

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
MARCH 1, 2007

Present: Mayor Jay Jenkins, Councilmembers Chad Costley, Darwin Smith and Brent White
Excused: Councilmembers Bruce Higley and Don Weston
Staff: Diane Hirschi, Martha Bodily
Also present: Deputy Rex Cragun, David Rhees, Beth Koford, Jake Weston, Carl Miller, LaFray Kelley, Gavin Chase, Kim Morse, Tom Gledhill, Steven & Cherie Griffin, Marilyn Lott

The City Council of Plain City convened in a regular meeting on Thursday, March 1, 2007, in the Plain City Hall at 7:00 p.m.

Mayor Jenkins called the meeting to order. Councilmember White gave the invocation and Mayor Jenkins led in the pledge.

Approval of Minutes: February 15, 2007

Councilmember Smith moved to approve the minutes from February 15, 2007. Councilmember Costley seconded the motion. Councilmembers Smith, Costley and White voted aye. The motion carried.

Comments: Public

Dave Rhees, Principal of Plain City Elementary, talked about the new Elementary School. He mentioned that the school will impact the city for decades. The district has been identifying the bus routes. There are a lot of school children who will be walking to school. The district is only responsible for 1000 ft. of sidewalk in front of the school. Mr. Rhees mentioned and thanked Jenny Beth Koford for all of her work to submit for grants for the sidewalks. Mr. Rhees encouraged the City to do what is necessary, before August 23, 2007 to address the safety concerns.

Steve Griffin addressed the Council in support of the sidewalks. He said there is no shoulder to walk on; we need to find a way to make the sidewalk project happen. If the city can't get it done – let the citizens see if they can help. Mr. Griffin suggested the Council consider an asphalt path in some areas to reduce costs.

Jake Weston feels that the open canal needs to be taken care of (2200 N). He is concerned about the kids who play in it. He would at least like the City to make a plan and get it on paper with the cost estimates. The Mayor thanked Jake for his previous time spent helping the City with the 4th of July celebration.

Report: Planning Commission

Brandon Stokes reported that the Planning Commission re-elected Artie Pearce as Chair and Buddy Saddler as Vice Chair. They also granted a temporary permit for the kennel, with no allowed increase in animal number. The Mayor asked for a member of the Planning Commission to be available at the next City Council meeting. It would be helpful to have someone there while the General Plan is discussed.

Motion For Approval – Pioneering Agreement – Plain City Meadows Phase 4

Tom Gledhill addressed the Council about the possibility of a pioneering agreement to recoup some of the costs of improvements (that will benefit future builders) made when the subdivision was built. It would impact the property north of the new elementary school. Councilmember White stated that the Council needed some sort of proposal from Mr. Gledhill. A letter from the city engineer was read. He did not recommend the pioneering agreement, but he listed some provisions to follow if the Council decided to approve a pioneering agreement. It was recommended that Mr. Gledhill meet with city engineer and the city attorney to help make the proposal.

Discussion/Motion – Sidewalk Project

Jenny Beth Koford addressed the Council and updated them on the status of the grants. Jenny Beth talked with someone at UDOT and the grant would hopefully get looked at in the next three weeks. She is worried about the time factor and would like the City to get started with a plan, and discuss where City funds could come from. It was suggested that the City give it to the city engineer to start a plan and put out some bids. JUB engineering did some grading plans and a project map and estimated a cost of \$459,000. The school applied for a grant for \$75,000 for other uses (cannot be used for infrastructure).

Councilmember White felt that the City needs to take the first step, at least in the highest priority areas, and do a design and consider doing base and grading and possible asphalt. He thought \$40,000 (10% of total

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cost) in engineering fees was a lot to pay JUB. The Mayor suggested that he and Councilmember Costley get with Brad and map out where the city would/could do asphalt, sidewalk or even just improve the shoulder of the road. JUB's estimate was for all sidewalk, no asphalt. It was mentioned again that a plan needs to be made in order to begin. The plan would still be good in future years if the sidewalk project had to be phased.

Councilmember Smith moved to proceed by having the city engineer design a plan and come back with actual estimates. Councilmember White seconded the motion. Councilmembers White and Smith voted aye. Councilmember Costley voted nay. The motion did not carry.

Councilmember Costley mentioned that Brad has a lot of projects he is working on at this time and felt it would be better to go with JUB. Jenny Beth also mentioned the need for additional stop signs. She thought it would be beneficial to have the signs in before Fremont is out for the summer, that way the high school kids could get used to the new intersection. Deputy Rex Cragun said that any time you change an intersection, accidents increase. But, when school starts in the fall, there would be a heavier presence of deputies around, and crossing guards etc. Councilmember Costley mentioned his frustration that the school district can come and put a school in the middle of a rural area and then leave the City to accommodate the sidewalk expense. The City doesn't know for sure where it has money available or where it would take that money from. Jenny Beth mentioned the increase revenue from the B&C road fund. That increase would be available because it was not budgeted for any expenses and is bonus revenue. Deputy Cragun mentioned that road base could be put in on 2200 N as a temporary fix, or do something similar to what Farr West did on 2600 N. Jenny Beth also felt JUB seemed more knowledgeable with this type of project. Mayor Jenkins thought if they spend a lot of money on a plan it could take away from funds for actual sidewalks for this year. He would like to get as much done as possible this year, but felt the City could first do more planning before they get bids. The Mayor is also worried about trying to take money from the B&C road fund. Most of that fund gets spent during the summer months. They could have a work meeting and figure out where sidewalks vs. asphalt vs. improved shoulder should be. Then they could get engineers involved. Costs of sidewalk curb and gutter in front of homes could possibly be shared by the homeowners. The Council will hold a work meeting on March 15, at 6:00 p.m. to discuss the sidewalks. Councilmember Costley will talk to Bona Vista; the Mayor will talk to Brad and Cindy Gooch before the work meeting. The Council will also discuss the canal on 3600 and 2200 during the work meeting. Mr. Rhees reminded the Council that there are only 175 days left before school begins. Jenny Beth also mentioned that the school is a great asset to the community. Also, the City could consider bonding for the sidewalks.

Other Business:

Approval of Business Licenses

New

Renewal

Jack's Garage	John Etherington	2417 N 4425 W	repair garage
J Bees Photo Reconstruction	Jim Beesley	2149 N 4425 W	photo reconstruction
Cody Rhees Construction Inc	Cody Rhees	4156 W 2875 N	contractor
Yard Care by Leonard	Leonard Trujillo	1511 N 4700 W	yard care
Rael Limo's	Evelyn & Paul Rael	2841 N 4200 W	limo service
Randy Marriott Construction	Randy Marriott	4960 W 2200 N	construction
The Dance Establishment	Gary & Peggy Nielsen	4425 W 2350 N	dance instruction
Pro-Mold	Farrell Christoffersen	1675 N 4150 W	machine shop
Dance Expressions	Shantel Anderson	3729 W 1975 N	teaching dance
Lewis Construction Inc	Robert V. Lewis	2081 N 4500 W	contractor
RJ Analytical LLC	Rich Mickelsen	4364 W 2575 N	lab
RJ Analytical LLC	Rich Mickelsen	2195 N 3500 W	lab – house
Will-O-Way Construction	Glen Willie	1638 N 4750 W	contractor
Carl's Auto Clinic	Carl Miller	1606 N 4700 W	auto repair
Dawn Co – RK Supply	Rebecca Kohler	2511 N 3975 W	property management
Old Homestead	Rebecca Kohler	2511 N 3975 W	wholesale crafter
Hunt em Down Smoke em Out	Douglas Hunt	4245 W 2775 N	chimney, tree trimming

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Sizzle Sack Inc	Nathan Corey	2982 N 3525 W	self heating paper bag
WC Fabrication & Repair	Wid Carver	4375 W 2575 N	sheet metal fabrication
An Affordable Touch	Lisa Shank	4735 W 2150 N	contract cleaning
Cedarwood Studios Inc	Stan & Shauna Smith	2770 W NPC Rd	photography
CK Construction & Services	Robert Checketts	4370 W 2650 N	construction

Councilmember White moved to approve the business licenses as noted. Councilmember Costley seconded the motion. Councilmembers White, Costley and Smith voted aye. The motion carried.

Approval of Warrant Register (see warrant register dated (2/16/07 – 2/28/07))

Councilmember Costley made a motion to approve and pay the bills (2/16/07 – 2/28/07) as presented. Councilmember Smith seconded the motion. Councilmembers Costley, White and Smith voted aye. The motion carried.

Comments – City Council

Councilmember Costley – discussed that he drove through North Ogden, Hooper and Pleasant View and did not see extensive sidewalks around the newer elementary schools. He feels that they need to have a full Council and they all need to know what they are talking about before they make a decision.

Councilmember Costley mentioned to Jake Weston that the canal is owned by the Plain City Irrigation and the City can't pipe the canal.

Bona Vista will be putting in a new line that would go from Hoagies to Smith & Edwards and eventually loop to North Plain City Rd. BK Fox got the contract.

Councilmember Smith - wanted to mention that when the Fire Dept. add-on started, the new elementary school was not an issue at that time. There were different priorities in the City then.

Councilmember White – asked about the parcel of land just south of Lion's Club Park. He offered to research it and see if it could be surplused off. Councilmember Smith suggested a possible variance so that it could be sold for building on.

Mayor Jenkins – The City is currently getting appraisals on property east of the current cemetery and a portion of the property on Pioneer Rd. The City may do a property swap with the Cemetery District.

The Mayor also met with the state about sewer ponds, the City needs to be able to justify the cost to the new home owners. There is a potential for Plain City to go from 5,000 residents to 20,000 residents.

The Mayor also met with the Rails to Trails and the Weber Pathways. The City is getting some ideas to help develop a more useable trail for the City.

There are two new employees in the City roads department.

Comments – Public

Marilyn Lott wanted to suggest on the General Plan that the City include more business areas along the proposed power line road.

At 8:38 p.m. Councilmember Smith moved to adjourn and was seconded by Councilmember White. All voted aye. The motion carried.

City Recorder

Mayor

Date Approved