

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
JANUARY 18, 2024

The City Council of Plain City convened in a regular meeting at City Hall, 4160 W 2200 N in Plain City, on Thursday, January 18, 2024 also accessible via ZOOM beginning at 6:30 p.m.

Present: Mayor Jon Beesley, Councilmembers Adam Favero, Luigi Panunzio, Jed Jenkins and Jan Wilson
Excused: Councilmember Rachael Beal
Staff: Diane Hirschi, Brandon Richards, Dan Schuler
Present: Frank Weston, Kerry Gibson, Jason Anderson, Jen Anderson, Bridger Musgrave, Steve Anderson, Madison Aviles, Dan and McChel Musgrave, Sean Jones, Rob Ortega
Zoom: Jim Beesley

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

The Mayor excused Councilmember Beal as she had a sick child.

Approval of Minutes from January 4, 2024

Councilmember Wilson noted that Councilmember Favero's name was left out in the warrant register discussion.

Councilmember Wilson moved to approve the minutes from January 4, 2024 as corrected. Councilmember Jenkins seconded the motion. Councilmembers Favero, Panunzio, Jenkins and Wilson voted aye. The motion carried.

Comments: Public

There was none.

Report from Planning Commission

Rob Ortega reported that they set a public hearing for the subdivision ordinance amendment for February 8. They recommended final approval of the Grove Subdivision which is 5 lots on North Plain City Road. They gave final approval of the Beutler two lot subdivision and they approved the sign for Plain City Dental.

Presentation: Madison Aviles

The Mayor introduced Madison Aviles. It was explained that in the 2023 General Legislative Session, the Utah League of Cities and Towns (ULCT) lobbied the State Legislature on behalf of the 145 cities and towns in Utah who do not have full-time administrative staff. It was supported and funds were allocated to create the LAA position. The position is housed regionally by the Area of Councils. Madison works for Wasatch Front Regional Council (WFRC) and will work as the LAA for 15 eligible communities in our area. She introduced herself and mentioned she was a city manager for the City of Carlin, Nevada prior to working for WFRC. Sample projects could include advising on HR issues, agendas, resolutions, policies and procedures. She would be able to facilitate discussions in creating goals and objectives for the community, create templates for meetings, staff reports, enacting ordinance/resolutions, personnel reviews. She can examine internal programs and procedures, establish and monitor budgets for state compliance. She asked if there were any projects that she could help with. Councilmember Wilson noted that she is new and is still trying to figure things out and the projects we need. She is hoping to sit down and discuss our priorities. Councilmember Wilson thinks this is a great thing. It was noted that this service is of no cost to the city and there is no contract.

Discussion/Motion: Plain City Fiiz Drinks Site Plan and Building Discrepancy Questions

Bridger Musgrave and Jason Anderson introduced themselves as the owners of the building. It was reported that Frank Weston is the new owner of the Fiiz franchise. Bridger and Jason reported that they are here trying to figure out what the concern is. They were given site plan approval and later given approval for the construction. The city's main concern is that the plans for the site plan do not correlate with the building plans. Bridger indicated that site plans are not the construction plans. It was noted that there are several site plan drawings that have been referred to. Jason explained that they had to do away with the mezzanine per their insurance company. They have covered the AC unit and backlit the sign. They have planted shrubbery to help with the headlights. They both

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reported that they went to Fremont and they want to give back to the community. It was noted that the only issue is that the Planning Commission thought it was going to look different. Councilmember Jenkins noted that he fought for it last time it was discussed. Adam (previous owner of Fiiz) made improvements. Councilmember Panunzio suggested reviewing it in a year. The owners don't want to have to come back to the city council every year, however they understand the license has to be renewed every year. **Councilmember Jenkins moved to approve the building as it currently is. Councilmember Panunzio seconded the motion. Councilmembers Favero, Panunzio, Jenkins and Wilson voted aye. The motion carried.**

Discussion/Motion: Lincoln Hill/Legislative Solutions Contract

Kerry Gibson reported that we contracted with him two years ago and the contract is ready to be renewed for 2024. He noted that the first year, he partnered with Lincoln Hill and the second year he started his own company called Legislative Solutions. He reported that he has over 20 years of experience as an elected official. Kerry explained what a lobbyist does. In essence, a lobbyist watches with the legislature to see what monies are going to be available. They also look at what the city needs and lobby with the legislature to find a plan to help get some funding. Kerry noted that this is different than filling out and applying for a grant. He noted that it is more political. For instance, in one case there was only \$50 million available but yet there were \$450 million being requested from different agencies. The lobbyist's job would be to tell the city's story in order to help get the funding. The Mayor noted that we applied for one grant before we had Kerry on contract. We were denied. The first year we were contracted, we received \$850,000 just because we had representation. Most of the bigger cities are lobbying and that is why they are getting the money. It was noted that the current contract was up on December 31. Kerry noted that the legislature is in session currently. He noted that he works throughout the year, not just while they are in session, to work on strategies. He noted that there are over 1000 moving parts to his position. Again, he reported that his role is to develop strategies and plans for operations and follow the bills until the funding is available. He acts as a legislative policy director and can save local tax payers a lot of money. Councilmember Wilson asked how many cities he works with. Kerry noted two cities, a few special districts and three or four counties. Councilmember Wilson asked what other city. He reported Ogden City. Councilmember Wilson asked about the \$850,000 grant and where we are with it. The Mayor noted that we got the final plans approved from the state about 3-4 months ago. It is for our sewer headworks project. It is being matched with ARPA funds as the project is estimated \$1.9 million. Kerry reported that he knew the funds were going to be available and told Dan to have the application ready. Kerry noted that part of his process is to personalize the project by telling the city's story. Councilmember Wilson asked how many grants we have currently. The Mayor noted that we have roughly \$14 million between North Plain City Rd, 2200 N and 3600 W and others. Councilmember Wilson asked if they all require matching funds? It was noted that they do. It was noted that RAMP grants are the only grants that pay out in the same year. Councilmember Wilson reported that when she worked for the County, they were required to get three bids if it was over \$1,000 and asked what our purchasing policy says. Councilmember Favero mentioned that was his concern as well. Kerry reported that lobbying is considered professional services so the bidding process is not needed. He is sure that you don't need one to renew a contract. Brandon will look into the purchasing policy. Councilmember Favero asked for clarification on ARPA funds and noted that those funds were given to the city and every other city. It was noted that is correct and we are using the ARPA funds as our match as well as impact fees. There was a lengthy discussion about the history of the headworks projects and the Department of Quality regulations. Councilmember Wilson asked about the League of Cities and said they are supposed to lobby for cities. The Mayor noted that we pay them around \$4000 a year and that we don't matter a whole lot to them. Kerry noted the importance of being with the League and what their role is. Councilmember Favero understands the need for representation but asked what projects we have that are shovel ready? It was noted that there are several projects that we are working towards getting shovel ready. Councilmember Favero asked about the verbiage for cancelling a contract. It was noted that the council has the 2023 contract in front of them because the 2024 contract hasn't been sent out yet. Brandon Richards would like the verbiage in the contract so it can be cancelled with 30 days written notice. It was discussed that the city has contracts for grants without someone helping. Kerry noted that through legislation appropriation, he is working on creating funding opportunities all year, not just during the legislative session. Kerry noted that there was a mix up on the billing and although his firm did the work, the city paid Lincoln Hill. This has been rectified for this coming year. Councilmember Jenkins noted that at first he was skeptical as it is a good chunk of our budget. Then Kerry got money for us and that changed his mind and he was alright to renew the contract last year. Councilmember Jenkins noted that in all fairness, Councilmember Beal is not here tonight

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and feels it would be great for her input. Brandon Richards noted that he can look at the purchasing policy, specifically the professional services and if renewals are spelled out. **Councilmember Jenkins moved to renew the contract with Legislative Solutions with the stipulation that the contract can be terminated with a 30 day written notice. Councilmember Panunzio seconded the motion. Councilmembers Panunzio and Jenkins voted aye. Councilmembers Favero and Wilson voted nay. Mayor Beesley broke the tie and voted aye. The motion carried.**

Discussion/Motion: Final Approval of The Grove at JDC Ranch Subdivision – 5 Lots at approx. 2865 W North Plain City Rd
Steve Anderson, Nilson Homes, reported that this will connect the future subdivision at JDC Ranch.

Councilmember Wilson moved to approve the Grove at JDC Ranch Subdivision – 5 lots at approximately 2865 W North Plain City Rd. Councilmember Jenkins seconded the motion. Councilmembers Favero, Panunzio, Jenkins and Wilson voted aye. The motion carried.

Discussion/Motion: Council Assignments

The Mayor handed out a paper showing the assignments. The Mayor will take Administration, Judicial, Sheriff, Bona Vista, Fire Department, Public Works and Recreation. Councilmember Jenkins will be assigned the Assistant Mayor, Mosquito Abatement and Facilities. Councilmember Beal is assigned CTC Fremont 5 Coalition, Parks and Social Media. Councilmember Panunzio is assigned Emergency Management, Plain City Irrigation, Weber Human Services. Councilmember Wilson is assigned to the Landfill, Grants and Weber Human Services. Councilmember Favero is assigned to Wasatch Front Regional Council and Celebrations. **Councilmember Wilson moved to approve the assignments as presented. Councilmember Jenkins seconded the motion. Councilmembers Favero, Panunzio, Jenkins and Wilson voted aye. The motion carried.**

Motion: Approval of Business License

New – Home Occupation

Cole Truscott Industrial	Cole Truscott 3406 W 2350 N	home office
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New - Commercial

FnA Beverage Co. LLC (new name)	Frank Weston 3536 W 2600 N (new owner)	Plain City Fiiz
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Renewals

C & B Auto Repair	Curt M Knight 2166 N 4500 W	automotive repairs
Cook's Auto Sales, Antique Sale	George Cook 1985 N 4650 W	auto & antique sales/storage
JDR Home Inspections LLC	Dee & Sue Rose 1802 N 4475 W	construction loan inspections
Hilary's Home Daycare	Hilary Perez 3639 W 2600 N	daycare
Maverick Inc.	Maverik Inc 4098 W 1975 N	c-store class A beer license
Real Estate Connection	Mary Ruth Hansen 3438 W Larkspur Ln	real estate sales
Anarie Piano Studio	Anarie White 2754 N 3475 W	piano instruction
RZR Utah	Cory King 3461 W Bridlewood Ct	online sales- RZR promo items
K & K Rain Gutters	Nicholas S Cota 2530 N 4175 W	remove & replace rain gutters
Wilson Quality Cleaning Inc.	Tami Wilson 2153 N 3700 W	cleaning business
Wasatch Heavy Haul LLC	Dillon Fowler 3155 N 3450 W	office for dump truck
Annadors Pet Salon LLC	Trisha Sonato 2414 N 4350 W Unit D	dog grooming salon
2 Tracks Contracting LLC	Loren D Patterson 1535 N 4325 W	office for contractor
Mac Renovations	Shane McFarland 2941 N 3550 W	general contractor
North Star Buildings Inc	Alan Walker 4496 W 1650 N	contractor
Joshua A Reeves	Joshua A Reeves 2428 N 5100 W	buy & sell, cleaning, odd jobs
C & B Striping LLC	Christian Torres 1957 N 5100 W	asphalt maintenance
The Old Town Shear Shop	Fred Martinez 2414 N 4350 W Unit D	barber, hair salon
Sweet Honey Quilts	Shaylene Engh 3168 N 3450 W	long arm quilting
Wilson's Daycare	Melanie Wilson 2238 N 4275 W	home daycare
Broomhead Services, Inc	William Broomhead 4756 W 2050 N	house inspections
Oakmont Trucking	Ross Fox 5145 W 1500 N	office

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JM Truckin	Jerald McWain 2869 N 5150 W	office for trucking co
Goat Hollow Ranch	Jeff Zitzelberger 3296 N 3900 W	emotional support using animals
Execute Advertising	Joseph Bayard 5407 W 2150 N	freelance advertising/copywri...
Roxhair Inc	Kara Peterson 2705 N 3375 W	hair stylist
WW Contracting	Jared Wilson 2153 N 3700 W	general contractor
Weeks-End Plumbing	Austin Weeks 3898 W 2400 N	residential plumbing
Sweetpea & Sawdust LLC	Stacie Houser 3491 W 1975 N	décor sales
Panunzio Woodshop & Customs	Crystal Panunzio 4076 W 1925 N	homemade signs & décor etc
Cota Custom Designs	Nicholas S Cota 4158 W Pioneer Rd	shirt\hat printing
Dazzle on a Dime	Nicole Mavretic 2414 N 4350 W B2	online retail & discount bins
Reliance Electrical Solutions	Jaime Loreda 2982 W 2050 N	electrical home improvements
Branded by Katie LLC	Katherine Barnett 2396 N 4350 W	nails, lashes, tattoos, piercing..

The Mayor briefly explained the process for obtaining a business license approval. Councilmember Favero asked if they would be notified on a conditional use. It was reported that it would. **Councilmember Jenkins moved to approve the business licenses as presented noting that North Star Buildings, Inc is for home office only. Councilmember Panunzio seconded the motion. Councilmembers Favero, Panunzio, Jenkins and Wilson voted aye. The motion carried.**

Motion: Approval of Warrant Register

See warrant register dated 01/01/2024 to 01/17/2024. Dan answered questions on the Delco bill and the Signature Equipment bill. **Councilmember Favero moved to approve and pay the bills as presented. Councilmember Wilson seconded the motion. Councilmembers Favero, Panunzio, Jenkins and Wilson voted aye. The motion carried.**

Report from City Council

Councilmember Panunzio thanked the snow removal team.

Councilmember Favero thanked Dan's team and noted that he attended a Jr. Jazz game and thanked Colette and her crew.

Councilmember Wilson noted that she was contacted about icy roads. She was instructed to refer those comments to Dan.

The Mayor noted that with the heavy snow, people need to understand that the city's responsibility is to clear the roads not the driveway approaches. Also, when the roads are wet during the day, they will get icy throughout the night. Slow down. It was noted that our city has great neighbors and are willing to help each other.

At 8:37 p.m. Councilmember Jenkins moved to adjourn and was seconded by Councilmember Wilson. The vote was unanimous.

City Recorder

Mayor

Date approved _____