

PLAIN CITY COUNCIL  
MINUTES OF REGULAR MEETING  
JANUARY 6, 2022

The City Council of Plain City convened in a regular meeting at City Hall, 4160 W 2200 N in Plain City, on Thursday, January 6, 2022 also accessible via ZOOM beginning at 7:00 p.m.

Present: Mayor Jon Beesley, Councilmembers Jed Jenkins, Buddy Sadler, Luigi Panunzio and Todd Skeen  
Present via Zoom: Councilmember Rachael Beal  
Staff: Diane Hirschi, Dan Schuler, Melissa Miller, Tammy Folkman  
Present: Jim and Carol Jean Beesley, Shelly Beesley, Kylee & Ryan Trease, Jim Flint, Neil and Lisa Cox, Jarod Maw, Jeff Hales, Crystal Panunzio  
Also Present via Zoom: Parker McGarvey, Adams Family, Ashley, Brandon Richards

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

Approval of Minutes from December 2, 2021 and December 9, 2021

Councilmember Beal noted that on the December 9 meeting, it didn't list who seconded the motion. Diane will correct that. **Councilmember Sadler moved to approve the minutes from the December 2, 2021 and December 9, 2021 as corrected. Councilmember Skeen seconded the motion. Councilmembers Jenkins, Beal, Sadler, Panunzio and Skeen voted aye. The motion carried.**

Comments: Public

Mayor Beesley asked Melissa Miller to address the council and update them on the progress of the amphitheater and RAMP grant progress. Melissa Miller gave a copy of the amphitheater rendering to the council members to review and thanked Glen Remy, Jarod Maw, Brent White and Matt McBride for their hard work and volunteer time given to this project. Bids will be due on Tuesday, Jan. 11th and the RAMP grant is due on Friday, Jan. 14th. The Mayor also reminded the council that Glen Remy was putting together a fundraising concert at Wahlquist Junior High on January 31st put on by the Plain City Pops Concert among others. Jarod Maw pulled up the digital rendering for those in attendance to see as well.

Report from Planning Commission

Commissioner Shawna Faulkner addressed the council and welcomed the new council members. Commissioner Faulkner spoke about the public rezone and mentioned that one of the continuing public comments about rezones is why new home construction is allowed to continue with the water shortages. There has been concern about how the city is addressing the water rights and where the water will come from to support these new subdivisions. Commissioner Faulkner stated infrastructure is also commonly asked about as well. She spoke about their most recent meeting and the properties addressed during that meeting. Councilmember Sadler asked about a new overall concept on the Stillcreek 3A project since the plan had been largely deviated from. Commissioner Faulkner stated the Planning Commission has an overall concept and that it is being done in portions that fit the ordinance on housing development. Councilmember Sadler was worried that the original agreement had been changed just enough with each new developer that it might need to be reviewed for new approval. Commissioner Faulkner stated the Planning Commission might have misunderstood what the Council needs in order to allow for approval. Councilmember Sadler mentioned it might be nice to talk with Jeff Hales to see how the final development will look. Commissioner Faulkner stated that would be best since she was unaware of what the original proposal was. She stated the commission simply determined that the proposal fit the ordinances as well as the original agreement. Councilmember Sadler thanked her.

Discussion/Motion: Stacey Dixon – Utilities Improvement Agreement for Plain City Fields Subdivision

Mayor Beesley stated curb, gutter and storm drain will go in when the city project is complete. Councilmember Sadler stated his issue with the agreement is that the Skeen's had not gotten approval from the City and then told the City, after approval, that they would add the sidewalks. Councilmember Sadler is concerned that other developers may come in asking for reimbursement on past projects that were approved in the same timeframe. Councilmember Sadler is concerned that there could be lawsuits due to the approval and timeclock factors involved in this agreement. Jim Flint addressed the council and stated that due to the specificity of this particular agreement, he didn't believe this to be a precedent setting issue. Mr. Flint stated it wasn't often that there were multiple pending projects. Councilmember Sadler agreed, but pointed out that during this particular pending project, Steve Diamond also had a project in operation as well. Councilmember Sadler stated Mr. Diamond told the council he would add improvements to his development and did so, but this development was promising to add improvements and was now asking not to. Mr. Flint stated there was a qualification with a pending city project. Councilmember Sadler stated the project was already pending when Mr. Diamond completed his project as well. Mayor Beesley stated that Councilmember Sadler had a legitimate point. Mayor Beesley mentioned that this project has been going on for five years. Mr. Flint stated there is a protection in that even if the funds weren't available, the developer would still be responsible for installing the improvements. Mayor Beesley

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suggested discussion be tabled until the council has been able to confer with legal counsel about these concerns. Mr. Flint agreed. Councilmember Sadler also mentioned his concern that Kent's could also be entitled to reimbursement as well.

**Councilmember Skeen moved to table the Stacey Dixon Utilities Improvement Agreement for Plain City Fields Subdivision. Councilmember Jenkins seconded the motion. Councilmembers Jenkins, Beal, Sadler, Panunzio and Skeen voted aye. The motion carried.** Councilmember Sadler did mention that the roadways needed to be cleared of mud and also asked that the workers not park in areas where the students walk. Mayor Beesley stated he would have Dan Schuler speak with the workers about those issues.

Discussion/Motion: Final Acceptance – Sunset Meadows Phase 1

Mayor Beesley invited Dan Schuler to address the council. Mr. Schuler stated the year warranty has ended for Phase 1 and he has finished his inspections stating everything looks good. Councilmember Sadler wanted to confirm everything was completed to allow for the return of escrow money. Mr. Schuler confirmed that everything was finished. **Councilmember Skeen moved to approve Final Acceptance of Sunset Meadows Phase 1. Councilmember Jenkins seconded the motion. Councilmembers Jenkins, Beal, Sadler, Panunzio and Skeen voted aye. Motion carried.**

Discussion/Motion: Conditional Final Acceptance – River Crossing Phase 1

Dan Schuler addressed the council stating the punch list of items to be completed are now finished. Mr. Schuler stated everything checks out and once the year warranty has passed, he will do a final inspection. Mr. Schuler is asking for a conditional final until that time. **Councilmember Sadler moved to accept a Conditional Final for the River Crossing Phase 1. Councilmember Skeen seconded the motion. Councilmembers Jenkins, Beal, Sadler, Panunzio and Skeen voted aye. Motion carried.**

Discussion/Motion: Set Public Hearing for Zanna Child Annexation – January 20

Mayor Beesley asked the council members if there were any concerns for the date set for the annexation. Council members had no concerns. **Councilmember Jenkins moved to Set Public Hearing for Zanna Child Annexation on January 20th. Councilmember Skeen seconded the motion. Councilmembers Jenkins, Beal, Sadler, Panunzio and Skeen voted aye. Motion carried.**

Discussion/Motion: Rezone – Robert Dodgen – 3168 W North Plain City Rd – RE-20 to RE-18.5

Mayor Beesley asked the council about any concerns they might have. Councilmember Sadler mentioned that he has no problem with this, however he wondered why the city wasn't keeping any RE-20 areas. He stated that the city could keep the zoning at RE-20 regardless of what the land use map designates. Councilmember Sadler stated that he has heard this complaint within the community. Mayor Beesley invited Commissioner Faulkner to address this issue. Commissioner Faulkner pointed out that there is no RE-20 designated on the future land use map. If someone wants to apply for RE-18.5, they could do so because it has been applied to the future land use map. Councilmember Sadler agreed, but stated the city could leave it at RE-20. He informed Commissioner Faulkner that the Commission could leave it that way as well. Mayor Beesley pointed out that there are many undeveloped areas that are wet. Councilmember Sadler stated that it might be wise to keep it at RE-20 in those areas. Councilmember Jenkins asked how the council would pick and choose which developer gets RE-20 or RE-18.5. Councilmember Sadler stated that was the job of the council to decide. Councilmember Jenkins stated he heard during the last change of the future land use map, there wasn't much input nor interest on lot size by the public. Councilmember Sadler stated ultimately lot size was the decision of the council. He mentioned that he's been hearing people asking for more RE-20 lots. Councilmember Skeen stated he understood Councilmember Sadler's position, but stated for this particular property, it wasn't going to affect much. Councilmember Skeen stated he would be more concerned with density on a piece of property like Favero's. Mayor Beesley stated the purpose of the rezone to RE-18.5 was based on keeping bigger lots that were not necessarily conducive to horses. He stated it might be worth considering keeping more RE-20 lots to allow for more horse property and open space. Councilmember Beal asked about wet areas. Mayor Beesley stated there are some wet areas right off the bluff or around that area. Councilmember Beal then asked if any of that area was protected. Mayor Beesley stated he didn't believe it was. He's not sure it's even marked as sensitive. Councilmember Sadler stated by leaving RE-20 lots available, it may make for more buildable areas. Councilmember Sadler stated that he could not approve it at this point. **Councilmember Jenkins moved to table discussion on the rezone of Robert Dodgen property from RE-20 to RE-18.5 until January 20th. Councilmember Sadler seconded the motion. Councilmembers Jenkins, Beal, Sadler, Panunzio and Skeen voted aye. Motion carried.**

Discussion/Motion: Final Approval of Stillcreek Phase 3A – 21 lots

Jeff Hales addressed the council. He is requesting final approval of Phase 3A in Stillcreek. Mr. Hales asked about Councilmember Sadler's concerns regarding the overall agreement in the following planned phases. Councilmember Sadler stated his concern is regarding the costly amenities that have not happened. He wanted to know what would happen if the agreement wasn't followed. Mr. Hales reminded Councilmember Sadler that it was addressed in the Technical Review along with the Developer's Agreement and Phase 3 in detail. The agreement was broken out into five phases to comply with the city ordinances. Councilmember Sadler stated he liked that review. Mr. Hales asked about Councilmember Sadler's opposition to

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approval now. Councilmember Sadler agreed and stated he was willing to approve this phase. Mr. Hales stated he understood the concerns about amenities, but that it would be consolidated in the following phases. Mr. Hales stated there might be one amenity that could be added in Phase 3, and possibly adding an open space amenity in Phase 2. He mentioned that there is some open space in Phase 4 as well. Mayor Beesley stated he was not in favor of adding any amenities to Phase 2 at this point due to some struggles that are preventing the project from being completed. He doesn't want to add more to it. The retention pond is in need of grass and that is still not completed. The area was planned as a park. Mr. Hales clarified that as new developers, it was not something the City was wanting right now. Mayor Beesley stated he didn't see that as something that was viable at this time. Mr. Hales stated that Phase 3A has had everything done. The will-serve water letters have been secured with a Certificate of Availability from Bona Vista has also been paid for, but the total review is not finished. Mr. Hales asked about a Pre-Con meeting next Tuesday, Jan. 11th, and stated they would bring the will-serve letter to that meeting. Mr. Hales asked Councilmember Sadler what he would like to address for the future phases. Councilmember Sadler stated he would like to see how the project will end and what amenities will be in place. Mr. Hales stated that the original developer agreement has a list of options of amenities and so it would be good to go over those amenities to determine which ones that the city may or may not want based on the original agreement. Councilmember Sadler's concern was for those who bought lots under the impression that certain amenities would be included in their purchase and would be expecting them. Councilmember Sadler commented that this development was unusual due to the fact that it has gone through several different developers. He told Mr. Hales that the city will require some kind of larger overall plan for the rest of the phases going forward. Mayor Beesley asked what the residents would be receiving in terms of open space in Phase 3. Mr. Hales stated there was no open space, but there is a trail on the west side of the property that leads into the Rails to Trails. Mayor Beesley asked what the city was giving density up for. Mr. Hales stated that Phase 1 and 2 were part of the PRUD overlay and these were done in the past so now everyone is trying to figure out the rest of it. Mayor Beesley is concerned about the density, but no amenities and the possibility that the development could change hands again. Councilmember Sadler stated that part of the density agreement was to put the sewer line in. Mr. Hales stated the best they can do is move forward. Mayor Beesley wanted to know if Visionary Homes could contract with the City to finish the development. Mr. Hales stated the best protection for the city is the Developer's Agreement that's already in place. Mr. Hales stated Westside Development has done their very best to lock in Visionary Homes to finish the project. Councilmember Sadler and Mayor Beesley thanked Mr. Hales for his comments. **Councilmember Sadler moved to approve Stillcreek Phase 3A for Final. Councilmember Jenkins seconded the motion. Jenkins, Beal, Sadler, Panunzio and Skeen voted aye. Motion carried.** Mr. Hales discussed the General Plan with the council, mentioning the RE-20 zones that Councilmember Sadler spoke about earlier and suggested that if the city is worried about litigation, to designate and identify areas where they would like to keep RE-20 available.

Discussion/Motion: Approval of Recreation Storage Building Bid

Mayor Beesley started the discussion by stating the storage building was approved into the accepted budget. He requested a small budget adjustment to meet the cost of the bid. Councilman Sadler stated he had visited the other storage buildings and noticed that they were not full and said there was still a lot of room in other buildings. He also asked about the additional offices being built. Mayor Beesley stated the other storage buildings were cleared out at the moment for cornhole league and explained that the offices would be necessary for future use as the city continues to grow. He stated the proposed storage building would be central to the needs of the Parks and Recreation Departments. Councilmember Sadler questioned the need for another building and stated he would more easily support a Recreation Center. Councilmember Jenkins stated he believed Pioneer Park is underutilized and asked about building a storage shed there as a way to keep more parking at Lee Olsen Park. Councilmember Sadler continued to question the need for the new building, but would like to see a Recreation Center or move the storage building to Pioneer Park. Mayor Beesley stated he has been in talks with different land owners in search of ground for a Recreation Center. Mayor Beesley pointed out that our parks are growing and the need for more equipment is coming and more storage will be needed. Mayor Beesley reminded Councilmember Sadler that it was approved when the council went through the budget and went through the various reasons for the storage building and location. **Councilmember Jenkins moved to approve the Recreation Storage Building. Councilmember Panunzio seconded the motion. Councilmembers Jenkins, Beal, Panunzio and Skeen voted aye. Councilmember Sadler voted nay. Motion carried.**

Discussion/Motion: Approval of Fire Vehicle Purchase

Mayor Beesley stated that he and the Fire Chief had been looking for a new vehicle on govdeals.com. They found a 2016 Ford Explorer with a light package for \$11,400.00. The Chief's old vehicle is old and needs to be replaced with something more reliable. This vehicle is located in Ohio and would require additional funds to go and retrieve it. Mayor Beesley asked for \$13,000.00 to come out of the Capital Projects budget. **Councilmember Sadler moved to approve \$13,000.00 out of Capital Projects. Councilmember Jenkins seconded the motion. Councilmembers Jenkins, Beal, Sadler, Panunzio and Skeen voted aye. Motion carried.** Mayor Beesley mentioned that the vehicle had already been paid for by the Chief and stated the City check will be cut to reimburse the Chief. He also mentioned that the Chief got the best deal in recent weeks as the bidding process had increased. after they were awarded with the Ford Explorer.

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Motion: Approval of Business Licenses

New

|                        |                   |               |                   |
|------------------------|-------------------|---------------|-------------------|
| Broomhead Services Inc | William Broomhead | 4756 W 2050 N | house inspections |
|------------------------|-------------------|---------------|-------------------|

Renewals

|                                |                |                        |                          |
|--------------------------------|----------------|------------------------|--------------------------|
| Artistic Custom Badges & Coin  | Louanne Daz    | 2063 N 5100 W          | promotional products     |
| K & K Rain Gutters             | Nicholas Cota  | 2530 N 4175 W          | rain gutter installation |
| Wasatch Heavy Haul LLC         | Dillon Fowler  | 3155 N 3450 W          | office for dump truck    |
| Blossoming Medium              | Krystal Parry  | 3115 N Stillcreek Pkwy | medium reading/reiki     |
| International Luxury Outfitter | Joshua Martin  | 3544 W 2600 N          | office for internet      |
| North Star Buildings Inc       | Alan Walker    | 4496 W 1650 N          | contractor               |
| Everest Construction           | Joshua Martin  | 3544 W 2600 N          | roofing contractor       |
| Wilson's Daycare               | Melanie Wilson | 2238 N 4275 W          | home daycare             |

Councilmember Jenkins noted his concern about parking trucks on the road. It was noted that Wasatch Heavy Haul was for office only. **Councilmember Sadler moved to approve the business licenses as presented. Councilmember Jenkins seconded the motion. Councilmembers Jenkins, Beal, Sadler, Panunzio and Skeen voted aye. The motion carried.**

Motion: Approval of Warrant Register

See warrant register dated 12/01/2021 to 12/20/2021 and 12/21/2021 to 12/31/2021. **Councilmember Jenkins moved to approve and pay the bills as presented. Councilmember Sadler seconded the motion. Councilmembers Jenkins, Beal, Sadler, Panunzio and Skeen voted aye. The motion carried.**

Report from City Council

Councilmember Beal welcomed the new council members. Councilmember Sadler thanked the Mayor and new council members for serving. Councilmember Skeen also welcomed the new council members. Mayor Beesley stated last year was a great year for the city and is looking forward to new projects being funded and completed this year. He thanked the council for their work and Councilmember Weston for his time and service.

**At 8:21 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 \_\_\_\_\_

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The City Council of Plain City convened in a regular meeting at City Hall, 4160 W 2200 N in Plain City, on Thursday, January 20, 2022 also accessible via ZOOM beginning at 7:00 p.m.

Present: Mayor Jon Beesley, Councilmembers Jed Jenkins, Rachael Beal, Buddy Sadler, Luigi Panunzio and Todd Skeen  
Staff: Diane Hirschi, Dan Schuler, Melissa Miller, Tammy Folkman, Brandon Richards  
Present: Candace Baird, Robert Dodgen, James and Barb Jensen, Zanna and Lorin Child, Rod Layton, Chuck Palmer, Jim Flint, Neil and Lisa Cox, Patricia, Kerry Gibson  
Also Present via Zoom: Adams Family, Debbie Robinson, Jim Beesley, Rob Ortega, Stacey Dixon, Tom Favero, Annette  
Call to Order: Mayor Beesley  
Pledge of Allegiance: Councilmember Beal  
Invocation/Moment of Silence: Councilmember Jenkins

Approval of Minutes from January 6, 2022

**Councilmember Jenkins moved to approve the minutes from January 6, 2022 as presented. Councilmember Beal seconded the motion. Councilmembers Jenkins, Beal, Sadler, Panunzio and Skeen voted aye. The motion carried.**

Comments: Public

No comments were offered.

Report from Planning Commission

Commissioner Dustin Skeen reported to the council about the last Planning Commission meeting. Shauna Faulkner is now the Chairman and Dustin Skeen is Vice-Chair. Commissioner Skeen commented on the Stillcreek Phase 3B final and recommended approval. The commission spoke with Visionary Homes regarding the entire Stillcreek project and asked them to work on an overall plan to finish the phases. Mayor Beesley spoke about meeting with Chairman Faulkner to look at that project and go over the agreement to ensure it comes to completion. Mayor Beesley spoke about the many changes to the original PRUD that was approved and stated that it might need to be reviewed again as well. Commissioner Skeen mentioned the General Plan update and accessory dwelling units that the commission is reviewing. The commission is looking at attached units. He mentioned legislation regarding affordable housing and how to make that work within our city. Councilmember Sadler asked if the commission had looked at creating affordable housing that can be deeded as affordable housing forever. Councilmember Sadler says other cities are adopting that policy and suggested the commission check into it. Mayor Beesley stated that he's seen that within some cities where a percentage of apartments are set up that way to stay in compliance or as a receipt for a tax break.

Public Hearing: Zanna Child Annexation – 1055 N 5200 W – 13.4 Acres

**Councilman Sadler moved to go into a public hearing regarding the Zanna Child Annexation. Councilman Jenkins seconded the motion. Councilmembers Jenkins, Beal, Sadler, Panunzio and Skeen voted aye. The motion carried.**

Mayor Beesley invited Zanna Child to speak to the council regarding the annexation. Ms. Child stated she was under the impression she was part of the annexation when the properties around her were annexed last year. She was surprised when her property was not included, but is looking forward to being part of Plain City. **Councilmember Sadler moved to close the public hearing of the Zanna Child Annexation. Councilmember Skeen seconded the motion. Councilmembers Jenkins, Beal, Sadler, Panunzio and Skeen voted aye. The motion carried.**

Discussion/Motion: Ordinance - Zanna Child Annexation – 1055 N 5200 W – 13.4 Acres

**Councilmember Sadler moved to approve Ordinance 2022-01 annexing the Zanna Child property. Councilmember Jenkins seconded the motion. Councilmembers Jenkins, Beal, Sadler, Panunzio and Skeen voted aye. The motion carried.**

Discussion/Motion: Children's Justice Center

Mayor Beesley invited Rod Layton from the Children's Justice Center (CJC) to address the council. Mr. Layton explained the purpose of the CJC. They are not a non-profit organization and they are not a county organization. They work in tandem with all law enforcement agencies and attorneys to facilitate interviews, exams, mental health assessments, etc. for all children who have experienced, witnessed or been victim of a crime. Mr. Layton explained that in recent years the number of cases has grown to exceed the capacity of the facility that they are currently housed in. Because of this, their services are hindered and the need for a new building is essential. Mr. Layton explained that the building they use now is donated by a non-profit organization, and it is registered as an historic building, therefore no additions or renovations can be made to it. Mr. Layton stated that due to the pandemic, the CJC is expecting an even bigger rise in cases over the next two or three years as children return to the classroom and disclose information to trusted adults, such as a teacher or counselor. The CJC has been searching for property in order to

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build a new facility to accommodate the growth in Weber County. Mr. Layton stated the CJC went to the county commissioners and secured a commitment from them for a donation of \$1 million dollars as long as the CJC can raise \$1.5 million in donations from the cities located within Weber County. Mr. Layton has requested a donation of \$42,000 dollars from Plain City and explained the breakdown of how the CJC determined this amount. Mr. Layton stated that he believed the cities are ultimately responsible for helping to fund the CJC since these kids come back to their homes and reside within these cities. Mayor Beesley mentioned that he had not been aware of the CJC before his WACOG meeting. Mayor Beesley talked about the city contracts for policing and taxes paid to the county for this and other services. Mayor Beesley agreed with the need for a new CJC facility and understands the request for funding, but questioned whether it was the responsibility of the city versus the county. Mayor Beesley explained to the council that when he was first approached about this, he spoke with some of the county commissioners to see if they would be willing to front the donation and then enter into an interlocal agreement with Plain City to have it paid back over time. Councilmember Jenkins mentioned that it was a substantial amount of money and spoke about some of the county buildings that have been erected in recent years. He stated that they are “shrines” and appear to be expensive buildings and his concern is giving such a large amount of money when Plain City is still quite small. Mr. Layton stated he understood his concern, but explained that the CJC building must be built to accommodate certain needs and look a certain way. The children who come to the CJC are traumatized, so the building must look like “grandma’s house” to help settle the child. Mr. Layton pointed out that all children must be interviewed by the CJC under state mandate and every city within Weber County will use it. Mr. Layton stated the CJC isn’t looking to take away from city budgets, but rather ask for a portion of the ARPA funds given to each city. Mayor Beesley stated there have been years when Plain City has given back ARPA funds and is having a hard time with the funds. Councilmember Beal stated the city gives \$3000 to the Women’s Center and she would be willing to do the same amount for the CJC. Councilmember Sadler asked Mr. Layton about the unincorporated areas and the taxes being paid, which Mayor Beesley pointed out was accounted for. Councilmember Skeen asked if the state was willing to help with the cost. Mr. Layton stated the state won’t step in to help with the funds for a building, but they oversee the program and some of the CJC employees are paid out of state funds. Mr. Layton mentioned they also apply for federal grants as well. Councilmember Sadler stated tax payer money is already going to the CJC. Councilmember Beal agreed. Mayor Beesley asked the council for their thoughts about the interlocal agreement and if they enter into it, paying it back within five to ten years. The council members were in agreement with that idea. City Attorney, Brandon Richards, pointed out that the CJC is needed and used throughout the county. Mr. Layton liked the idea of the interlocal agreement as well. Councilmember Sadler suggested entering into the interlocal agreement with the intent to pay it back over three years rather than ten.

**Councilmember Sadler moved to see about entering into an interlocal agreement with Weber County to pay Plain City’s portion in three to five years. Councilmember Beal seconded the motion. Councilmembers Jenkins, Beal, Sadler, Panunzio and Skeen voted aye. The motion carried.**

Discussion/Motion: Stacey Dixon – Utilities Improvement Agreement for Plain City Fields Subdivision

Mayor Beesley stated there were some concerns about the timeframe of this subdivision regarding people and developers coming back to the city to request compensation for infrastructure. Brandon Richards spoke about the Skeen property agreement as an example and stated there were conditions and stipulations for approval of that subdivision. The Stacey Dixon agreement is different and doesn’t have the same conditions and stipulations as the Skeen subdivision. Mr. Richards stated it would be a stretch for previous developments to come back and request compensation. He stated there are laws and ordinances that dictate what has to be done before the subdivision goes in. Councilmember Sadler stated he believes the city is setting themselves up for future problems and thinks this agreement should be denied. Councilmember Skeen stated he doesn’t believe they are not trying to get out of paying for the improvements, but perhaps wanted to do things out of sequence to accommodate the city due to road construction. Mayor Beesley referred back to Mr. Richards’ comments regarding the major difference between agreements: the Skeen subdivision was done in conjunction with the approval and the Dixon subdivision was already approved. Councilmember Skeen worried about the sidewalk and improvements may have to be torn up again, but Mayor Beesley stated that would only happen if it was put in wrong at this point. **Councilmember Beal moved to deny the Utilities Improvement Agreement for Plain City Fields Subdivision. Councilmember Sadler seconded the motion. Councilmembers Jenkins, Beal, Sadler and Panunzio voted aye. Councilmember Skeen voted nay. The motion carried.**

Stacey Dixon spoke online and asked about the vote. Mayor Beesley informed Ms. Dixon that the agreement was denied. Ms. Dixon asked if anyone mentioned that the Dixon’s had asked for this multiple times and was told it was not possible so they just moved forward, but pointed out that when the Skeen’s asked for the same thing, it was approved. Mayor Beesley invited Ms. Dixon to make an appointment to meet with him in order to discuss the matter further. He mentioned the Skeen agreement was done over several months and the Dixon’s never brought this to their attention in a council meeting. Mayor Beesley stated the motion had been voted on, but Ms. Dixon was welcome to meet with him.

Discussion/Motion: Ordinance for Rezone – Robert Dodgen – 3168 W North Plain City Rd – RE-20 to RE-18.5

Candace Baird addressed the council on behalf of Robert Dodgen. Councilmember Beal stated she believed in black and white and since the option of RE-18.5 is listed in our General Plan, the Dodgen’s should be approved for the rezone.

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**Councilmember Beal moved to approve Ordinance 2022-02 rezoning Robert Dodgen's property from RE-20 to RE-18.5. Councilmember Skeen seconded the motion. Councilmembers Jenkins, Beal, Panunzio and Skeen voted aye. Councilmember Sadler voted nay. The motion carried.**

Discussion/Motion: FY2021 Independent Audit Report

Chuck Palmer addressed the council and went over the audit of the financial statements. Everything appeared to be correct and there was nothing to indicate that there would be any issues. Mr. Palmer went over the city assets and stated the city is in a strong position. Mr. Palmer went over the different funds, balances and liabilities with the council. **Councilmember Sadler moved to accept the FY2021 Independent Audit Report as presented. Councilmember Panunzio seconded the motion. Councilmembers Jenkins, Beal, Sadler, Panunzio and Skeen voted aye. The motion carried.**

Discussion/Motion: Barb Jensen – Use of Senior Center for Veteran's Ceremony

James Jensen spoke on behalf of his wife, Barb Jensen. Mr. Jensen stated that Barb represents the Utah Cold War Veterans Foundation. Mr. Jensen spoke about the medals that used to be distributed before they were no longer authorized. Utah made their own medal for a small time before stopping production. The Jensen's asked for permission to use the City Hall every few months in order to honor the veterans of Plain City. The Jensen's would hold a small ceremony and present them with the medal. Mayor Beesley thanked Mr. Jensen for his presentation and his service and thanked Mrs. Jensen for her efforts to find the veterans in the city and honor them. Mayor Beesley stated he had no issue with the Jensen's using either Council Chambers or the Senior Center for these ceremonies. The council members all agreed. Mayor Beesley asked that he and the council be notified of these ceremonies so that they can attend. **Councilmember Jenkins moved to waive the building fee for any and all veteran ceremonies. Councilmember Beal seconded the motion. Councilmembers Jenkins, Beal, Sadler, Panunzio and Skeen voted aye. The motion carried.**

Discussion/Motion: Ordinance – Annual Meeting Schedule for 2022

Mayor Beesley stated that Thursday nights seem to be working well. Council members agreed. **Councilmember Jenkins moved to approve Ordinance 2022-03 to continue city council meetings on the 1st and 3rd Thursdays at 7pm. Councilmember Beal seconded the motion. Councilmembers Jenkins, Beal, Sadler, Panunzio and Skeen voted aye. The motion carried.**

Motion: Approval of Business Licenses

New

|                              |              |               |                     |
|------------------------------|--------------|---------------|---------------------|
| Scheer Brothers Construction | James Scheer | 2058 N 3900 W | general contracting |
|------------------------------|--------------|---------------|---------------------|

Renewals

|                              |                 |               |                                |
|------------------------------|-----------------|---------------|--------------------------------|
| Jack's Garage                | Greg Warg       | 2417 N 4425 W | restore cars                   |
| RLK Electric, Inc            | Richard Kester  | 1617 N 4650 W | home office                    |
| Wilson Quality Cleaning, Inc | Tami Wilson     | 2153 N 3700 W | cleaning business              |
| Mac Renovations              | Shane McFarland | 2941 N 3550 W | general contractor             |
| Natural_Lather_Soap Co       | Tammy Folkman   | 2510 N 4100 W | soap making                    |
| Joshua A Reeves              | Joshua Reeves   | 2428 N 5100 W | buy & sell, cleaning, odd jobs |

**Councilmember Skeen moved to approve the business licenses as presented. Councilmember Jenkins seconded the motion. Councilmembers Jenkins, Beal, Sadler, Panunzio and Skeen voted aye. The motion carried.**

Motion: Approval of Warrant Register

See warrant register dated 01/01/2022 to 01/19/2022. **Councilmember Beal moved to approve and pay the bills as presented. Councilmember Sadler seconded the motion. Councilmembers Jenkins, Beal, Sadler, Panunzio and Skeen voted aye. The motion carried.**

Report from City Council

Councilmember Skeen spoke about street lights going out. Dan Schuler explained that the street lights are owned by Rocky Mountain Power and have been reported to them. There is a link on the Public Works website to Rocky Mountain Power that citizens can use to report any street light outages. The report creates a work order at Rocky Mountain Power. Councilmember Skeen asked Mr. Schuler if he was able to see when a report is generated. Mr. Schuler stated he can see which street lights are being reported and also stated a confirmation email is sent when a work order is created. Councilmember Skeen asked if the city has any input on how the lights are replaced. Mr. Schuler stated Rocky Mountain Power has 100% ownership and they do what they want. Councilmember Skeen mentioned the corner by the cemetery needing more light. Mr. Schuler stated he was aware of it.

PLAIN CITY COUNCIL  
MINUTES OF REGULAR MEETING  
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Councilmember Beal asked about the RAMP grant submission for the amphitheater and asked when the city would hear back. Mayor Beesley stated it could take a couple of months. She also reminded the council members about the fundraiser concert at Wahlquist Junior High on January 31st. Mayor Beesley invited Melissa Miller to report on the RAMP grant. Mrs. Miller pointed out that Mr. Schuler did a lot of work to get this grant ready and should be commended. She also spoke about the different donations being offered to the city: Petersen Inc. is donating labor, steel and a logo for the amphitheater in addition to personal monetary donations by Steve Petersen and Rob Despain. Buxton Masonry is also donating time and labor and materials at cost. Councilmember Sadler asked if there had been any opportunities to sell the name. Mayor Beesley stated we were not at that point yet, since we have had so many big donations so far. Mrs. Miller spoke about putting a plaque on the amphitheater to recognize all donors. Mrs. Miller spoke about the upcoming concert and mentioned that she would have liked to see it advertised as a fundraiser rather than an awareness concert.

Mayor Beesley thanked the city staff for their efforts to be frugal and take care of the city funds. He mentioned that Diane Hirschi takes that job very seriously and should be thanked for her diligence in keeping track of the funds.

**At 8:55 p.m. Councilmember Sadler moved to go into an executive session to discuss purchase, exchange or lease of real property and was seconded by Councilmember Jenkins seconded the motion. Councilmembers Jenkins, Beal, Sadler, Panunzio and Skeen voted ave. The motion passed.**

**At 9:13 p.m. Councilmember Jenkins moved to adjourn and was seconded by Councilmember Skeen. The vote was unanimous.**

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

\_\_\_\_\_  
Mayor

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