

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
FEBRUARY 1, 2024

The City Council of Plain City convened in a regular meeting at City Hall, 4160 W 2200 N in Plain City, on Thursday, February 1, 2024 also accessible via ZOOM beginning at 6:30 p.m.

Present: Mayor Jon Beesley, Councilmembers Adam Favero, Luigi Panunzio, Jed Jenkins, Rachael Beal and Jan Wilson
Staff: Diane Hirschi, Dan Schuler, Colette Doxey
Present: Jarod Maw, Rob Ortega, Mike & Debbie Beesley, Lt. Horton
Zoom: Brandon Richards, Dallas Nicholl

Call to Order: Mayor Beesley
Pledge of Allegiance: Councilmember Beal
Invocation/Moment of Silence: Councilmember Jenkins

Approval of Minutes from January 18, 2024

Councilmember Jenkins moved to approve the minutes from January 18, 2024 as presented. Councilmember Panunzio seconded the motion. Councilmembers Favero, Panunzio, Jenkins, Beal and Wilson voted aye. The motion carried.

Comments: Public

There were none.

Report from Planning Commission

Jarod Maw reported they recommended extension of final approval of Stillcreek Phase 3C and 3D. He mentioned a discussion on subdivision phases with two exits or entries and how we are going to modify this in our city code. He mentioned maybe changing it from lots to units.

Discussion/Motion: Extension for Final Approval of Stillcreek Phase 3C and 3D

The Mayor mentioned a few questions that he had from a year ago. One was when will the amenities be put in that had been proposed. Dallas Nicholl indicated that Visionary Homes is progressing with phase 4 and is under contract. Marriott still owns it. They have not installed the sewer line in phase 4 where all the amenities will be located. The Mayor indicated our minutes state that Mr. Schow said there is 2.5 million committed to tot lots, soccer fields and a club house and there had to be a reserve study on the entire project to determine how much the HOA fees would be. The Mayor is concerned that the HOA fees will go up. He mentioned a discussion in his office with Mr. Schow about creating a different sub-HOA just for phase 3 and 4 members of Stillcreek, which would make it private for phase 3-4. It was noted that when this PRUD was approved 20 years ago the amenities were supposed to be for the entire subdivision. The only amenity that has been built is one park which has been deeded to the city for the city to maintain. The Mayor feels like the other amenities should be available to all residents of Stillcreek. He indicated there are many residents who are concerned their HOA fees will go up. He stated that he felt like everyone in the HOA should contribute, but on the other hand, this was approved 20 years ago, and it has taken that long to get three phases done. Councilmember Beal asked if the HOA fees would be lowered for the residents in phase 1 and 2. Dallas Nicholl said they would not. He indicated there is some common space that is being taken care of and that is all those fees currently pay for. The Mayor felt the HOA fees that Phase 1 and 2 residents have been paying should go towards the new amenities. He asked Dallas Nicholl if the reserve study had been done. It has not and it may take a couple more months. **Councilmember Wilson moved to approve the extension for final approval of Stillcreek Phase 3C and 3D. Councilmember Panunzio seconded the motion. Councilmembers Favero, Panunzio, Jenkins, Beal and Wilson voted aye. The motion carried.**

Discussion/Motion: Conditional Final Acceptance of Stillcreek Phase 3C and 3D

The Mayor indicated that Dan and our engineer have done all their inspections. The utilities are all in and they are ready to go into conditional final acceptance and start the one-year warranty period. Dan noted this is the first subdivision in Plain City that all the improvements have been done before one house was built. Councilmember Beal asked about the minus escrow for surface treatment. It was reported that it was never put in escrow. Dan said surface treatment is completed. Councilmember Favero asked when the surface treatment usually happens. Dan

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
FEBRUARY 1, 2024

indicated it was done last year in our road projects. **Councilmember Wilson moved to give conditional final acceptance to Stillcreek Phase 3C and 3D. Councilmember Favero seconded the motion. Councilmembers Favero, Panunzio, Jenkins, Beal and Wilson voted aye. The motion carried.**

Discussion/Motion: Final Acceptance of Big Cottonwood Phase 3

The Mayor indicated there were letters from Dan and our engineer saying everything is good to go for Big Cottonwood phase 3. **Councilmember Jenkins moved to give final acceptance of Big Cottonwood Phase 3. Councilmember Panunzio seconded the motion. Councilmembers Favero, Panunzio, Jenkins, Beal and Wilson voted aye. The motion carried.**

Discussion/Motion: Conditional Final Acceptance of BB's Place

The Mayor mentioned this is the one that there is a disagreement on engineering fees. He said he was talking with Diane about what the code says about the fees. It says they are responsible for all legal and engineering fees but it doesn't specify when. He feels we need to correct this. The development is not going into final, but he said they still have escrow money. He indicated that Jake has asked for an itemized bill. Councilmember Beal is wondering if we can get the clarification on the agenda. Councilmember Favero said it sounds like we don't have a firm policy on this and he is wondering when we typically have them pay. Dan said the city pays the engineering fees and the contractor is reimbursing the city for those fees. Councilmember Favero indicated we need to make sure the fees are paid before they give final acceptance and clean up the application for the next time. The Mayor said they are usually paid up before conditional final. **Councilmember Beal moved to table conditional final acceptance of BB's Place and to update the ordinance to make it clear when fees are due. Councilmember Panunzio seconded the motion. Councilmembers Favero, Panunzio, Jenkins, Beal and Wilson voted aye. The motion carried.**

Discussion/Motion: Re-appointment to Planning Commission – Blake Neil

The Mayor indicated that Blake Neil's five-year term is up. He said they always give that person first right of refusal and Blake has indicated he would like to stay. Councilmember Jenkins mentioned Blake has a lot of knowledge that we need on the Planning Commission. **Councilmember Wilson moved to re-appoint Blake Neil to the Planning Commission. Councilmember Jenkins seconded the motion. Councilmembers Favero, Panunzio, Jenkins, Beal and Wilson voted aye. The motion carried.**

Discussion/Motion: Resolution – Interlocal Agreement – Weber County Transfer Station

The Mayor mentioned at WACOG last year, there was discussion about keeping the transfer station open and viable for the cities to have their trash dumped there. They asked all the cities to step in and sign a five-year agreement that we will only take our trash to the transfer station and that there are some terms with the tonnage weight. We were one of the first cities to approve it last year and other cities have asked for some changes.

Councilmember Favero moved to adopt Resolution 2024-01 authorizing the Mayor to sign the interlocal agreement with Weber County for the Weber County Transfer Station. Councilmember Panunzio seconded the motion. Councilmembers Favero, Panunzio, Jenkins, Beal and Wilson voted aye. The motion carried.

Motion: Approval of Business License

Renewals

Plain City Confectionary	Randy Marriott/Amy Roskelley	2398 N 4350 W	bar/tavern/beer license
Randy Marriott Construction	Randy Marriott/Kami Marriott	4960 W 2200 N	construction
RJ Analytical LLC	Rich Mickelsen	4364 W 2575 N	chemical testing
Kent's Market	PCO-KTA LLC	3673 W 2600 N	grocery store/beer license
True Value, Plain City	PCT-KTA LLC	3627 W 2600 N	hardware store
America First Credit Union	AFCU	3673 W 2600 N	credit union
Dollar Tree Stores Inc	Dollar Tree	3625 W 2600 N	variety store
Clarke Restaurants Unlimited	Glen Clarke	3639 W 2600 N	pizza shop
Wasatch Peaks Credit Union	WPCU	3631 W 2600 N	credit union
Fluffig Alpacas LLC	Joey Tracy	4257 W 1400 N	sell alpaca merchandise
Morriss Legal Services	Bonnie Morriss	2805 W 3250 N	legal services
Duncan Brothers Concessions	Andrew Duncan	1882 N 3500 W	mobile concessions

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
FEBRUARY 1, 2024

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

Motion: Approval of Warrant Register

See warrant register dated 01/18/2024 to 01/31/2024. **Councilmember Beal moved to approve and pay the bills as presented. Councilmember Panunzio seconded the motion. Councilmembers Favero, Panunzio, Jenkins, Beal and Wilson voted aye. The motion carried.**

Report from City Council

Councilmember Wilson mentioned she has met Chris from the landfill. She and Councilmember Panunzio have a meeting with Weber Human Services.

Councilmember Beal asked what the CTC Fremont Five coalition is and also wanted to officially add arts and culture to the things she is over. She wanted to thank all the crossing guards for their good work. She said she saw an article about people naming their snowplows and wondering if Dan was interested in that.

Councilmember Favero noted that he watched one of our crossing guards shovel someone's driveway and approach. He thought that was going the extra mile for our kids. The Mayor asked Councilmember Favero to tell everyone about being down at the Capitol for the Utah League of Cities and Towns. Councilmember Favero said it was his first time going and it was very interesting. They talked about new bills and new legislature. He said it was good information and would be good for a few of us to attend.

Councilmember Jenkins said Diane is working on getting him set up on the Mosquito Abatement Board.

The Mayor mentioned he is heading down to the Capitol on Monday to present a grant for our sewer facility.

Discussion: Recreation Center

The Mayor wanted to have a discussion about what they want in a recreation center. He indicated he had been approached by a family to purchase their ground. He mentioned the ground would be about 4.5 acres. He would like the council to define what a recreation center is. He indicated that he does not want this to be staffed full time. He and Colette met tonight and went over the uses that it could be used for. He said they would like two full size basketball courts, baseball nets and as many things as we can use. Councilmember Beal mentioned an all-abilities park on the outside. Colette mentioned doing art classes and having a kitchen to possibly do cooking classes as well as rent out the facility to compensate some of the costs. She said right now she is running three gyms on Saturday. Silver Ridge is being used four nights a week for four hours each night. That does not cover the practices going on at other places all week long until 8pm. She reported that just gives every team one practice for 55 minutes a week. Councilmember Beal was wondering how much it costs to rent from all the schools. Colette mentioned anything after hours is about \$36 an hour. Councilmember Favero was wondering what our needs would be if we build a recreation center. Colette indicated we would still need to use the schools. She mentioned we have a good working relationship with the schools. The Mayor said Colette has done a great job with everything. Councilmember Jenkins asked if we just rent for basketball. Colette said we do basketball, volleyball and corn hole at the schools. The Mayor mentioned renting out the facility to competition teams that would practice all year. He said his idea of a building was a steel building with wainscoting on the bottom. A building like Farr West will increase our cost a lot. Colette mentioned that steel buildings are great but she wanted to make sure there is plenty of parking. Councilmember Beal was wondering if the cost of not paying for the rental of the schools would offset the cost of a recreation center. The Mayor said if you build a recreation center it will be subsidized forever. Councilmember Wilson wanted to know about the gym in West Haven. Colette said they over spent and over projected and had to close. Councilmember Wilson was wondering about the BDO gym. Colette said it is being used a lot. Councilmember Wilson asked if there was a facility that Colette would like to copy. Colette mentioned that Dan has been looking into this. Councilmember Favero mentioned maybe going to look at other facilities may be beneficial. The Mayor said we need to visit nonresident participation in our recreation program to help keep the cost down. He mentioned that Colette is doing such a great job that over 50 percent of the kids are nonresidents. He also said he

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
FEBRUARY 1, 2024

has no problem subsidizing our kids but we will need to charge more for nonresidents to participate. Councilmember Beal mentioned doing a CPR class. The Mayor mentioned that he asked Colette to form a committee of residents to do a 6-month review of what they would like to see included in our recreation center. He thought one councilmember on the committee would be enough. Councilmember Wilson felt like we need to be very careful of who is on the committee. Colette said she would make sure she made it very clear to the committee that this is just a suggestion and that city council has the final say. She mentioned that she would let them know she is just looking for ideas. Councilmember Beal would like to see some special needs things as she has a special needs child in her family. Colette said she has some people from Farr West who also have special needs children. They do special needs sports and she would like to see that done in our facility as well. Councilmember Beal indicated that she was concerned about the cost and the affect it would have on our residents. She also wanted to look into solar panels to help reduce the cost of the electrical. The mayor mentioned running the numbers on solar many times and he indicated the panels will go bad before we could get paid back. He did say they will look into getting grants for the facility. Councilmember Beal is wondering if there would be locker rooms. The Mayor said there would not be locker rooms.

Discussion/Motion: Executive Session – Strategy to Discuss the Purchase of Real Property

At 7:25 pm Councilmember Jenkins moved to approve to go into and executive session to discuss the strategy to purchase real property. Councilmember Beal seconded the motion. Councilmembers Favero, Panunzio, Jenkins, Beal and Wilson voted aye. The motion carried.

At 8:35 pm Councilmember Beal moved to go back in the regular meeting. Councilmember Jenkins seconded the motion. Councilmembers Favero, Panunzio, Jenkins, Beal and Wilson voted aye.

At 8:35 p.m. Councilmember Panunzio moved to adjourn and was seconded by Councilmember Beal. The vote was unanimous.

City Recorder

Mayor

Date approved _____