discussion/Motion: County Wide Mutual Aid Fire Protection Agreement

Fire Chief Larson reviewed the County Wide Mutual Aid Fire Protection Agreement. He asserted, the most recent article does not differ from that of the previous year. He explained the concepts addressed in the Agreement. Councilmember Weston asked for the stipulated duration of the contract. Chief Larson responded, five years. Councilmember Searle asked if there is an exit clause in the Agreement. Councilmember Weston indicated, the Agreement does not have a financial association. He outlined the arrangement and spoke to its benefits. Chief Larson clarified, there are no upfront costs involved, but payable hours of service will fluctuate according to calls, both inside and outside of Plain City.

Councilmember Weston moved to approve County Wide Mutual Aid Fire Protection Agreement. Councilmember Sadler seconded the motion. Councilmembers Allen, Sadler, Davis, Weston and Searle voted aye. The motion carried.

Discussion/Motion: Parking Ordinance

Councilmember Sadler asked why the Snow Storm/Snow Removal (start) month was changed from November to December and ending month changed from April to March. Planning Commissioner, Cheri Sparks explained, the change was an attempt to duplicate statutes of another municipality, which were recommended by former Public Works Director, Bren Edwards and other colleagues as a model for effective Snow Storm/Snow Removal parking regulations. Councilmember Sadler expressed disagreement with the change. He opposed the adjustment of prohibiting on-street parking (during snow removal periods) from 48 to 72 hours after a snow storm. He sought clarification on “no parking” areas along 3600 West Street. Cheri Sparks provided details. Councilmember Searle noted, on-street parking is not advised where a median/turn lane has been added to 3500 West Street, to accommodate access to the Kelly’s Corner parking lot. Cheri Sparks indicated, 3600 West Street is scheduled for repair and restriping. Councilmember Searle stated, the project is a few years out. Mayor Beesley stated objective to correct the parking problem on 1900 N. Street that was mentioned in Public Comments. Councilmember Allen suggested posting “no parking” on both sides of 1900 N. at the involved area and prohibit parking along 4600 W. Street (west side). Cheri Sparks proposed, Council recommended adjustments be submitted to the Planning Commission for consideration in the final draft of the Parking Ordinance. She reviewed her notes. **Councilmember Allen moved to table Discussion/Motion: Parking Ordinance, pending amendments. Councilmember Searle seconded the motion. Councilmembers Allen, Sadler, Davis, Weston and Searle voted aye. The motion carried.**

Discussion/Motion: Appointment of Public Works Director

Mayor Beesley announced that a candidate has not been selected for Appointment of Public Works Director.

Councilmember Sadler moved to table Discussion/Motion: Appointment of Public Works Director. Councilmember Searle seconded the motion. Councilmembers Allen, Sadler, Davis, Weston and Searle voted aye. The motion carried.

Discussion: Sewer Headworks Project

Mayor Beesley commented on hoped for attainment of historical drawings and other documents pertaining to the existing Sewer Headworks arrangement. He acknowledged, without the plans, study of the subject will be limited. He gave account of recent anomalies in the analysis of sewer system function. He cited incorrect calibration of testing apparatus as cause for the inaccuracy. He told of corrections made. He indicated, accurate test data can now be obtained and submitted to State sewer authorities. Councilmember Weston stated, Wasatch Civil Engineering has drawn two sets of plans for the current sewer configuration. Councilmember Sadler noted, existing sewer system drawings have been reproduced a number of times. Councilmember Searle indicated, Wasatch Civil Engineering drawings were to be transferred to J-U-B Engineering. Councilmember Weston proposed requesting a copy of the original plans from Wasatch Civil Engineering. Mayor Beesley asserted, attempt to obtain the documents and drawings from Shane McFarland (City Engineer) will continue. He reported on a meeting with Councilmember Weston, Rich Mickelson, and Randy Marriott to explore future options for infrastructure enhancement.

Motion: Approval of Business Licenses

There were none.

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Motion: Approval of Warrant Register

See warrant register dated from 05/01/2018 to 05/16/2018. **Councilmember Allen moved to approve the warrant registers as presented. Councilmember Davis seconded the motion. Councilmembers Allen, Sadler, Davis, Weston and Searle voted aye. The motion carried.**

Report from Planning Commission

Planning Commissioner, Cheri Sparks reported the denial of setting Public Hearing for the Pappy's Homeplace PRUD, due to lack of information regarding utility company land comprised by the project. She told of Public Hearing and discussion on an update to the PRUD ordinance. She answered questions as to why a PRUD ordinance and/or possible overlay is necessary. She indicated, a segment of the June 14th Planning Commission Meeting will be dedicated to review of alternatives to a PRUD ordinance. She reported on the Public Hearing for the Parking Ordinance. She recapped discussion on the Assisted Living Facility ordinance.

Report from City Council

Councilmember Allen commented on Councilmember Weston's concern with a stop sign situation on Pioneer Road. He reported a site inspection and validated the assessment, agreeing with the proposal to relocate the sign.

Councilmember Sadler voiced expectation of continued improvement to the sewer system. He stated contentment with efforts by the Mayor and Councilmembers to provide more effective services to citizens. He proposed a work meeting with Rich Mickelson to inform the Council on sewer system functions and testing.

Councilmember Davis spoke to the difficult task of maintaining the sewer system. He suggested regular interaction between Public Works Staff, Rich Mickelson, and Councilmember Weston.

Mayor Beesley gave thanks to Public Works Interim Director, Jake Meibos, for taking the lead in his department. He expressed appreciation to Public Works Staff for work well done. He offered to answer questions regarding the sewer system and announced the posting of a part-time sewer maintenance and operator position.

Councilmember Searle proposed, sewer operation and maintenance instructions be written by Councilmember Weston. He relayed points from a Google Earth demonstration, contrasting past sewer performance and present function.

Councilmember Weston expressed concern over the approval of funding for the YCC Family Crisis Center. He reasoned, tax dollars spent on non-profit organizations that have not been specifically selected by citizens can be presumed to be mishandled.

Councilmember Searle stated, the Plain City sewer system is not broken. He commented on maintenance and upgrading. He spoke to the benefits of employing a Professional City Manager. Mayor Beesley reported evaluation by City Treasurer, Steve Davis, that the City budget will not support compensation of a Professional City Manager. Councilmember Searle suggested, adjustments can be made to the budget. He asserted, the Mayor's endorsement of the installation of a City Manager is crucial.

At 8:06 p.m. Councilmember Allen moved to adjourn and was seconded by Councilmember Sadler. The vote was unanimous.

City Recorder

Mayor

Date approved