

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
June 21, 2007

The City Council of Plain City convened in a regular meeting on Thursday, June 21, 2007
in the Plain City Hall at 7:00pm.

Present: Mayor Pro Temp Chad Costley, Councilmembers Darwin Smith, Don Weston, Bruce Higley and Brent White
Excused: Mayor Jay Jenkins (arrived approximately 9:00 p.m.)
Staff: Diane Hirschi
Also present: City Treasurer Steve Davis, Brandon and Tracy Stokes, Robert Seager, Bryan Dorsey, Justin Mond, Dan Binkerd, Craig Call, Kelly Parker, Jarod Maw, Carl Miller, Jim Seager, Gordon Carlin, Colette Doxey, Alayna Weston, Janine Call, Todd S., and Gordon Nozaki

Mayor Pro Temp Costley called the meeting to order. Councilmember Weston gave the invocation/moment of silence. Councilmember Higley led in the pledge.

Approval of Minutes: June 7, 2007.

No changes were made. **Councilmember White moved to approve the minutes from June 7, 2007. Councilmember Higley seconded the motion. Councilmembers Smith, Costley, White, Higley and Weston voted aye. The motion carried.**

Comments: Public

Bryan Dorsey put together a proposal, as requested by the Mayor, concerning open space, trails and parks. The General Plan was just recently drafted which included a suggestion for a master plan for trails etc. In the absence of Mayor Jenkins, Mr. Dorsey asked the Council to look at the plan and then he would come to City Council again on July 19th. Mr. Dorsey is a professor in urban planning, has served with Weber Pathways and has consulted with a landscape architect with Weber Pathways and also a cartographer with Weber County. They would also like to include some citizens from Plain City in the planning. Would like to start with a draft and then get public comment before finalizing the master plan. Weber Pathways would also contribute financially toward the project. Mr. Dorsey has just completed a plan for North Ogden. Dan Binkerd thanked Councilmember Weston and the fire dept. for removing the shoes from hanging above the road.

Public Hearing: Adoption of 2007 - 2008 City Budget and Amendment of 2006 - 2007 City Budget
Councilmember Smith moved to go into a public hearing. Councilmember White seconded the motion. Councilmembers Smith, Costley, White, Higley and Weston voted aye. The motion carried.
There were no public comments. **Councilmember White moved to close the public hearing. Councilmember Higley seconded the motion. Councilmembers Smith, Costley, White, Higley and Weston voted aye. The motion carried.**

Steve Davis addressed the Council. For the 2006 – 2007 budget they are proposing to increase the total revenue by approximately \$500,000. Most of that coming from building permits, impact fees and sales tax increase. For expenses, engineering fees are increasing approx. \$70,000 because of growth. Increase in the cost of public notices (\$12,000), mostly related to the annexation. Increase \$30,000 to the sewer fund for a storm drain. The City should be able to transfer approx. \$270,000 into the capital projects fund. Impact fees cannot be used for operating costs. Putting \$0 in the redevelopment fund, will be able to amend it in the future if needed. 2007 – 2008 tentative budget has already been adopted. Left the building permits at status quo. Increased the Class C road fund revenue. Total revenues predicted for 08, approximately the same as what the City will end at this year. Included money to run the elections. Established a new category for update of office equipment. Increased money to cover for crossing guards. Increased City salaries in administration, fire dept. landfill, parks etc. Mr. Smith proposed the City transfer some money to the general fund (for 07 budget amendment). Possible proposed items for the capital projects fund for the next year: parks and trails \$100,000, office update \$10,000, landfill \$10,000, parks building \$20,000, sidewalks \$100,000 and property acquisition \$150,000. Those items can be changed according to next year's priorities. \$260,000 in the road fund for year ending 07. Need to include money from the RAMP grants. Councilmember Smith pointed out that an increase in salaries in some departments is for more time worked, not necessarily for an increase in wages.

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Motion: Amendment of 2006 - 2007 City Budget

Councilmember White moved to adopt the amended 2006 – 2007 budget as presented. Councilmember Smith seconded it. Councilmembers White, Weston, Costley, Higley and Smith voted aye.

Motion: Adoption of 2007 - 2008 City Budget

Councilmember White moved to adopt the 2007 – 2008 budget as presented and amended. Councilmember Higley seconded the motion. Councilmembers White, Weston, Costley, Higley and Smith voted aye. Councilmember Smith moved to accept the budget for Redevelopment (2007 – 2008) as stated. Councilmember White seconded the motion. Councilmembers Weston, White, Higley, Costley and Smith voted aye.

Report: Planning Commission

The Planning Commission granted preliminary and recommended final for the Stone House Subdivision. They recommended the rezone of the Taylor and Warren property. The Commission recommended the Conditional Use Permit for the Four Mile Parkway PRUD with conditions. Lastly, they recommended final approval to the Council for River Crossing Subdivision Phases 1C & 1D, with conditions as listed in Kathy's letter.

Motion for Final Approval: Stonehouse Subdivision

Craig Call addressed the Council concerning the subdivision. They would like Brad's restriction removed concerning water drainage and curb and gutter. The family is opposed to putting in new curb and gutter in front of an historic home. They felt like the drainage issues were addressed in other ways. Also had a problem with the required sewer connection run for the second lot, which may never be developed or have a need for a sewer connection from that direction. **Councilmember Smith moved to table the motion until some issues are cleared up i.e. sewer, drainage and basin restriction. Councilmember Weston seconded the motion. Councilmembers Costley, Smith, Higley, Weston and White voted aye. The motion carried.**

Motion for Final Approval: River Crossing Phase C & D

The Planning Commission has recommended final approval. Various items were discussed. **Councilmember White moved to grant final approval for River Crossing Phase C & D contingent on the memo from Brad dated May 31, 2007 including all 10 items, with item 6 still in negotiation and including the recommendations from the Planning Commission dated June 19, 2007. Councilmember Higley seconded the motion. Councilmembers Costley, White, Weston, Higley and Smith voted aye. The motion carried.**

Motion : Council Room Upgrades

Councilmember Smith updated the Council on the three bids concerning the sound system and recording upgrades for the City Council room. Marshall Industries was the low bid. He recommended accepting the bid from Marshall Industries. Asked the Council to consider using the money left over from the cabinets (approx. \$4,000) from this year's budget. Dianne said there is some other money available from this budget in another office fund. **Councilmember Smith moved to approve the sound system recorder from Marshall Industries for \$5,139. Councilmember White seconded the motion.** Councilmember Weston asked if they came out and addressed the specific problems that are occurring in the City Council room. Yes they did. Did they give any type of warranty or do they have any type of acoustic design experience? Warranties were not discussed. Marshall Industries have experience doing this type of system for board rooms and other government entities. Some Councilmembers were concerned about having some type of guarantee that the sound system would work as intended. **Councilmember White, Weston, Higley, and Smith voted aye. Councilmember Costley voted nay. The motion carried.** **Councilmember Smith moved to approve the video system document reader out of the 2007 – 2008 budget of \$4,387 from Marshall Industries. Councilmember White seconded the motion.** Councilmember White mentioned that it was a reasonable amount compared to the system in his work office. **Councilmembers White, Weston, Higley and Smith voted aye. Councilmember Costley voted nay. The motion carried.**

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Motion : Landfill Tractor Purchase

Councilmember Weston addressed the issues with equipment at the landfill. The best piece of equipment at the landfill is approx. 25 or 30 years old. It is still working, but starting to fail. About seven years ago the city purchased a landscaping CAT for \$18,000 and has put in that much again in repairs. Councilmember Weston has been looking around for a new piece of equipment which would include a warranty and part of the deal would be a trade-in. The City could purchase it on a lease purchase, but Steve recommends a one time purchase.

Councilmember Smith moved to purchase a CASE 570 M (after trade-in) at \$43,000, for the landfill. Councilmember White seconded the motion. Councilmembers White, Costley and Smith voted aye. Councilmember Higley voted nay. Councilmember Weston abstained. The motion carried.

Motion: Grouse Meadows Pioneer Agreement

Todd Strong, the developer for Grouse Meadows addressed the Council. He gave a brief history for the Council; the subdivision has been going in for approx. three years. Approx. a year ago this same motion came before the Council and was approved, the City would cover the extra 10 ft. of depth, and the pioneering agreement would cover the lift station. The idea was to have Hawkins Homes to help with the impact fees or reimbursement fees to help with the cost. The City previous Attorney planned to sign it. Now there is a new attorney. Told the Attorney they could eliminate the reimbursement from the City, but Hawkins has changed what it would reimburse. The lift station was designed for 400 homes, they only have 30 lots in their subdivision. Would like the cost to be spread over all the lots that are benefitting from their capital improvement. Total cost was approx. \$250,000, which amounts to about \$615 to hook up to the sewer station. The Council had a copy of minutes from the March meeting where the Councilmembers voted on it. Brad's memo was a considerably lower amount for reimbursement. Councilmember Costley said although the documents point another direction, he felt the Council had a good faith agreement with this developer for them to do the lift station to accommodate future growth to the north. Not sure where Brad is coming from. The developer had other options than to put in that expensive of a lift station for their 30 homes, but the developer did what the City asked them to do. Hawkins Homes was also in attendance at the original meeting. **Councilmember White moved to have reimbursement agreement with the Grouse Meadows subdivision as outlined on the proposed agreement (labeled Grouse Meadows Subdivision) with a 10 year limit added and the final agreement reviewed by Brandon Richards before signing. Councilmember Smith seconded the motion. Councilmembers White, Weston, Higley, Smith and Costley voted aye. The motion carried.**

Motion: Building Permit Fee for Fire Victims

The building inspector suggested the City could give the Brown family a break on the building permit fee, because of their loss to fire. The Moyes family also needs a building permit to redo the inside of their property. Councilmember Costley suggested charging the amount for Ken's inspection fee only. In the past, the City offered a "building replacement" fee, which was a reduced amount. Also, doesn't the insurance company cover this cost? If not, let the City be sympathetic to the resident, but not to the insurance company. City could charge building, but not impact fees. **Councilmember White, regarding building permit fees for fire victims, moved that only those fees related to the structure be charged, excluding all previous fees deemed impact fees. Councilmember Weston seconded the motion. Councilmembers Higley, Costley, Smith, White and Weston voted aye. The motion carried.**

Other Business:

Board of Adjustment - Skipped because of the Mayor's absence.

Mayor Jenkins arrived.

Currently have no members on the Board of Adjustments, all terms expired (except the alternate, who does not have a term). How did that happen that they weren't staggered? Some people were not replaced when needed. There is an issue waiting for the Board's decision. Any names to suggest? It will be worked on over the next couple of weeks.

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Approval of Business Licenses

There was none at this time.

Approval of Warrant Register (see warrant register dated (6/01/07 – 6/21/07))

Councilmember Costley made a motion to approve and pay the bills (6/01/07 – 6/21/07) as presented. Councilmember White seconded the motion. Councilmembers Weston, Costley, Higley, White and Smith voted aye. The motion carried.

Comments – City Council

Councilmember Weston - Concerning the fireworks purchase, the fire department went with a different company this year. They were able to save some money from left over parts from the previous year.

Last year the fire department budget was \$70,000. Compared to what the other option is to contract with the Weber Fire District, with help from the county auditor, the bill to the City would have been \$248,000, impact fees would have been \$9,000, and the bond to help build the new stations in Hooper and Huntsville would have been \$69,000. Saving the City \$256,000 just this year alone (1/2 the cost of the new fire station, in one year).

Councilmember White – regarding the master plan for trails, thinks that the City should request RFP's from anyone who does that type of work, and get credentials and so forth. Concerning the RAMP funds, the projects are moving forward. Plain City flyer mentioned the green waste that is dumped into dumpsters. Doesn't like the idea that he has to pay for other residents who dump their green waste into the dumpsters. Some people don't have a way to get stuff to the landfill. Didn't appreciate that some residents mentioned they would continue to do it because it was a nuisance to take it to the landfill.

Councilmember Higley – does the Council want 4 wheelers or a float to be in the parade? 4 wheelers. Jake Weston crawled down a 42 to 36 inch pipe to inspect it, pictures were given to the Council, the City was given some 42 inch pipe (\$19,000 worth) for free from a neighboring city. They approached the Plain City Irrigation Company and they finally said they would allow it if Brad certified that it would hold the flow. It will cost money to install it. This is in a place where a lot of kids will be walking to school. Alayna Weston mentioned that \$17,500 was a tentative quote to prepare the ditch, bring the pipe and put in a manhole. It seems that the Irrigation Co. will not stop it, but will not help it to happen. And they stated the City would be responsible for any problems concerning any future problems. Can't the Irrigation co. go to the shareholders for money? The City didn't feel totally comfortable taking care of the Irrigation Co.'s ditch, but felt that they needed to move on it when they got that free pipe. Maybe they could get back fill from the landfill and save a little money. Will the Council approve the City to move on this and spend some money on the engineering fees to continue this project? The Council was in agreement.

Councilmember Smith - none

Councilmember Costley - bid opening for the 5100 W sewer project phase 2 was opened. Low bid was from Randy Marriott Construction for \$1.3 million.

A concerned citizen asked that the City address an issue with port-a-potties in subdivisions being built. Typically the contractor building the house would pay for the port-a-potty. The Mayor asked if the Planning Commission would address the issue. Or the inspector could make sure it happens, which is what happens in North Ogden.

Comments – Public

There was none at this time.

At 9:35 p.m. Councilmember White moved to adjourn. Councilmember Higley seconded the motion. All voted aye. The motion carried.

City Recorder

Mayor

Date Approved