

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
OCTOBER 1, 2020

The City Council of Plain City convened in a regular meeting at City Hall on Thursday, October 1, 2020, public was also accessible via ZOOM beginning at 7:00 p.m.

Present: Mayor Jon Beesley, Councilmembers Chad Allen, Rachael Beal, Buddy Sadler, Don Weston and Todd Skeen
Staff Present: Diane Hirschi, Dan Schuler, Mike Kerswell
Present: Jim Beesley, Jarod Maw, Lt Mark Horton, Dennis Rogers
Attendance via Zoom: Rob Ortega, Carol Jean Beesley, Jen Read, Rob Belnap

Call to Order: Mayor Beesley
Pledge of Allegiance: Diane Hirschi
Invocation/Moment of Silence: Mayor Beesley

Approval of Minutes from September 17, 2020

Councilmember Allen moved to approve the minutes from the regular meeting of the City Council on September 17, 2020 as presented. Councilmember Skeen seconded the motion. Councilmembers Allen, Beal, Sadler, Weston and Skeen voted aye. The motion carried.

Comments: Public
None

Report from Youth Council

Mayor Beesley gave a status update on preparations for the annual Chili Cookoff with the Fire Department. He announced that the Plain City Youth Council will be hosting a Trunk-or-Treat event for Halloween. Councilmember Allen advised that the Youth Council's Facebook advertisements are posted in a format that does not allow sharing. He recommended that changes be made to the settings so that the information can be shared on other timelines.

Report from Planning Commission

Planning Commission Chairman, Jarod Maw reported that several members of the public voiced concerns over the proposed Stillwater Development subdivision, to be constructed west of Fremont High School. He spoke of past wetlands restrictions that have been placed on neighboring parcels. He noted that traffic volume issues – present and foreseen - were also deliberated. He reported that amendments to the Residential Overlay Zone ordinance were discussed and refined. He indicated that Land Use Specialist, Mike Kerswell is working on a written draft for review and he will include a graphic illustration of revised setback requirements. He noted that subdivision completion and other time limits were considered. He stated that the maximum number of development phases allowed on a plat was weighed up and will be part of ongoing Planning Commission discussions. He reported that a minor subdivision (Doug & Dianna Hunt Subdivision) at approximately 2771 N 4200 W was approved.

Public Hearing: Amendment to FY2021 City Budgets

Councilmember Sadler moved to open a Public Hearing to open the FY2021 City Budget. Councilmember Allen seconded the motion. Councilmembers Allen, Beal, Sadler, Weston and Skeen voted aye. The motion carried.
There were no comments. **Councilmember Allen moved to close the Public Hearing for the opening of the FY2021 City Budget. Councilmember Sadler seconded the motion. Councilmembers Allen, Beal, Sadler, Weston and Skeen voted aye. The motion carried.**

Discussion/Motion: Amendment to FY2021 City Budgets

Mayor Beesley commented on outsourced sewer pipe inspection and cleaning operations that are carried out throughout the year. Referring to service costs, he submitted that keeping the mentioned tasks inhouse would save enough money to pay for a vacuum truck over a short amount of time. He remarked on a lightly used truck that's available and has been fully appraised by Public Works Director, Dan Schuler. He requested that the City Council approve necessary adjustments to the budget for purchase of the specialized vehicle. He requested that budget adjustments be made to provide funding for renovations to Lift Station 2 – a project for which a \$40,000.00 contribution has been received from a developer. He described improvements that will be made to the facility. Councilmember Sadler contemplated adding a backup generator to the lift station while other renovations are being done. Dan Schuler explained that a generator was not included in the plan because of inadequate space. He proposed relocating vital electrical system components for preservation in a safe place. He noted that a generator can be added in the future, after substantial land preparations are completed.

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Councilmember Sadler moved to approve the \$147,485.00 Amendment to FY2021 City Budgets. Councilmember Skeen seconded the motion. Councilmembers Allen, Beal, Sadler, Weston and Skeen voted aye. The motion carried.

Discussion/Motion: Resolution – Amendment of Residential Sewer Rates

Mayor Beesley affirmed that the approved pay-per-use sewer billing system will go into effect November 1, 2020. He noted that hearsay, after a second Public Hearing and further deliberation on the matter by the Council, suggests that an alternative fee schedule may be preferable. Councilmember Weston indicated that he spoke with each councilmember, individually, and feels consensus can be reached on delaying the effective date until more information is gathered. Councilmember Allen expressed confusion, stating that the reported conversation with Councilmember Weston was about replacing the approved sewer billing system with a hybrid plan - suspending the effective date was not discussed. Councilmember Weston informed that he spoke with some of the residents that voiced concern at the Public Hearing, after the meeting. He stated that replacing a system that is not functional with something that may be more problematic would not be an intelligent action. **Councilmember Weston moved to stay the effective date of Resolution 2020-08 Residential Sewer Rate of .00442/Gallon (metered culinary water), until further notice. Councilmember Allen seconded the motion. Councilmembers Allen, Beal, Sadler, Weston and Skeen voted aye. The motion carried.**

Motion: Approval of Business Licenses

New

Concocted Creationz Boutique	Julie Taylor	4380 W 2100 N	online Etsy shop
Dust B Gone	Tracy Young	3440 W NPC Rd	housekeeping

Councilmember Sadler moved to approve the business licenses presented. Councilmember Beal seconded the motion. Councilmembers Allen, Beal, Sadler, Weston and Skeen voted aye. The motion carried.

Motion: Approval of Warrant Register

See warrant register dated 09/17/2020 to 09/30/2020. **Councilmember Weston moved to approve and pay the bills as presented. Councilmember Sadler seconded the motion. Councilmembers Allen, Beal, Sadler, Weston and Skeen voted aye. The motion carried.**

Report from City Council

Councilmember Weston reported that the track loader used by landfill personnel is scheduled for a needed bearing repair. He conveyed positive aspects related to the newly initiated, curb-side Green Waste Program, acknowledging that some minor snags still need to be worked out. He sought an estimated completion date for road construction on 1975 North Street. Dan Schuler indicated that the new sewer line has been placed, according to schedule, but detours remain due to a dewatering process. He committed to update the Council on timetable particulars after the next weekly construction meeting.

Councilmember Sadler remarked on a proposed meeting with Ammon, Idaho's Technology Director, to discuss fiberoptic infrastructure provision. He agreed to firm up a ZOOM conference date and time.

Mayor Beesley thanked the Plain City Fire Department and Youth Council for delivering Green Waste Program flyers and stickers. He expressed appreciation to Jim and Carol Beesley for delivering Green Waste Program stickers to their neighbors. He recognized the Public Works Department for their efforts in getting the word out, as well. He commented on reports of inconsiderate driving through the detour off 1975 North Street. He indicated that the Weber County Sheriff's Office has stepped up patrolling in the area, thanks to quick action taken by Lt. Mark Horton.

At 7:40 p.m. Councilmember Sadler moved to adjourn and was seconded by Councilmember Skeen seconded the motion. The vote was unanimous.

City Recorder

Mayor

Date approved

PLAIN CITY COUNCIL
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OCTOBER 15, 2020

The City Council of Plain City convened in a regular meeting at City Hall on Thursday, October 15, 2020, public was also accessible via ZOOM beginning at 7:00 p.m.

Present: Mayor Jon Beesley, Councilmembers Rachael Beal, Buddy Sadler, Don Weston and Todd Skeen
Excused: Councilmember Chad Allen
Staff Present: Diane Hirschi, Dan Schuler, Mike Kerswell
Present: Blake Jenkins, Dennis Rogers
Attendance via Zoom: Rob Ortega, Jim and Carol Jean Beesley, Jen Read, Adams Family

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

Approval of Minutes from October 1, 2020

Councilmember Sadler moved to approve the minutes from the regular meeting of the City Council on October 1, 2020 as presented. Councilmember Skeen seconded the motion. Councilmembers Beal, Sadler, Weston and Skeen voted aye. The motion carried.

Comments: Public
None

Report from Youth Council

Mayor Beesley gave an update on the current situation with regard to the annual Youth Council Chili Cookoff with the Plain City Fire Department. Councilmember Sadler indicated; because of Health Department directives, the event has been canceled.

Report from Planning Commission

Planning Commissioner, Blake Jenkins reported that King of Custom Graphics will be opening in the Roylies Building. He indicated that their site plan was approved at the last Planning Commission meeting.

Public Hearing: Amend Subdivision and Other Ordinances concerning stormwater, utilities, street lights and street signs

Councilmember Sadler moved to open a Public Hearing for the amendment of the various ordinances. Councilmember Weston seconded the motion. Councilmembers Beal, Sadler, Weston and Skeen voted aye. The motion carried. There were no comments. **Councilmember Sadler moved to close the Public Hearing. Councilmember Weston seconded the motion. Councilmembers Beal, Sadler, Weston and Skeen voted aye. The motion carried.**

Discussion/Motion: Amend Subdivision and Other Ordinances concerning stormwater, utilities, street lights and street signs

Mayor Beesley explained that this update, which includes Low Impact Development (LID) standards, is required by Utah State law. Councilmember Sadler reflected on use of the words, “pond” and “basin” in parts of the revised ordinances. He reported discussing possible interpretation problems with Public Works Director, Dan Schuler. Dan Schuler indicated that the terms are generally interchangeable and used to describe the exact same condition, depending on regional vernacular. He compared the context to use of the descriptive words, “chuckhole” and “pothole”. He noted that the key words, “detention” and “retention” define differing functions. Councilmember Weston proposed that the word “pond” be changed to “basin” anywhere it is found in the ordinance. Councilmember Sadler commented on testing to determine the water absorption rate of soil in preparation for the building of infiltration basins. He weighed requiring multiple tests over distinct seasons for issuance of a permit. Mayor Beesley asserted that developers will be strongly encouraged to provide detention basins instead of retention basins. He surmised that prolonged percolation testing will cause troublesome construction delays. Dan Schuler stated preference for stormwater detention arrangements and spoke to concerns over seasonal differences in water absorption rates in Plain City. He affirmed that only one percolation test will be required for detention basin construction. Mayor Beesley recommended that the word “pond” be replaced with “basin”, in the ordinance. Councilmember Sadler referred to recent plans for a regional detention basin and proposed that terms be spelled out in the ordinance to address compensation for use of facilities of this type. Councilmember Weston indicated that the City should be reimbursed for construction and other associated costs when a regional basin is utilized by a developer.

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Dan Schuler suggested that established impact fees are charged to cover such costs. Councilmember Sadler contended that revenue from impact fees should not be used for upfront basin costs, but for maintenance and other downstream expenditures. Dan Schuler explained how a regional detention facility benefits the City. He concurred that a user fee schedule might be considered if demand on the basin proves significant. Mayor Beesley contemplated possible metrics upon which the mentioned fee schedule would be based. He asked if the City will be paying all upfront costs when regional detention basins are built. He indicated that he will work with staff on a formula for the proposed compensation program. Councilmember Weston proposed that an agreement – similar to a Pioneering Agreement, be drawn up for assurance that City expenditures toward installation of a regional wastewater detention basin are reimbursed by users. Councilmember Sadler stated that he supports approving this ordinance with the understanding that the discussed adjustments will be made. **Councilmember Sadler moved to approve Ordinance 2020-10. Councilmember Skeen seconded the motion. Councilmembers Beal, Sadler, Weston and Skeen voted aye. The motion carried.**

Discussion/Motion: Miss Plain City Pageant

Mayor Beesley announced that this item will be moved to the next City Council meeting agenda.

Discussion/Motion:

Dan Schuler reported that all improvements for Sunset Meadows Phase 1 have been satisfactorily completed, save asphalt surface treatment and striping - which will be finished with next year's road projects. **Councilmember Sadler moved to grant Conditional Final Acceptance – Sunset Meadows Phase 1. Councilmember Weston seconded the motion. Councilmembers Beal, Sadler, Weston and Skeen voted aye. The motion carried.**

Discussion/Motion: Resolution – Acceptance of West Annexation Petitions

Mayor Beesley informed that the Resolution for Annexation Petition Acceptance, passed in September, has expired. He confirmed that all paperwork has been updated, a proper map of the boundary has been generated and the certification process is in its final stage. He requested that the Council pass the Resolution, once again. Councilmember Sadler remarked on the amount of time it has taken to get everything in order. He queried if a decision on Acceptance of the West Annexation will cause problems with the November 3rd election, as there is a question on the ballot to create a new city across that western swath of the county. Mayor Beesley indicated that a judge from the state court ruled that the annexation process may proceed. Councilmember Weston asked for an estimated timeframe for finalization of the annexation. Mayor Beesley stated that a formal Petition for Annexation must be publicized for three weeks and a Public Hearing will be held thereafter. **Councilmember Sadler moved to approve Resolution 2020-14 accepting the petitions for the west annexation. Councilmember Weston seconded the motion. Councilmembers Beal, Sadler, Weston and Skeen voted aye. The motion carried.**

Motion: Approval of Business Licenses

King of Custom Graphics & Printing Elias Miller-Smith 2414 N 4350 W Unit A screen printing
Councilmember Weston moved to approve the business license presented. Councilmember Skeen seconded the motion. Councilmembers Beal, Sadler, Weston and Skeen voted aye. The motion carried.

Motion: Approval of Warrant Register

See warrant register dated 10/01/2020 to 10/14/2020. **Councilmember Sadler moved to approve and pay the bills as presented. Councilmember Skeen seconded the motion. Councilmembers Beal, Sadler, Weston and Skeen voted aye. The motion carried.**

Report from City Council

Councilmember Sadler commented on awkwardly angled turning lanes that were recently delineated in paint along 3600 West Street, in front of Plain City Elementary School. He respectfully requested that the lines be blacked out and realigned. Dan Schuler expressed agreement with the concept of a left-turn lane in the area and acknowledged that the lines were not correctly laid out. He affirmed; the issue will be resolved this weekend.

Councilmember Weston indicated that road work on 1975 North Street has been completed and it is now open to all traffic. He noted that Weber County has been placed in a High Covid-19 Transmission Level and gatherings should be limited to a somewhat smaller number. He stated that the new directives will affect in-person attendance at City Council meetings. He contemplated measures to ensure capacity limits are followed. He confirmed that the Plain City Green Waste Program is functioning well, with notable improvements each week.

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Mayor Beesley reported that Tripp Cragun approached him about building a skate park in Plain City. He reviewed past efforts to develop preliminary designs and obtain construction cost estimates. He stated that he will invite the young resident to present his ideas at the next City Council meeting.

Councilmember Beal suggested that the skate park might be considered when development agreements for large projects with open space conditions are settled. She emphasized the importance of public input on such matters. She advocated accommodations for parkgoers with special needs.

At 7:48 p.m. Councilmember Weston moved to adjourn and was seconded by Councilmember Sadler seconded the motion. The vote was unanimous.

City Recorder

Mayor

Date approved