

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
AUGUST 2, 2018

The City Council of Plain City convened in a regular meeting on Thursday, August 2, 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, Tyson Garr, Shane McFarland
Also in attendance: Rich Mickelsen, Lance Wood, Mark Allen, Ken Hoffman, Gary Vance, Jim & Carol Jean Beesley, Carl Miller, Nancy Kemp, Derek Moss, Jessica Smith, Mark Lowther, John Leonardi, Ronald Goers, Jarod Maw, Neil Cox, Jeff Hales, Lisa Cox

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

Approval of Minutes from July 19, 2018

Councilmember Allen moved to approve the minutes from the work meeting and the regular City Council meeting on July 19, 2018 as presented. Councilmember Davis seconded the motion. Councilmembers Allen, Sadler, Davis, Weston and Searle voted aye. The motion carried.

Comments: Public

Nancy Kemp reported, she was present at the preceding work meeting. She recognized efforts of Central Weber Sewer Improvement District and J-U-B Engineers to prepare sewer upgrade proposals. She asked the Council to consider the distresses of impact fees on current residents while making decisions on the options presented. She spoke to discussion had at the City Council Meeting prior, on an intersection on Pioneer Road, near the Fremont Meadows development. She indicated, there is only one stop sign at that intersection, voicing her opinion that it is not well placed. She proposed a three-way stop be set up at that intersection, as a safety measure.

Discussion/Motion: Sewer System

Mayor Beesley clarified, the discussion will be focused on necessary improvements at the backend of the Plain City sewer system. Councilmember Searle noted, the action to be taken is approval of funding for the project. He suggested, the condition that a Public Works Director be hired, be included in the motion, as to advance that important process. Mayor Beesley indicated, he had scheduled interviews for the upcoming Tuesday. Councilmember Allen asserted, an informed vote on the matter is not possible, due to lack of time for review. He noted, an overview of the proposed work and cost was not delivered until the night of this meeting. Mayor Beesley explained, a digital copy of the first four chapters of the report were emailed to the Council, for review. Councilmember Allen stated, he had not received the email. Mayor Beesley suggested, the electronic transfer was of "liquid" character, and would have been dissolved, if left unread for a time. City Engineer, Shane McFarland clarified, because the file was excessively large, it was formatted with a program to "liquify" the content, making it transferrable through email. Forwarding the link, contained in such an email will result in failed delivery. He mentioned hard copies that were available, weeks earlier, at the City offices. Councilmember Sadler stated, he had picked the report up a week ago. Councilmember Searle pointed out, deadlines are quickly approaching. He sought a plan of action for notifying the public about the project and its cost before due dates are up. Mayor Beesley reported collaborative efforts by J-U-B Engineers, Central Weber Sewer Improvement District, and City leadership, to produce presentable data and notify the public. Councilmember Searle commented on possible rate increases. Councilmember Sadler confirmed, there are funds in the budget, sufficient to pay for the proposed backend upgrades. Councilmember Allen asked if public notification of the expenditure for proposed backend upgrades is required. City Attorney, Brandon Richards answered in the negative. He addressed questions about agenda specifics. Councilmember Davis asked Rich Mickelsen for his opinion on the proposed backend upgrades. Rich Mickelsen indicated, sewer system compliance with state regulations is expected by citizens when they pay their sewer bill. **Councilmember Davis moved to approve the spending of budget funds, up to \$177,000.00, for Sewer System - Backend Upgrades. Councilmember Sadler seconded the motion.** Councilmember Searle restated his request that a condition, stipulating a Public Works Director be hired, be included in the motion, as to advance that important process. Councilmember Sadler expressed opinion that the matter does not need to be part of the motion at hand, to give resolve to the hiring of a Public Works Director. Councilmember Davis maintained his original motion, as phrased. **Councilmembers Sadler, Davis and Weston voted aye. Councilmembers Allen and Searle voted nay. The motion carried.**

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Discussion/Motion: Final Approval of River Crossing Phase 2 – 28 lots

It was suggested, Discussion/Motion be tabled until the delayed arrival of project developer, Jeff Hales.

Councilmember Sadler moved to table Discussion/Motion: Final Approval of River Crossing Phase 2 until the arrival of Jeff Hales. Councilmember Searle seconded the motion. Councilmembers Allen, Sadler, Davis, Weston and Searle voted aye. The motion carried.

Discussion: General Plan Update

Mayor Beesley opened the discussion with accolades to the Planning Commission and City Planner for a job well done. He turned the time over to City Planner, Derek Moss, for presentation of the updated General Plan. Derek Moss handed hard copies of the current draft of the General Plan to all councilmembers. He thanked the City Council for their help with the General Plan. He voiced appreciation for input and participation by those who attended the Public Hearing. He commented graciously on contributions by the Mayor and City Council, the General Plan Advisory Committee, and the public that participated in the planning workshops. He gave a brief overview of elements included in the General Plan. He indicated, a General Plan is mandated by Utah municipal code. He spoke to the monetary costs for developing a General Plan. He stated, the General Plan is applied to every land use concern, handled within the city. He contrasted city code function and General Plan purposes. He acknowledged, citizen involvement was very important in the process of the update. He commented on the establishment and roll of the Advisory Committee. On a large video display, he introduced community surveys that were conducted and published as part of the draft. He explained the findings of each survey. He displayed goals, objectives, and actions. He marked elements that have been significantly changed from the previous version of the General Plan and those that were carried over without alteration. He described a Future Land Use Map, associated with the General Plan, that will be produced. He displayed a draft of the Future Land Use Map, explaining, there are adjustments that will be reflected in the next printout. He spoke of the establishment of a minimum lot size for the majority of anticipated residential development in Plain City. He commented on areas designated for parks and trails. He mentioned commercial development planning. He noted, a draft of the General Plan is available for public review, online. He reported on concerns expressed by the public in the Public Hearing. He indicated, the Planning Commission recommended adoption of the General Plan by the City Council. Councilmember Allen requested details on public feedback, offered at the Public Hearing. Derek Moss told of generally positive comments, made by citizens at the Public hearing. He noted some concerns about the public survey sources. He commented on pleas for preservation of rural aspects of Plain City. He reported a citizen's request for more commercial development. Councilmember Allen thanked the Planning Commission and City Planner for a commendable enterprise. Councilmember Sadler deliberated the removal of a park, once planned for a PRUD, from the Draft General Plan. Derek Moss gave an overview of proposed changes to code, intended to take the place of PRUD considerations. Councilmember Sadler reviewed residential uses of commercial property, designated for City Center development. He suggested a smaller area be allocated for the designation, concentrated around Town Square Park. He pointed out areas of Plain City, conducive to RE-15 zoning. Councilmember Allen asked if there is a reason for the sporadic placement of commercial-use regions. Derek Moss indicated, the design offers less of an impact on rural characteristics. He spoke to balance provided by incorporating commercial opportunities in every part of town. Councilmember Sadler commented on commercial development of lower lands. He specified preference for a separated bike path along the Center Street Collector Corridor. Mayor Beesley asked what the original budget provision was, for General Plan development. Derek Moss stated, \$35,000.00. Shane McFarland indicated, expenses for the creation of the latest draft of the General Plan exceed the projected budget terms. He itemized factors that have contributed to the cost speculation overrun. He asked that additional funds be made available as work continues on revision requests. Councilmember Sadler reviewed the Street General Plan. Derek Moss explained the color-coded legend. He noted, neighborhood level roads are not designated in the legend. Councilmember Sadler proposed extension of some collector roads to meet main roads going out. Derek Moss defined an action item, written into the General Plan, to consider connections outside the study boundaries.

Discussion/Motion: Final Approval of River Crossing Phase 2 – 28 lots

Project developer, Jeff Hales explained modifications that have been made to the original design of this phase of River Crossing. He divulged, the project was started by another developer, in 2005 – taken over by his company in 2014. The original developer's agreement has been followed in preparations for restarting the process. He reminded the Council that the preliminary subdivision was previously approved and Phase 2 has been reviewed by the Planning Commission and forwarded to them for final approval. Councilmember Sadler asked about an originally planned trail system, surrounding a water feature within the development. Jeff Hales indicated, a trail is still included in the plan, per the original developer's agreement – It has been relocated to an area coinciding with General Plan dedications. He reported maintaining the same amount of open space that was written into the original developer's agreement. Councilmember Sadler explained, when smaller lots were approved for the development, the trail around the pond was agreed to, in exchange. He commented on

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Jeff Hales' praiseworthy efforts to follow the original design for the project. **Councilmember Allen moved to approve River Crossing Phase 2 with the condition to consider a trail around the pond in Phase 3. Councilmember Weston seconded the motion. Councilmembers Allen, Sadler, Davis, Weston and Searle voted aye. The motion carried.**

Discussion/Motion: Lee Olsen Park Restrooms

Councilmember Searle asked Parks and Recreation Director, Tyson Garr, if plans for the restrooms are acceptable to his department. Tyson Garr answered in the affirmative. Councilmember Davis pointed out code compliance issues, on the proposed plan. He reported discussion with J-U-B Engineers, about the problems. He proposed tabling the Discussion/Motion until the compliance issues are addressed. Shane McFarland acknowledged the deficiencies and agreed to make necessary corrections. He answered questions about bid scheduling. **Councilmember Davis moved to table Discussion/Motion: Lee Olsen Park Restrooms until code compliance issues are corrected on the plan. Councilmember Searle seconded the motion. Councilmembers Allen, Sadler, Davis, Weston and Searle voted aye. The motion carried.**

Discussion/Motion: Intersection of Pioneer Road and 4400 West

Interim Public Works Director, Jake Meibos described measures to be taken to provide a three-way stop at the intersection in question. He assessed, a three-way stop will be the best way to control traffic in that area. Councilmember Searle deliberated installing a three-way stop, with the possibility of removing/changing it if further traffic difficulties occur. Councilmember Weston commented on alternative means of eliminating safety concerns at the junction. Councilmember Allen provided professional opinion on traffic flow issues on Pioneer Road. **Councilmember Weston moved to install a three-way stop at the Intersection of Pioneer Road and 4400 West with r revaluation in March, 2019. Councilmember Davis seconded the motion. Councilmembers Allen, Sadler, Davis, Weston and Searle voted aye. The motion carried.**

Discussion: 4th of July Report

Tyson Garr displayed information, presented by 4th of July Celebration Organizer, Colette Doxey. The data depicted cost and revenue comparisons, related to this year's event and previous years' observances. It provided expenditure projections for upcoming 4th of July Celebrations. Councilmember Searle suggested forecast budget considerations be made, for compensation of event organizers and operatives, in the future. Tyson Garr reviewed a list of donations made to the City, for the 4th of July Celebration. Councilmember Sadler complimented the work of the Parks and Recreation and Public Works departments, in production of an outstanding occasion. Councilmember Allen spoke positively of the planning of the event. He voiced appreciation for donations provided to the City. Mayor Beesley commented on the exceptional turnout and extensive efforts contributed by City employees and 4th of July Celebration Organizer, Colette Doxey.

Motion: Approval of Business Licenses

There were none.

Motion: Approval of Warrant Register

See warrant register dated from 07/18/2018 to 07/31/2018. **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 discussion on the General Plan, which was forwarded to the City Council, with recommendation for adoption. He mentioned comments by Nilson Homes representative, Mark Staples, on the proposed Pappy's Homeplace development and PRUD ordinance status. He explained, Commission discussion on the matter of the Pappy's Homeplace PRUD was tabled, due to the previous elimination of the PRUD ordinance, by the City Council. He noted, discussion on the proposed Wade Estates subdivision was tabled, at the request of the land owner/applicant. He reported preliminary approval of the Sunflower subdivision. Councilmember Sadler commented on a requested ordinance to deal with pioneer canal concerns. Commissioner Maw indicated, Commission Vice-Chair, John Leonardi had begun the process of gathering data. Councilmember Allen asked about a requested update to the parking ordinance. He advised of school start dates. Commissioner Maw agreed to resume activity on the matter.

Report from City Council

Councilmember Allen had no further comment.

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Councilmember Sadler deferred.

Councilmember Davis yielded.

Councilmember Weston had no further comment.

Councilmember Searle sought an update from Jake Meibos, on an uncompleted sidewalk project. Jake Meibos indicated, the deadline is the 8th of August. He reported reminding contractors of the schedule. He stated a timeline for curb and gutter installation. He asserted, the sidewalk will be complete before school starts.

Mayor Beesley read a letter from the Utah Department of Environmental Quality, concerning a recent inspection of the Plain City landfill. The letter noted effective operation and compliance with State regulations. He expressed appreciation for Chris Weicks and his staff. He reported unexpectedly heavy usage of the landfill and spoke to the cost savings it affords the City.

At 9:20 p.m. Councilmember Sadler moved to adjourn and was seconded by Councilmember Davis. The vote was unanimous.

City Recorder

Mayor

Date approved

COPY

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AUGUST 16, 2018

The City Council of Plain City convened in a regular meeting on Thursday, August 16, 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, Tyson Garr

Also in attendance: Tracy & Debbie Butte, Gary Vance, Derek Moss, Shane McFarland, Steve Smith, Rick & Kaye Winn, Jed Jenkins, Susie Becker, John Leonardi, Alex Papageorge, Ronald Goers, Bruce Nilson, Jim & Carol Jean Beesley, Neil & Lisa Cox, Mark Staples, Randy Marriott, Ben Hale, TJ Larson

Call to Order: Mayor Beesley

Pledge of Allegiance: Councilmember Allen

Invocation/Moment of Silence: Councilmember Searle

Approval of Minutes from August 2, 2018

Councilmember Sadler moved to approve the minutes from the work meeting and the regular City Council meeting on August 2, 2018 as presented. Councilmember Davis seconded the motion. Councilmembers Allen, Sadler, Davis, Weston and Searle voted aye. The motion carried.

Comments: Public

Rick Winn reported public concern over the speed limit on 4700 West Street. He acknowledged, the road is State-owned and will require an authorized speed study, before a change can be made to the speed limit. He petitioned the Council to initiate a speed study. He commented on increased traffic, due to recent development in the area and additional student enrolment at Fremont High School. He pointed out a lack of sidewalks along the road. He mentioned evadable enforcement of the regulation. He spoke to driver safety issues, including livestock crossings. He sought code directives for the use of engine brakes, or “Jake” brakes, within the city, particularly on 4700 West Street. He asked that signs be placed and attention be given to the enforcement of engine brake regulations. Mayor Beesley indicated, when a speed study is requested for a State road, the decision to lower or raise the speed limit must be accepted by the community through which the road passes. He emphasized, the study may indicate a higher speed limit is appropriate. He agreed to consider “Jake” brake regulations and signs.

Ron Goers asserted, according to the recent updated draft of the General Plan, the Papageorge Estates property is slated to be Medium Density – Residential 1 (primarily half-acre lots). He referred to comments from the Public Hearing on the proposed development, noting sound opposition. He questioned the Planning Commission’s decision to forward the matter to City Council with recommendation for approval. He supposed deliberation was performed without physical exploration of area environment. He commented on the effect this development will have on existing homes and farms that border it. He urged the City Council to vote against the proposed zone change.

Tracy Butte indicated, he would like to see resolute evidence that exits and entrances, north and south, have been established. He expressed safety concerns for neighborhood children due to increased traffic. He proposed a park be required as part of the development, to provide a place where children can play, away from busy streets.

Presentation: Public Safety Impact Fee – Zions Public Finance

Susie Becker explained, the Public Safety Impact Fee is a one-time fee that is charged to new development that offsets capital facilities expenditures - not operating expenses. She commented on trending population growth, and commercial expansion, in Plain City and identified its affects on public safety services. She specified documents that are required, by law, for the added Public Safety Impact Fee. She spoke to the purchase of vehicles with impact fee funds. She assessed, after conversations with the City, new development will buy in to excess capacity of the existing fire station rather than pay for a new facility. She noted, the current facility was built with foresight to serve new development. She gave particulars of the Impact Fee Analysis. She outlined the impact fee calculation procedure. She explained “level of service” figures. She suggested, the current fire station will reach level of service capacity in 2027. She presented comparative impact fee schedules from surrounding counties and municipalities. She indicated, \$228.79 is the maximum Public Safety Impact Fee that can be charged by Plain City, according to the study. Councilmember Searle asked how contracting out for fire services affects the calculation of impact fees. Susie Becker stated, impact fees will be charged by the district that is contracted to provide the service – though, the City may be tasked with collection of the fee. She

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clarified, if the contracted party co-opts the Plain City fire station, impact fees can be assessed by the City, as owner of the facility. Mayor Beesley asked who provided the statistics, used to formulate projected reaching of fire station capacity by 2027. Susie Becker answered because this was done a year ago, former Public Works Director, Bren Edwards and Former Fire Chief, Jeremy Crowton. She gave speculated population growth and new home construction details. Using the provided data, Councilmember Searle calculated possible impact fee totals. He evaluated the summation as minimal. Susie Becker noted, maximum impact fee numbers would be higher if construction of a new station was part of the formulation. Mayor Beesley asked if the funds from Public Safety Impact Fees can be used for the purchase of a firetruck. Susie Becker indicated, the money can be used for the purchase of a fire vehicle valued at \$500,000 or more. Councilmember Allen queried if the comparative impact fees include law enforcement services. Susie Becker answered in the negative. She explained, police safety has been separated from the Public Safety Impact Fee, for this study. Councilmember Allen further clarified, funds collected as Public Safety Impact Fees cannot be use for law enforcement purposes. Susie Becker noted, the existing fire station has been paid for, in full. The impact fees can be used to repay the General Fund. Mayor Beesley indicated, Public Hearing for the proposed Fire Impact Fee, must be set. Susie Becker advised, a ten-day public review period is required, prior to the hearing. She acknowledged, the current study documents are sufficient for the public review requirements, but offered to make amendments as ordered by the Council. Don Weston questioned figures used to determine a date for reaching level of service capacity. He commented on call records. He expressed disagreement with the submission that Plain City will need an additional fire station. Councilmember Sadler indicated, if level of service is reduced, the maximum Public Safety Impact Fee assessment will decrease, significantly. Susie Becker commented on state and federal requirements for impact fee garnering. Councilmember Sadler suggested researching fire vehicle lease options. Councilmember Allen asked if impact fees can be used to remodel the Fire station. Susie Becker indicated, only construction that expands capacity can be paid for with impact fees, not general repairs. She spoke to acceptable renovation projects, such as lighting, that expand hours of use.

Discussion/Motion: Set Public Hearing for Public Safety Impact Fee Study – Sept 6

Councilmember Sadler moved to Set Public Hearing for Public Safety Impact Fee Study, October 4, 2018.

Councilmember Searle seconded the motion. Councilmembers Allen, Sadler, Davis, Weston and Searle voted aye. The motion carried.

Discussion/Motion: Ordinance to Amend Zoning Map – Papageorge Estates – 2950 W 1975 N – RE-20 to RE-15

Nilson Homes representative, Mark Staples reported submitting a revised concept layout of the Papageorge Estates development, to the Council. He pointed out connecting roads to 1975 North Street and 2200 North Street. He noted, the average lot size is larger than 18,000 square feet. He commented on the variety of lot configurations and sizes, throughout the proposed project. Councilmember Searle relayed concerns about increased traffic flow on 2850 West Street. He asked about plans for 2200 North Street. Mark Staples explained, the road will connect to an existing dirt road at the western property line. Councilmember Sadler asserted, the Planning Commission will review the proposed road system and may require extending the road, beyond the property line. Mark Staples indicated, discussion with Weber County on road acquisition details is ongoing. He evoked, traffic flow and other subdivision elements will be dealt with after zoning amendment action is committed. He spoke of project zoning correlation with the General Plan. Councilmember Searle reiterated anxieties over increased traffic flow in the area, and emphasized the need for its adequate handling as development progresses. Mayor Beesley voiced approval of the revised layout. Councilmember Allen sought a plan for northern exit/entrance provisions. Mark Staples noted, a road will be provided, to the northern property line. He indicated, future development by neighboring property owners will continue the street through land, not currently owned by Nilson Homes. **Councilmember Sadler moved to approve Ordinance 2018-10, to Amend Zoning Map – Papageorge Estates – 2950 W 1975 N, from RE-20 to RE-15. Councilmember Allen seconded the motion. Councilmembers Allen, Sadler, Davis, Weston and Searle voted aye. The motion carried.**

Discussion: Land Application Commitment – Randy Marriott

Mayor Beesley introduced the topic and reviewed initial work done to pave the way for the instituting Land Application discharge of the sewer system. He turned time over to Randy Marriott for presentation of a proposed agreement. Councilmember Sadler expressed appreciation to Randy Marriott, for formulating an arrangement at the request of City Council. Randy Marriott explained his intent to use discharged, treated wastewater to grow pasture on land that he owns. He spoke to the long-term benefits of growing grass and raising cattle on the land. He commented on early plans to use Land Application. He noted, the arrangement profits the City as well as himself. He expressed desire for an enduring partnership with Plain City. He stated intent to keep the property as undeveloped farmland – ideal for accepting treated wastewater. He mentioned trust provisions for preserving the land use designation. He described the location of property, available for Land Application discharge, and commented on methods to channel the water from treatment modules.

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Councilmember Searle asked if costs have been considered by the City Engineer. Randy Marriott indicated, the system is still in the design phase. Mayor Beesley reported meeting with engineers and Randy Marriott, to devise a draft agreement. Expense and the dividing thereof, was discussed. He affirmed, costs are yet to be determined. Councilmember Searle asked if persons, other than Randy Marriott, may have rights to the treated water. Mayor Beesley answered in the negative. He further explained, Randy Marriott filed "First" for the water, about twenty years ago. He told of difficult processes for obtaining permanent water rights in Utah. Councilmember Searle advised, the agreement must be made with sufficient oversight and transparency to eliminate the appearance of preferential offerings. Councilmember Weston commented on existing drainage conditions on Randy Marriott's property. Councilmember Sadler stated, if the wastewater is not used to irrigate (Land Application), the City will have to build a mechanical sewer system to remove phosphates, at an estimated cost of \$12,000,000 to \$15,000,000. The joint enterprise will delay the incurrence of that expense for many years. He repeated the claim of long-term benefits of growing grass and raising cattle on the land proposed for Land Application of treated wastewater discharge. Randy Marriott quantified the amount of water expected to be discharged and the amount he currently uses for irrigation purposes. He mentioned the soil-nourishing qualities of phosphates. Councilmember Allen asked for a gallon equivalency of water Randy Marriott will be receiving from Plain City, each day. Mayor Beesley calculated, approximately 400,000 gallons per day.

Discussion/Motion: Final Decision for Central Weber Sewer Alternative

J-U-B Engineers representative, Gary Vance presented additional study information, associated with changeover of the lagoon system to full commitment of wastewater treatment to Central Weber Sewer Improvement District service. He pronounced, because of impact fees, construction of a large lift station, and placement of connecting channels, the speculated cost for this scenario is very high. He reviewed overall lifecycle costs of each alternative. He noted, the projected numbers do not include funding approved for backend renovation. He commented on immediate need for an overhaul of Lift Station 1. He listed prerequisite measures to be taken if Land Application discharge is to be instituted. He highlighted related costs that the land owner has agreed to pay, and outlined City financing assignments. Councilmember Searle sought justification of higher than expected City obligations. Mayor Beesley explained, Lift Station 1 renovation is a common factor in all presented options. Gary Vance indicated, a recommended alternative is to be determined by the Council. Construction scheduling and final user rates have been calculated for each option. Mayor Beesley reminded councilmembers, Plain City will be subject to phosphorous regulations in 2020. Councilmember Sadler emphasized the urgency of getting work started. Councilmember Searle inferred, Plain City will only be charged impact fees for joining the new Central Weber trunk line. Mayor Beesley acknowledged, project costs to be assumed by Plain City will be settled before a finalized agreement with Central Weber Sewer Improvement District is signed. He spoke to the establishment of a mechanical system in twenty years, and noted, incremental progress toward that end, should be considered as this project is furthered. Councilmember Weston commented on reduced demand on the lagoons, resulting from connecting to the new Central Weber line. He noted, with the suggested upgrades and proper management, the existing system can handle at least 50% more than it does, currently. Impact fees and monthly service billing was discussed. Gary Vance reviewed a list of positive and negative aspects of each proposed alternative. Councilmember Searle declared, a Plain City Councilmember must be on the Central Weber Sewer Improvement District decision-making board. Mayor Beesley voiced agreement with Councilmember Searle's statement. Gary Vance commented on preliminary user rate factors. He noted, grant subsidies are not part of the calculation. He explained why Plain City does not qualify for a Utah Division of Water Quality grant. He spoke to shortages in the current user rate and affirmed, the future user rates should correct the deficiencies. He outlined preliminary user rate data, pertaining to each presented option. Mayor Beesley opened discussion on a loan application for 3.2 million dollars, that has been submitted for funding of sewer upgrades. Councilmember Davis spoke positively to the multi-course solutions, presented by J-U-B Engineers. He voiced accord with joining Central Weber Sewer Improvement District's new trunk line. He identified City representation on the Central Weber Sewer Improvement District decision-making board, a crucial hinging point. He suggested a vote for uniting on the project be contingent on a Plain City Councilmember being appointed to the Board. City Engineer, Shane McFarland expounded on the Utah Division of Water Quality's standpoint in processing a loan application. He proposed staying the course with the submitted application. He acknowledged, annulling the application, without penalty, is possible for months to come. He commented on reputation impacts of withdrawing the request after time has passed. Councilmember Searle advised, a plan for Land Application discharge must be completed and presented to the public as soon as possible. Councilmember Sadler encouraged the forwarding of the proposed linking with Central Weber Sewer Improvement District. He acknowledged the existence of unknowns, but expressed confidence in working out uncertainties, in process. **Councilmember Searle moved to approve the Central Weber Sewer Alternative and associated funding arrangements. Councilmember Allen seconded the motion. Councilmembers Allen, Sadler, Davis, Weston and Searle voted aye. The motion carried.**

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Discussion/Motion: Resolution to Adopt the Moderate-Income Housing Plan

City Planner, Derek Moss explained, adjustments of the General Plan have been made, per City Council recommendation. The revised version will be reviewed by the Planning Commission, at their next meeting. He referred to the Moderate-income Housing chapter of the General Plan, noting, the State is currently giving prominence to the need for updated Moderate-income Housing plans. He indicated, changes to the new chapter have not been proposed, and petitioned the Council to adopt the Moderate-income portion of the General plan, as written. He directed scheduling of a biannual, regular review of the plan. He identified action items in the plan. He commented on overlay zoning, as contained in another chapter of the General Plan. **Councilmember Searle moved to approve Resolution 2018-08, to Adopt the Moderate-Income Housing Plan. Councilmember Allen seconded the motion. Councilmembers Allen, Sadler, Davis, Weston and Searle voted aye. The motion carried.**

Motion: Approval of Business Licenses

New

Sharky Fox Custom Tees & More Jenelle Jensen 2443 N 3425 W custom vinyl lettering & clothing

Solicitor

Federal Alarms Inc Brody James Wells 1161 S Main Brigham City home security/automation

Councilmember Allen moved to approve the business licenses as presented. Councilmember Sadler 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 08/01/2018 to 08/15/2018. Brief discussion about Cintas and possible need to shop around. **Councilmember Sadler 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 Commission Vice Chair, John Leonardi reported on a Public Hearing for the Nilson Homes/Papageorge Estates zoning amendment (RE-20 to RE-15). The zoning amendment was unanimously approved. He reported on a Public Hearing for commercial permitted uses. Action was tabled, pending settlement of details. He told of discussion on recommended zoning for the proposed annexation of the Christensen property, noting, action was tabled due to application discrepancies. He reported discussion on the proposed Wade Estates subdivision. He reported, Mr. Wade asked for the code(s) that justify City Engineer insistence that a road be depicted on the plat. He listed two ordinances that are applicable:

11-2-9A Regulation of the subdivision of land and the attachment of reasonable conditions to land subdivision is an exercise of valid police power delegated by the State to the City. The developer has the duty of compliance with reasonable conditions laid down by the Planning Commission for design, dedication, improvement and restrictive use of the land so as to conform to the physical and economic development of the City and to the safety and general welfare of the future plot owners in the subdivision and of the community at large.

11-2-10B Future Re-subdivision Indicated: Whenever a parcel of land is laid out and platted and the subdivision plat shows one or more lots containing more than one acre of land and there are indications that such lots will eventually be laid out and platted into small building sites, the Planning Commission may require that such parcel of land allow for the future opening of streets and the ultimate extension of adjacent streets. Easements providing for the future opening and extensions of such streets may be made a requirement of the plat. (Ord. 2001-02, 3-1-2001, eff. 3-1-2001)

Report from City Council

Councilmember Searle reported citizen worries over the curb and gutter work being done on 2200 North Street. He requested a timetable from Interim Public Works Director, Jake Meibos. Jake Meibos indicated, the curb, gutter, and sidewalk on the west end will be completed the following day. Asphalt for the west end of the road will be scheduled immediately after. Due to setbacks during construction on the east end, new curb and gutter must be removed/reinstalled. He speculated, issues with the east end will be resolved next week. Councilmember Searle proposed dialogue with City Attorney, Brandon Richards, on possible financial reimbursements to the City for the cost of the errors. He commented on work stoppages and scheduling delays. He voiced concern for the safety of children walking to school.

He asked if fabric and rock base was specified for general ground cover at vacant building pads at Kelly's Corner. Councilmember Sadler suggested the Kelly's Corner Developers Agreement be reviewed and requisites be fully enacted.

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AUGUST 16, 2018

Councilmember Weston asked for a status report on placement of a three-way stop on Pioneer Road. Jake Meibos reported, the signs have been ordered and painted indicators will be completed by Monday.

Councilmember Sadler complimented the Parks and Recreation Department for admirable conditions at Pioneer Park. He pointed out areas that need weed control, near the playground at Lee Olsen Park. He noted, trimming around plumb trees has caused significant damage to bark at the base. He advised more cautious handling of trimming around trees. He commented on a proposed Powerline Corridor trail system, warning, if action is not taken to preserve it, the concept will be replaced with other, undetermined elements. He spoke to the procurement of the land and possible exchanges with developers. He suggested quick action be taken to adopt ordinance or overlay measures to ensure perpetuation of the planned trail system. He revisited concerns over sewer system expansion and renovation. He endorsed Councilmember Weston's knowledge of sewer system design and operations. He encouraged unified support of Councilmember Weston's efforts to improve City infrastructure. He proposed legislative action be taken to specify what degree of involvement he can be assigned. He agreed to consider other personnel for system management if presented with an equally qualified candidate. He appealed for solidarity among councilmembers.

Councilmember Allen turned time over to Ben Hale. Ben Hale reported recent evidence of a near-miss at the crosswalk in front of the Fox subdivision. He commented on the speed of traffic in the area. He petitioned the Council for blinking lights on the crosswalk signs at that location. He assessed, 27 – 30 elementary school students will be using the crossing when school is in session. He indicated, the neighborhood is in the initial stages of gathering bids and contributions, to help pay for the upgrades.

Mayor Beesley thanked the Public Works Department, Parks and Recreation Department, and Fire Department for dedicated work. He spoke positively to Jake Meibos' effective management of the curb, gutter and sidewalk project on 2200 North Street.

At 9:24 p.m. Councilmember Sadler moved to adjourn and was seconded by Councilmember Davis. The vote was unanimous.

City Recorder

Mayor

Date approved