

PLAIN CITY COUNCIL  
MINUTES OF REGULAR MEETING  
JANUARY 19, 2006

The City Council of Plain City convened in a regular meeting on Thursday, January 19, 2006, in the Plain City Hall at 7:00 p.m.

Present: Councilmembers Chad Costley, Elaine Calvert, Bruce Higley, Brent White and Darwin Smith  
Excused: Mayor Jay Jenkins  
Staff: Diane Hirschi, Ken Bradshaw, Carlos Heslop, Hal VanMeeteren, Don Weston  
Also Present: Deputy Rex Cragun, Carl Miller, Brent Weston, Buddy Sadler, Jake Weston, Dallas Weston, Gordon Sorensen, Tammy Perkins, Lee & Colette Doxey

Councilmember Costley called the meeting to order and excused Mayor Jay Jenkins. Councilmember Calvert gave the invocation and Councilmember Smith led in the pledge of allegiance.

Approval of Minutes: January 2 and January 5, 2006

Councilmember Smith noted that it should be reported that he was sworn in at the beginning of the January 5 meeting. Councilmember Costley also reported that on the January 5 minutes, on page 2 concerning final approval of Big Cottonwood Estates Phase 2 two thirds down the paragraph it ought to read "... that they **are** temporary turn-arounds." It was also discussed that the last sentence before the motion on Motion for Storm Drain Bid 2200 N, it should say "could" instead of "would". **Councilmember Calvert moved to approve the minutes of January 2 and January 5, 2006 as amended. Councilmember White seconded the motion. Councilmembers Smith, Higley, Costley, White and Calvert voted aye. The motion carried.**

Comments: Public

Jake Weston is concerned about the open portion of the canal on 2200 North. He feels that it is a significant concern because it is cement, flat and slick. If someone fell in, they couldn't get out. He noted that the irrigation headgate acts as a suction and is worried about the kids. He noted that in the summer there are about 12-15 kids that jump in the canal and it terrifies him. He feels this needs to be addressed. The Plain City Irrigation Company recognizes the problem and would like to take care of it, but financially is impossible. Jake noted that one option would be a fence, but that may compound the issue. The other option is to pipe that section. Jake also noted that the Jim Sargent Subdivision has 48 kids who are out of the busing zone and the Four-Mile Subdivision has 50 kids that could be walking past this open canal. It was suggested to get a sub-committee together to look at this issue and possibly have a discussion at the next meeting. Carl Miller suggested that his father helped with the construction of one of the bridges and they might want to contact him as to how it was put together..

Report from Planning Commission

Buddy Sadler reported that they looked at two annexations. He also noted that one annexation is asking for a zone change from RE-20 to RE15. He noted that the Planning Commission doesn't recommend the RE-15 zone due to the fact that the general plan will have to be amended. He also noted that Mountain West Meadows was on the agenda for final approval.

Motion for Resolution: Annexation Petition – Herbert – 1985 N 4500 W

This property is west of Fremont High School and borders Tiffany Bluffs Subdivision. Ken Bradshaw, the city attorney, noted that by adopting this resolution, it starts the annexation process. It doesn't mean it is being annexed now. **Councilmember Smith moved that the city received the annexation petition for Herbert property and adopt Resolution No. 2006-01. Councilmember Calvert seconded the motion.** It was noted that the only building on the property is the building where they make wreaths. **Councilmembers Smith, Higley, Costley, White and Calvert voted aye. The motion carried.**

Motion for Resolution: Annexation Petition – Cicadis Corp. – 4900 W 1400 N

It was noted that one piece of property is owned by Jim Hill and the other by B&J Homes. **Councilmember Smith moved to adopt Resolution 2006-02 accepting the Cicadis Corp. petition for annexation. Councilmember Costley seconded the motion.** Councilmember Higley asked about the zoning issue. It was noted that it would be discussed at the public hearing. Tonight we are just accepting the petition and getting the process started. **Councilmembers Smith, Higley, Costley, White and Calvert voted aye. The motion carried.**

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Set Public Hearing: Rezone Petition – Cicadis Corp. – approx. 4900 W 1500 N – RE-20 to RE-15

This property is the front part of the B&J Homes property that is being annexed in. It was noted that the Planning Commission has to have a public hearing on a rezone. It was suggested that the city council hold a joint public hearing with the Planning Commission. That public hearing is scheduled for Feb. 9. Ken Bradshaw noted that the public hearing could be held jointly and then the city council would adjourn and continue the discussion/motion at the next regularly scheduled city council meeting. Kent Buie clarified that the rezone application is from an RE-20 zone to a RE-15 zone. **Councilmember White moved to set a joint public hearing with the Planning Commission on February 9 for the potential rezone of the property petitioned by the Cicadis Corporation. Councilmember Smith seconded the motion.** Councilmember Costley asked Diane to remind everyone of this meeting. **Councilmembers Smith, Higley, Costley, White and Calvert voted aye. The motion carried.**

Motion for Ordinance: Storm Water Management and Control

Councilmember Calvert explained that a public hearing was held and changes were made in a work meeting. She reported that the changes are in bold. It was noted that the changes were to make it so the rules weren't too stringent for the small projects. If a problem were to arise, the Public Works Director can deal with it. **Councilmember Calvert moved to adopt Ordinance No. 2006-04 as the storm water management and control ordinance with the changes made in the work session after the public hearing. Councilmember White seconded the motion. Councilmembers Smith, Higley, Costley, White and Calvert voted aye. The motion carried.**

Motion for Ordinance: Amendment to Subdivision Ordinance concerning issuance of building permits and Certificate of Occupancy

It was noted that our current ordinance states that water and street improvements must be in before a certificate of occupancy. It needs to be changed to say that those improvements must be in before a building permit is issued. **Councilmember Smith moved to adopt Ordinance No. 2006-05 concerning the issuance of building permits and Certificate of Occupancy. Councilmember Costley seconded the motion. Councilmembers Smith, Higley, Costley, White and Calvert voted aye. The motion carried.**

Discussion/Motion: Alarm System for Sewer Lift Stations

It was reported that some of our sewer lift stations are not hooked to a wireless alarm. The only thing they have is an audible alarm that rings and a homeowner in the area calls Carlos. Councilmember Costley reported that it would cost \$495 per station to have it signal Denco, our current provider, which would contact Carlos directly. Councilmember Costley reported that there are 10 stations that need this. Councilmember Costley thinks that all the new lift stations have alarms. Councilmember Smith thinks Councilmember Costley ought to come back with the exact costs. It was suggested that maybe bids ought to be obtained to make sure everything is in line. **Councilmember White moved to solicit bids for lift station alarms comparable to the current system. Councilmember Calvert seconded the motion.** Councilmember Higley feels that the stations need to have the alarm systems. **Councilmembers Smith, Higley, Costley, White and Calvert voted aye. The motion carried.**

Discussion/Motion: Recreation Items/Football Program

Councilmember White reported that West Haven is starting their own football program and will be taking some of our players and our coaches. He is concerned about the investment our city has had for new equipment. Lee has suggested that West Haven start with the younger kids and then it wouldn't affect Plain City immediately. He noted that Pam from West Haven wants all the ages now. Councilmember White is suggesting that the city petition the League (WFFL) for the surrounding areas such as Taylor & West Weber rather than them going to West Haven. It was noted that the next league meeting is in April. Councilmember White will draft a letter to the league for review at the next meeting. Lee noted that our equipment has a 5-7 year recuperation cost. Councilmember White noted that the other issue is the pitching machine. He is suggesting to defer this discussion until after the discussion on the purchasing policy. Lee mentioned that concerning donations, Mayor Willie said that we can't accept money, but could accept products. Lee wants to get donations for fencing, concrete and possibly items for the concession stand. There was a discussion about the quality of products. Councilmember White noted that this is a parks issue not a recreation issue. Councilmember Costley noted that he has had some plans redrawn for the concession stand. He has talked to Knights Trucking about getting some donations to build

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that facility. He also has a cost breakdown from Brad Barto. He is leaving it alone until he hears back from Knights. Lee noted that most companies have a policy that donations are available January 1. He reported that those monies are gone by January 31. Councilmember White is concerned because we don't have a list of materials for the cage around the pitching machine. He feels that we need a physical, itemized plan. Councilmember Smith asked Lee if he has talked to Brent Weston about any of this information. Lee noted he had only talked to Steve. Councilmember Costley noted that he would feel more comfortable if the Mayor was here for this discussion. Lee noted that the only way he can stay within the budget is to get some donations. Councilmember White feels that we need to get with Brent Weston, get a plan together and get more information.

Discussion: Purchasing Policy

It was noted that the current policy has some good information. In the case of the pitching machine, it is considered a small purchase and requires informal bidding with three sources. Lee needs to get all the information and a formal motion. Lee noted that it takes 4-5 weeks for delivery. A purchase order system was discussed. It was suggested that each department head could be given a PO book. Councilmember White asked how the departments are working together. The public works director was discussed. Does this mean he is over parks, sewer, roads, etc. It was noted that Brent Weston is over the parks and Lee is over the recreation. It needs to be addressed if Carlos is over the roads, sewer and drains and the parks. Councilmember White feels that one person should be over the whole thing so that he could control what is being purchased. The other side of that is; would Carlos or Mitch go buy sprinkler pipe that would come out of Brent's budget? It was noted that this is a good discussion and the responsibilities need to be defined. Department heads need to be defined. Councilmember Costley would like to table this discussion until the next meeting. It was suggested that each department head have a copy of the purchasing policy. Don Weston asked about accumulative bidding. He noted that the whole project has to be bid; you can't just bid part of it to be under the limit.

Discussion/Motion: Plain City Synopsis Form

A copy of this form was sent to the council. Councilmember Smith noted that they use a form like this in the school district. It could be a tool to the city council for expending money. It was noted that it is a great idea. **Councilmember White moved to adopt the synopsis form as presented and to require it be filled out before the items is placed on the agenda. Councilmember Smith seconded the motion. Councilmembers Smith, Higley, Costley, White and Calvert voted aye. The motion carried.**

Discussion: Appointment of Planning Commission Member

Councilmember Costley asked if they knew of anyone interested in being on the Planning Commission. Diane noted that she has a couple names. Buddy Sadler noted that they have had a struggle getting a quorum and would like an alternate. This will be on the next agenda.

Other Business

Approval of Business Licenses

New Licenses

One Oakridge, LLC	Brad Oldroyd	1975 N 4098 W	convenience store/beer
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Renewals

J Brad Barto Construction	Brad Barto	2965 W 2600 N	contractor
Maurie's Salon	Maurie Pomeroy	2544 N 3975 W	stylist
Cody Rhees Construction Inc	Cody Rhees	4156 W 2875 N	contractor
Hunt em Down Smoke em Out	Douglas Hunt	4245 W 2775 N	chimney cleaning
America First Credit Union	Thayne Shaffer	4350 W 2336 N	banking
Sher's Nails	Sherilyn Elliott	2107 N 3900 W	nails, manicures
Deseret Land Design LLC	Paul H Keeler	4184 W 1975 N	landscape/planning
KJ & J Enterprises	Lynn & Karin Bernhard	4115 W 2550 N	vending machines
Shannette Keeler LCSW	Shannette Keeler	4184 W 1975 N	counseling
Fingers & Toes	Sherry Bradford	2710 N 4200 W	acrylic nails
O'D Systems	Patricia O'Driscoll	4292 W 1400 N	bookkeeping
Paul Costley Garage	Elsie Costley	4217 W 2650 N	auto repair

It was reported that the food section is not open in the convenience store yet. At that time the fire department will do a complete final inspection. Councilmember Costley would like to talk about the business renewals at the next

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meeting. **Councilmember Calvert moved to approve the business licenses as presented. Councilmember White seconded the motion. Councilmembers Smith, Higley, Costley, White and Calvert voted aye. The motion carried.**

Approval of Unpaid Invoices

See warrant registers dated 01/01/06 to 01/18/06. Councilmember Costley reported that the bill from Orton is for an agreement that the city entered into to upsize pipe, increase the lift station and run sewer to the park.

**Councilmember Smith moved to approve and pay the bills as presented. Councilmember Costley seconded the motion. Councilmembers Costley, Calvert, Smith, Higley and White voted aye. The motion carried.**

Comments: Council

Councilmember Smith reported that the landfill is really muddy but is open on the 2<sup>nd</sup> Saturday of each month through the winter. Fire Chief Hal VanMeeteren reported that they are submitting matching fund grants for the fire department. Councilmember Smith also noted that the fire department has a drawing of the addition to the fire station. Don Weston noted that they had four contractors bid on a design build for the station. Councilmember Costley noted that the previous council talked about rather than spend the money to design a building that they would like to solicit bids for a design build. Don Weston noted that they told each contractor what they would like and they gave a price. Councilmember White asked if there are performance specs. He feels that these bids don't meet the requirements and doesn't give a true comparison. Councilmembers White and Higley would like to see the bidding done correctly. He noted that this is not on the agenda tonight. Carlos suggested that there is a French drain on the corner of 4100 W 2200 N that ought to be piped at the same time.

Councilmember Higley reported that he met with Jay Christensen and Drew Moyes from Plain City Irrigation tonight. They think it is a great idea to have the city work with them and would like to set a work meeting with the council and Plain City Irrigation. He will let Diane know when he gets it set up.

Councilmember White has some concerns with discussions about impact fees. He is also suggesting that when the city council has a public hearing, they ought to allow for written comments and put the motion on the next meeting. This would allow time for the council to look at new information from the public hearing. There was a discussion about public comments during the meeting and controlling the meeting.

Councilmember Calvert reported that she and Diane put their heads together and nominated Denton and AldaLee hall for the couple for a golden marriage. She reported that Founders Day is March 18. At that time, they give out service awards for the year. She asked the council if they know anyone deserving of an award to contact her. She also reported that Wednesday, January 18 there was a planning meeting, which is a big step for the General Plan. She invites the council to take part in this process. These meetings are held the 3<sup>rd</sup> Wednesdays of the month at 6:00 p.m. Councilmember Calvert also noted that Carl Miller has prepared a draft list of Plain City businesses. He feels that a business directory needs to be published and put into the hands of the community. It was also suggested to put it on the website. Councilmember Costley suggested putting on the owners names. He thanked Carl.

Councilmember Costley noted that in the past they have announced the 4<sup>th</sup> of July grand marshal at Founders Day. If anyone has any suggestions, get a hold of Bruce. There was some discussion about the new sewer project and when we are going to ask people to hook up. He wondered about working with a bank to offer low-interest loans for those connecting on to the sewer. This needs to be addressed very soon. Councilmember Costley thanked everyone in attendance that helps with the city.

Lt. Terry Thompson reported that Weber County Sheriff's office is working to get more information out to the cities in a more timely matter. He has asked Diane for an email group list to give this information to. Councilmember Costley mentioned a spot on 1500 North that has the speed limit different on one side of the road than the other. Deputy Cragun will work with Marriott Slaterville's CRO to take care of that problem. Carlos reported that the sign in Marriott-Slaterville is ours. Lt. Thompson also noted that Deputy Cragun will be able to produce a month crime and traffic analysis and would like to address the council once a quarter.

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At 9:15 p.m. Councilmember Calvert moved to adjourn. Councilmember White seconded the motion. The vote was unanimous.

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City Recorder

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Mayor

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Date Approved

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