

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
FEBRUARY 3, 2022

The City Council of Plain City convened in a regular meeting at City Hall, 4160 W 2200 N in Plain City, on Thursday, February 3, 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
Present: Jeff East, Reed Scow, Ross Taylor, Parker McGarvy, Blake Jenkins, Lt Mark Horton
Also Present via Zoom: Adams Family, Jim Beesley, Brandon Richards, Rajan Zed

Call to Order: Mayor Beesley
Pledge of Allegiance: Councilmember Panunzio
Invocation/Moment of Silence: Rajan Zed

Approval of Minutes from January 20, 2022

Councilmember Sadler moved to approve the work meeting and regular minutes from January 20, 2022 as presented. Councilmember Jenkins 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 Blake Jenkins addressed the council and discussed the General Plan. They spoke about public participation and advertising. Dan Schuler offered to help take information around door to door. They mentioned the Facebook page along with adding a notice in the water bills. The Planning Commission also spoke about accessory dwelling units both internal and external. The Commission looked at the ordinances of some of the surrounding cities and pulled different portions they liked from each to adopt into our ordinances for internal dwellings. They will continue to work on external dwellings as well.

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

Parker McGarvy with Visionary Homes addressed the council. Mayor Beesley mentioned the additional basin that is full of frag located next to the designated detention basin to the north. Mayor Beesley asked what the basin was and stated it was never deeded to the city. Mr. McGarvy stated the original basin serves Phase 1D. The new basin was created to serve this current phase. It will be cleaned out, landscaped and used as open space. Councilmember Sadler asked about the punch list they were given to complete by Brad Jensen with Wasatch Engineers. Councilmember Sadler wanted to know why the punch list has not been completed as they've been given several months. Diane Hirschi explained that the engineer was out with illness just before he was scheduled to report to the Planning Commission. Mr. McGarvy explained that there was a transfer of ownership from Jeff Hales to Visionary Homes and the punch list was not communicated to them at that time. Councilmember Sadler stated he would like to see the punch list cleaned up before they resubmitted. Mr. McGarvy stated all items on the list have been addressed. He stated they are waiting for feedback from the engineer. Mayor Beesley asked if the council were to wait for two weeks for approval if this would set Visionary Homes back very much. Mr. McGarvy stated that it would have an impact on them as they are trying to complete phases 3A and 3B together. Visionary was hoping to have pre-construction meeting completed next week to keep the project rolling. Councilmember Sadler stated that the list was provided in plenty of time to be completed before coming to the council for approval and stated he was having a hard time moving forward on this. Mayor Beesley asked Dan Schuler if SWPPP was in place. Mr. Schuler stated it was done. Mayor Beesley asked if there were other items on the punch list that had been completed. Mr. McGarvy mentioned the following items were completed: the plat and construction drawings are updated; addresses have been added to the plat; an additional street light has been added; the plan appears to show street and traffic signs are separated and updated; no additional storm drain was needed; an existing pipe has been added; and all plans have been resubmitted for Brad to review. Mr. McGarvy stated nothing substantial has been added or changed. **Councilmember Jenkins moved to give final approval based on Brad Jensen's review and approval of updated submission. Councilmember Panunzio seconded the motion. Councilmembers Jenkins, Beal, Sadler, Panunzio and Skeen voted aye. The motion carried.**

Discussion/Motion: Plain City Cemetery Service Contract

Mayor Beesley invited Ross Taylor and Jeff East to address the council. Mr. Taylor asked the council to review the contract submitted to the council. Mayor Beesley mentioned the contract is up in April of 2022 and that the contract has worked well for the city and the cemetery. There was some discussion about the number of burials taking place on Fridays and Saturdays, as opposed to the other days of the week, and public works employees being available to tend to the gravesites. Dan Schuler stated his staff is minimal and the employees are having a harder time trying to cover the added time. Mr. Taylor explained the amount

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
FEBRUARY 3, 2022

of time and effort that goes into opening and closing burial plots and the fees associated as well. Mr. Taylor mentioned that the city does make a profit off of each burial and benefits from the equipment that is paid for by the cemetery. Mayor Beesley mentioned that the city employees are being asked to cover those burials and often change their weekend plans. He added his appreciation for the employees and cemetery caretakers for their dedication. Councilmember Skeen mentioned that if the city could incentivize overtime on the weekends for the public works employees, that might help ease the burden for them. Mayor Beesley stated he had no problem doing that. Councilmember Skeen expressed his appreciation for the care that both the cemetery and public works employees use while navigating the maze of headstones and graves. Mr. Taylor mentioned that he has a great relationship with Dan Schuler and the public works employees and appreciates the help they offer when called upon. He spoke about the amount that has been spent on equipment that is used solely by the cemetery that helps keep the costs for the city down. Mayor Beesley and Mr. Schuler discussed offering overtime for the public works employees when a burial lands on Fridays and Saturdays and agreed it would be beneficial. Councilmember Sadler stated compensation options should be at the discretion of Mr. Schuler. **Councilmember Sadler moved to approve the Cemetery Service Contract for another year. Councilmember Skeen seconded the motion. Councilmembers Jenkins, Beal, Sadler, Panunzio and Skeen voted aye. The motion carried.**

Discussion/Motion: Land Application Reservoir Geotechnical Proposal

Mayor Beesley spoke about the application for the sewer. Dan Schuler explained it covers a 70-million-gallon retention pond. Mayor Beesley stated the application allows for farmers to use the water for irrigation purposes and keeps the EPA from coming down on the city for having too much phosphorus in the water. He stated a Geotech study must be completed in order to go forward with the application. He also added the application would add longevity and capacity to the city system. Councilmember Sadler asked if this was something that must be done and both Mayor Beesley and Dan Schuler confirmed it was necessary. Mayor Beesley acknowledged it was a lot of money to spend and there are other options, but none of them are developed enough to be of any use to the city. Councilmember Panunzio stated with the growth happening the city, water retention would need to be doubled and this was the best option. The council discussed the different amounts on the proposals submitted by CMT Engineering and Geostrata and decided to use CMT Engineering. **Councilmember Jenkins moved to approve the Land Application Contract with CMT Engineering Labs for \$9,950.00. Councilmember Sadler seconded the motion. Councilmembers Jenkins, Beal, Sadler, Panunzio and Skeen voted aye. The motion carried.**

Discussion/Motion: Final Acceptance of Archway Subdivision

Mayor Beesley asked Dan Schuler to pull up the map of the subdivision for the council to see. Mayor Beesley explained the stub road on this subdivision becomes a dead end where Val Cotter's property is now located. The road was slated to be turned into a turn-around, however, a shop building has been erected on Cotter's property that blocks off part of the dead end. He stated the subdivision is roughly twenty years old and the developers never finished the infrastructure before they began building homes; the city is now left to clean up the mess. Mayor Beesley stated Jeff Hales approached him about this subdivision to close it out. Jeff Hales asked if the city would accept \$20,000.00 in escrow payments and Mr. Hales would take the other \$10,000.00. Mayor Beesley stated he was not against it, but is unhappy about the message it sends to other developers. Mayor Beesley asked for the council's input on this matter. Councilmember Jenkins asked if a turn-around was going to be added, but Mayor Beesley stated it wasn't possible now with the building blocking it. Councilmember Sadler mentioned it would have to be accepted as-is. Councilmember Beal stated she did not like the idea of letting the developer get away with it and setting a precedent. Councilmember Skeen also added that the city's really couldn't do anything with it. Councilmember Beal suggested that the entire escrow should be forfeited to set a precedent going forward. Mr. Schuler stated the punch list given to Mr. Hales was very recent and there were some broken sidewalks that needed to be fixed. Councilmember Sadler stated those should be fixed since the property was still technically under warranty and the punch list should be completed before allowing escrow to be released. Mayor Beesley asked if the matter should be tabled until Mr. Hales is contacted and given time to fix these issues. **Councilmember Sadler moved to table final acceptance of the Archway Subdivision. Councilmember Jenkins seconded the motion. Councilmembers Jenkins, Beal, Sadler, Panunzio and Skeen voted aye. The motion carried.**

Councilmember Beal asked about not releasing the escrow, stating she is still worried about setting a precedent for future developers. Councilmember Sadler stated if Mr. Hales decides against finishing the punch list and repairing the sidewalks, the city could keep the escrow and use that money to make the necessary repairs instead.

Discussion/Motion: Increase Fee for ROW Encroachment and Excavation Permit

Mayor Beesley spoke about the ROW Encroachment fee and increasing it to \$150.00 from \$75.00. Mayor Beesley stated the city ordinance allows for the option of using cash bonds of \$1,000.00 in place of a fee, but in doing so, the city essentially becomes a bank. It also places added work and stress on the office staff as it becomes a maintenance nightmare. Mayor Beesley stated Mr. Schuler does a great job of keeping developers and contractors in line and increasing the fee is far better and easier on everyone than trying to keep track of a bunch of bonds. Mr. Schuler stated it also helps offset costs for the city as well. **Councilmember Jenkins moved to amend the ROW Encroachment fee. Councilmember Sadler amended the motion to revisit this in one**

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
FEBRUARY 3, 2022

year. Councilmember Skeen seconded the motion. Councilmembers Jenkins, Beal, Sadler, Panunzio and Skeen voted aye. The motion carried.

Discussion/Motion: Council Assignments

Mayor Beesley requested that council assignments be pushed back two weeks in order to prepare. **Councilmember Jenkins moved to table the Council Assignments for two weeks. Councilmember Panunzio seconded the motion. Councilmembers Jenkins, Beal, Sadler, Panunzio and Skeen voted aye. The motion carried.**

Motion: Approval of Business Licenses

Renewals

C&B Auto Repair	Curt Knight	2166 N 4500 W	auto repair
Cook's Auto Sales, Antique Sale	George Cook	1985 N 4650 W	auto & antique storage
Randy Marriott Construction	Randy Marriott	4960 W 2200 N	construction & maintenance
JDR Home Inspections LLC	Dee & Sue Rose	1802 N 4475 W	construction loan inspections
Teresa's Daycare	Teresa Maisey	1623 N 4400 W	home licensed daycare
Hilary's Home Daycare	Hilary Perez	3639 W 2600 N Suite A&B	daycare
Maverik	Maverik	4098 W 1975 N	c-store & beer license
Beehive Naturals LLC	Samuel Ginn	1383 N 4700 W	lotions, lip balms & soaps
Tara's Tot Stop Preschool	Tara Savage	2067 N 2850 W	preschool
Paulette & Emily's Home Daycare	Paulette Sip	1547 N 4325 W	home daycare
Kent's Market	PCO-KTA LLC	3673 W 2600 N	grocery store & beer license
America First Credit Union at Kents	AFCU	3673 W 2600 N	credit union
Dollar Tree Stores Inc	Dollar Tree	3625 W 2600 N	retail variety store
AutoZone #6769	AutoZone	3655 W 2600 N	auto parts & accessories
RZR Utah	Cory King	3461 W Bridlewood Ct	online RZR promotional items
Sugar Stop	Ellie Clark	3267 W 2950 W	food trailer office
Phenix Ventures LLC	Marci Shupe	4716 W 2050 N	purchase & maintain rental properties
A.Lyn Events	Angela Nelson	2414 N 4350 W	planning/hosting events
Wasatch Peaks Credit Union	WPCU	3631 W 2600 N	credit union
Garbage Thieves LLC	Brandon Adams	990 N 5200 W	office for billing
Flowing Locks Salon	Jordan Andrascik	1651 N 3450 W	hair salon
Armstrong Leather Works LLC	Jody Armstrong	5190 W 2700 N	cowboy leather items
Sweet Honey Quilts	Shaylene Engh	3168 N 3450 W	long arm quilting
Mantah LLC	Meliza Chase	4500 W 2200 N	online retail sales

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

Motion: Approval of Warrant Register

See warrant register dated 01/20/2022 to 02/01/2022. **Councilmember Jenkins moved to approve and pay the bills as presented. Councilmember Skeen seconded the motion. Councilmembers Jenkins, Beal, Sadler, Panunzio and Skeen voted aye. The motion carried.**

Report from City Council

Councilmember Sadler mentioned the UCLT mid-season meetings in St. George are on April 20th-22nd. Councilmember Skeen stated people are happy that street lights are being repaired. Mayor Beesley mentioned the fundraising concert for the amphitheater that was put on by the Plain City Pops and local schools and expressed his appreciation for their efforts.

At 8:07 p.m. Councilmember Sadler moved to adjourn and was seconded by Councilmember Skeen. The vote was unanimous.

City Recorder

Mayor

Date approved _____

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
FEBRUARY 17, 2022

The City Council of Plain City convened in a regular meeting at City Hall, 4160 W 2200 N in Plain City, on Thursday, February 17, 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
Present: Chris Tremen, Andy Ortgiesen, Elva Shepard, Jon Shepard, Craig Munford, Sheena Larose, Sale Fonotisatele, Lisa Cox, Jim Flint, Cole Allen, Kelly Pearson, Dave Stireman, Shawn Cottle
Also Present via Zoom: Brandon Richards, Jim Beesley, Carl Miller
Call to Order: Mayor Beesley
Pledge of Allegiance: Mayor Beesley
Invocation/Moment of Silence: Councilmember Sadler

Approval of Minutes from Feb 3, 2022

Councilmember Beal moved to approve the work meeting and regular minutes from February 3, 2022 as presented. Councilmember Jenkins seconded the motion. Councilmembers Jenkins, Beal, Sadler, Panunzio and Skeen voted aye. The motion carried.

Comments: Public

Craig Munford addressed the council regarding the Ute and WFFL league discussion. Mr. Munford stated he has been involved in all aspects of the football leagues both as a parent and a coach. He is in support of the Ute Football league and believes it will be a good addition to the city. He appreciates the work put into the WFFL by Colette Doxey, but he believes this is a better opportunity for the kids.

Chris Tremen addressed the council about his involvement with the Ute league and helping to bring the program farther north. He quoted the Clearfield City Mayor's support of the Ute league while also praising the recreation leagues. Mr. Tremen spoke about his personal experiences and overall approval of the Ute League. He thanked the council for providing youth recreation programs for the kids.

Report from Planning Commission

No one to report.

Presentation: Ute Football League'

Andy Ortgiesen presented to the council regarding the benefits and differences the Ute football league offers versus the WFFL program. Mr. Ortgiesen began with an informational video, which summarized how the Ute league works and the benefits offered to each player. Mr. Ortgiesen spoke about his appreciation for Colette Doxey and her work with the football programs currently in place. He stated the Ute league would like to have her involvement within their program and work in tandem. Mr. Ortgiesen spoke about the confines and constructs of the WFFL league and the advantages offered by switching to the Ute league, for both coaches and players. Mayor Beesley asked about how the games are determined and set up. Mr. Ortgiesen went through the steps involved in how teams and games are scheduled. He spoke about clinics and classes that are also offered as a part of their program to help develop the kids and coaches. He mentioned that every team has a playoff and has a chance to earn a trophy. He also spoke about developing teams that will play at every level together up to high school. Mr. Ortgiesen also went over the financial side of the program and the possible savings and revenue estimated for the city. He also spoke about the opportunity for the kids to play in more places and against more teams. He stated the purpose of his presentation was to ask for the city's support and involvement with the Ute league. Mayor Beesley stated he was not opposed to either program so long as football is played on the city fields and there is an opportunity for every kid to play. He mentioned his concern regarding the costs involved with the Ute football league and the scholarships, but was told there are corporate sponsors who have made large donations to the Ute program in order to help cover costs and scholarships. Mayor Beesley stated he spoke with Mayor Shepard of Clearfield City regarding their involvement with the Ute league and was told they have been elated with the program. Mayor Beesley mentioned his brother referees for the WFFL league and was told there are more and more kids moving to the Ute Football league. Councilmember Skeen stated he is torn between the two programs. He mentioned that parents will find a way to afford the costs involved with the league if they really want their kids to play. Mr. Ortgiesen stated the Ute league has different options to help families who may struggle financially with fundraisers and sponsors, but mentioned no child would be turned away if they could not pay. Councilmember Jenkins asked about how teams would be determined as more kids move to the Ute league. Mr. Ortgiesen stated there would be skill nights to assess where each kid falls and then determine which team they would go to. He stated some districts have done drafts and others have done color levels to help keep the teams even. Councilmember

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
FEBRUARY 17, 2022

Panunzio asked about keeping the teams to 10 kids each and Mr. Ortgiesen stated that was their plan. Mayor Beesley stated in the past, the WFFL league has had roughly 80 kids and asked how many had signed up for the Ute League. Mr. Ortgiesen mentioned the numbers keep changing, but as of today, there were about 55 players signed up. Mayor Beesley stated that the dilution is starting, but he promised Colette Doxey that he would run both the Ute and WFFL leagues this coming year and then make a decision following the end of the season. Councilmember Beal mentioned she wanted to see the games here on the city fields and doesn't want the families to have to travel. Mr. Ortgiesen pointed out that all teams have home and away games, just as there is in any other sport. Councilmember Beal asked what the percentage of travel entailed and Mr. Ortgiesen mentioned it was about 50%. He stated that more cities are looking to put together teams with the Ute league. Councilmember Panunzio stated he didn't believe travel would be an issue. Councilmember Jenkins asked about team sizes in the Ute league versus the WFFL. Mr. Ortgiesen stated there is a mandatory split at 30, but they usually split it before they reach that size. Councilmember Beal asked about children with special needs being accepted on the teams and Mr. Ortgiesen went over the 12th man program that allows for those kids to be included. The council thanked Mr. Ortgiesen for his presentation.

Mayor Beesley invited anyone involved with the WFFL to speak as well. Dave Stireman, the president of the WFFL, addressed the council. Mr. Stireman stated the WFFL is not in a decline and mentioned they have implemented the splitting of teams just recently. He admitted the WFFL has been slow to make changes, but stated that it is due to people being happy with the way the program is set up. Mr. Stireman stated they have also implemented an A and B team split that was just recently voted on. He stated he believes in opportunity and the WFFL is a true non-profit organization. He spoke about the differences in financial costs between the WFFL and the Ute leagues. Mr. Stireman stated the WFFL league implements many of the same programs as the Ute league. He mentioned each league is regionalized to keep travel to a smaller area and accommodate families. He stated the WFFL wants to keep Plain City in their league and continue to work with Colette. He reiterated there was no mass exodus of players moving to the Ute league. Mayor Beesley clarified that the WFFL was still losing numbers however and Mr. Stireman agreed. Mayor Beesley asked if it was responsible for a city to implement two leagues. Mr. Stireman stated the city would have to look at their costs and determine if it was feasible. He mentioned the high school aspect the Ute league uses as a selling point and stated most kids aren't looking that far ahead; they just want to play football. Mayor Beesley asked if the WFFL should have changed their rules in order to allow for more movement within cities. Mr. Stireman stated that changing formats is very difficult, but they are trying to evolve to stay competitive with the Ute league. Mr. Stireman mentioned that the Ute league is really not a financial advantage for the city and stated most cities stay with the WFFL league because they like the way it is run. Councilmember Beal asked if the WFFL has a place for special needs kids on the teams. Mr. Stireman stated the WFFL does allow for that and determines which team is best for each kid to have a positive experience. Mr. Stireman stated he just wanted the council to have all of the facts.

Mayor Beesley thanked Mr. Stireman for his comments and asked if there were others who wanted to speak. Sale Fonotitatele spoke to the council and thanked Mr. Stireman for his comments. Mr. Fonotitatele stated the WFFL started out with a great platform, but needed to make some changes. They spoke with Colette about making changes, but nothing happened so they moved to the Ute league. He stated his decision to move was based on the changes the Ute league had made that allowed for more opportunity for the kids and coaches. He mentioned his appreciation for the WFFL league and all it has done so far, but stated he believed the Ute league was a better choice for him personally. Mayor Beesley thanked everyone for their comments and stated he would be happy to speak to anyone about this privately if they felt it needed further discussion.

Discussion/Motion: Final of Cove Creek Subdivision – 6 lots – approximately 900 N 5200 W

Mayor Beesley stated he had spoken with Jim Flint regarding some of the issues that needed to be addressed within this subdivision. He spoke specifically about the sewer that would be connected at "some future time". Mayor Beesley stated he did not like that wording and although the city cannot force the property owners to connect, eventually they will end up paying for two sewer systems. His other concern was regarding lot 5 and 6. They are zoned as A-1, which requires 150 feet of frontage. In the drawing the council had, it appeared that the frontage was only 100 feet and Mayor Beesley asked why it was changed. Mr. Flint stated it was just an option that was presented to the city, but the original plan already had the 150 feet frontage included on it. Mayor Beesley stated that the city would go forward with the original plan. Mr. Flint addressed the sewer concerns and stated the property owners would be on septic systems and the city would have the discretion to make them connect to the sewer system once it is installed. Mayor Beesley stated it wasn't a reason to deny the development, but didn't like the idea that property owners would have to pay for both septic and sewer systems. Mayor Beesley asked about the storm drain easement and requested that it be deeded to the city with an access road along lot 6 with a turnaround. Mr. Flint stated it would be 1.36 acres that is dedicated by fee simple to the city. He hasn't spoken with the owner yet, but intends to do so. Councilmember Sadler asked about how it would be maintained. He stated that the city should decide how it would be maintained. He asked about the bubble in the middle of the road and stated that the city didn't want those anymore. Mayor Beesley asked Mr. Flint to clarify the drawing for the council and explain if it was temporary or not. Dan Schuler stated it is not temporary, but will be permanent to accommodate city vehicles and the house that will be built on the east end of the subdivision. There was some discussion regarding the right of way for a property that was not currently connected, but could possibly connect in the future. Mayor Beesley asked Mr. Flint if there

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
FEBRUARY 17, 2022

had been any discussion with the property owner about putting in a temporary turnaround for the time being. Mr. Flint stated he had not. Mayor Beesley suggested keeping the current bubble as a temporary turnaround and restricting lot 3 for now. Mr. Flint stated that the developer would need to be able to build on lot 3 and offered to build a hammerhead at the end of the street. Mr. Schuler stated that it wouldn't work and a turnaround was needed. Mr. Flint stated they needed lot 3 and would do whatever the city required to make that happen. Councilmember Sadler stated the city does not want the bubble and restricting the lot is the next step. Mayor Beesley asked if lot 3 was being held for a family member or relative. Mr. Flint stated he did not know. Mayor Beesley stated there would need to be a letter from the owner of that lot stating they understand the bubble would have to be fixed and was only temporary. He asked Mr. Flint to figure out how to make the necessary adjustments in order for the city to go forward. Councilmember Sadler stated it would have to either be restricted, the landowner would have to get an easement, or the city would have their attorney write up a legal description that Mr. Flint would have to pay for. Mr. Flint stated they would do whatever was necessary to solve the problem and keep lot 3 available to build on. Mayor Beesley asked the city attorney to review the plan and asked if a legal description could be written up to address the turnaround being temporary. Councilmember Sadler stated he would like to see curb and gutter end at the bubble, and continue the asphalt beyond that point. The city attorney stated something could be written up. Mayor Beesley asked if approval could be done tonight if it included a contingency regarding the turnaround. Councilmember Sadler stated he wanted the documents completed beforehand. He stated he wanted to know what he was voting on. Councilmember Beal reminded the council there were other concerns brought up that would need to be addressed as well. Mr. Flint asked about the pond and asked if the homeowner could maintain it. He was told the city doesn't like that idea and it generally causes more problems. Mr. Flint then asked if the owner could cover it in grass and not cobble. He stated the owner would landscape it well. Mayor Beesley stated that the owners wouldn't be there forever and then the city is left to maintain it. Councilmember Sadler stated if the city owns it, they should decide how it will be landscaped. Mayor Beesley agreed with Councilmember Sadler. Mayor Beesley asked Mr. Flint to write up the legal description on their plat regarding the bubble being temporary and asked if it could be tabled until that is completed. Mr. Flint agreed. **Councilmember Sadler motioned to table the approval of the Cove Creek Subdivision. Councilmember Jenkins seconded the motion. Councilmembers Jenkins, Beal, Sadler, Panunzio and Skeen voted aye. The motion carried.**

Discussion/Motion: Final Acceptance of Archway Subdivision

Mayor Beesley reminded the council that it was tabled at the last meeting. The list of items needing to be addressed and fixed has been taken care of and the escrow funds that have been in holding can be distributed to the city and developer. Mayor Beesley stated due to the unique nature of this agreement and the length of time regarding the funds being held, he doesn't believe this will set a precedent. He mentioned that this will never happen again as Mr. Schuler has completed some ordinance work to protect the city. Councilmember Jenkins appreciated the work by Mr. Schuler and mentioned the escrow issue. He stated the purpose of escrow is to be used by the city when projects aren't completed by the developer in order to finish the work.

Councilmember Jenkins motioned to give final approval of the Archway Subdivision. Councilmember Sadler seconded the motion. Councilmembers Jenkins, Beal, Sadler, Panunzio and Skeen voted aye. The motion carried.

Discussion/Motion: Conditional Final Acceptance – Town Square Estates

Mayor Beesley stated the punch list has been completed. Mr. Schuler agreed. The one-year warranty phase can begin.

Councilmember Jenkins motioned to give final acceptance of Town Square Estates. Councilmember Beal seconded the motion. Councilmembers Jenkins, Beal, Sadler, Panunzio and Skeen voted aye. The motion carried.

Discussion/Motion: Add \$700,000 to the Capital Projects List for Purchase of Property & Trails

Mayor Beesley stated money has been earmarked for future purchase use. Councilmember Jenkins asked if anything had actually been purchased and Mayor Beesley stated not yet, but property is currently being considered. He mentioned there are several properties being looked at. **Councilmember Sadler motioned to add \$700,000 to the Capital Projects Fund list.**

Councilmember Jenkins seconded the motion. Councilmembers Jenkins, Beal, Sadler, Panunzio and Skeen voted aye. The motion carried.

Discussion/Motion: Council Assignments

Mayor Beesley stated he spoke with Matt Dixon regarding council assignments in conjunction with the Strategic Plan. He believes that if the city can get the Strategic Plan fully functioning, the council assignments can be included within it. He asked the council to pay attention to the areas on the Strategic Plan and jot down those areas they would be interested in working on. Mayor Beesley stated once assignments are up and running, more can be done with the Strategic Plan to achieve the goals that are set. Mayor Beesley asked to table this motion for two weeks until after the Strategic Plan retreat. **Councilmember Sadler motioned to table council assignments for two weeks. Councilmember Beal seconded the motion. Councilmembers Jenkins, Beal, Sadler, Panunzio and Skeen voted aye. The motion carried.**

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
FEBRUARY 17, 2022

Motion: Approval of Business Licenses

Renewals

Plain City Confectionary	Randy Marriott	2397 N 4350 W	bar/beer license
America First Credit Union	AFCU	4350 W 2336 N	banking
RJ Analytical LLC	Rich Mickelsen	4364 W 2575 N	chemical, micro testing
Real Estate Connection	Ruth Mary Hansen	3438 W Larkspur Lane	real estate sales
Reading Express Preschool LLC	Amber Dunn	2385 N 3575 W	preschool
Redbox	Redbox	4098 W 1975 N	dvd/game rental
Marguerite	Marguerite Smoot	1415 N 4250 W	seamstress
Precision Lighting	Kaleb Wayment	3535 W NPC Rd	custom Christmas lighting
Kristin's Stylehouse Salon	Kristin Christensen	2775 N 3800 W	hair stylist
Annadors Pet Salon LLC	Trisha Sanato	2414 N 4350 W Unit D	dog grooming salon
2 Tracks Contracting LLC	Loren D Patterson	1525 N 4325 W	office for contractor
Concotted Creationz Boutique	Julie Taylor	4380 W 2100 N	online etsy shop
Wyatt Technologies LLC	Nicholas Cota	2806 W 1800 N	assemble small cables/lights
Levi Royce LLC	Logan Rogers	3430 W 1975 N	handmade goods
C&B Transportation	Christian Torres	1957 N 5100 W	dispatching trucks
C&B Striping LLC	Christian Torres	1957 N 5100 W	asphalt maintenance
The Old Town Shear Shop	Fred Martinez	2414 N 4350 W	barber/hair salon

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

Motion: Approval of Warrant Register

See warrant register dated 02/16/2022 to 02/28/2022. **Councilmember Jenkins moved to approve and pay the bills as presented. Councilmember Skeen seconded the motion. Councilmembers Jenkins, Beal, Sadler, Panunzio and Skeen voted aye. The motion carried.**

Report from City Council

Councilmember Beal has been doing research for the all-abilities park. Mayor Beesley stated he would like to add a closed session on the agenda for land acquisition on the next council meeting. He stated he and Mr. Schuler did some code enforcement last week and noticed several people are living inside of travel trailers due to the economic hardships happening right now. Mayor Beesley and Mr. Schuler began putting some notes together in order to allow a temporary RV occupancy permit. Councilmember Sadler asked that a work session be held by the city council first and then send it on to the Planning Commission. Mayor Beesley agreed and then talked about the provisions and fees that will need to be enforced in accordance with this permit.

At 9:14 p.m. Councilmember Skeen moved to adjourn and was seconded by Councilmember Beal. The vote was unanimous.

City Recorder

Mayor

Date approved _____