

**MINUTES OF THE REGULAR MEETING OF THE  
CITY COUNCIL OF PLEASANT VIEW CITY, UTAH**

**August 10, 2021**

**The public meeting was held at City Hall, 520 W Elberta Drive, Pleasant View, Utah, commencing at 6:00 P.M.**

**MAYOR:**

Leonard Call

**COUNCILMEMBERS:**

Ann Arrington  
Kevin Bailey  
Steve Gibson  
David Marriott  
Sara Urry

**STAFF:**

Amy Mabey  
Laurie Hellstrom  
Tyson Jackson  
Jill Hunt  
Debbie Minert  
Stetson Talbot  
Ryon Hadley

**VISITORS:**

Hayward & Wf Wride	Jeanne Anderson
Bob Jolley	Phillip Nelson
George Gover	Vernon Mortensen
Roger Hartley	Dan Crandell
Pamela Raitt	Wallace Raitt
Barbara Oman	Derek Draper
Judy Sherman	Catharine Graham
Dave Scott	Simon Post
John Hendrickson	Toby Mileski
John McCrary	Stephanie Bezyack
Kevin Bezyack	Linda R_____
James Bench	Jennifer Bench
Stan Bernm	Tony Pitman
Spencer Bench	Phil Neilson

**Pledge of Allegiance:** Kevin Bailey

**Opening Prayer, Reading or Expression of Thought:** Kevin Bailey

**Declaration of Conflicts of Interest:**

None were given.

**Business:**

**1. Public Hearing – Discussion and possible action to consider increasing the property tax revenue and tax rate and adopt the final budget with the new tax revenue, Resolution 2021-G.**

Motion was made by CM Bailey to go into a public hearing to consider increasing the property tax revenue and tax rate and adopt the final budget with the new tax revenue. 2<sup>nd</sup> by CM Arrington. Voting aye: CM Arrington, CM Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

Mayor Call: please pay attention to the discussion. Sometimes we concentrate on what we are going to say instead of listening to what is being said and maybe you can learn something. There has been a lot of misunderstanding with the 16% increase advertised. If you are paying \$3k in property taxes only 9% of that is Pleasant View's share. There was a comment that during a closed meeting the city discussed the budget. That discussion was not part of the closed meeting. That happened after the closed meeting. Amy Mabey gave a presentation on property tax (attached to minutes). There have been no determinations made here for consideration. We capture new growth but we get the same amount of money amount each year but the rate changes. Just so you know your market values can be disputed with Weber County. Every community is different and they are not apples to apples. The tax law doesn't care about inflation. We get the same amount. If we don't adjust the rate it reduces our buying power. Options were listed and reviewed with scenarios. A 5% increase would be about a 2% overgrowth. Mayor Call: it is hard to compare cities. Some have fire districts. CM Arrington: can you clarify how the tentative budget works? Amy Mabey: if the city wants to consider an increase we have to do it in advanced and a tentative budget is approved but there will be a finalized budget. Mayor Call: this tax system has been around for a long time. Most cities have reached out to the legislators to help us tackle inflation. There are a lot of moving parts. It also costs more to buy things. Are there any comments from the public?

David Scott: I am against the tax rate. 3% is plenty. I am on a fixed income. I can't ask social security for additional money. I ask you to adjust your budget.

Derek Draper: the mayor's article in the newsletter had a good explanation. I posted the article that you brought up on the budget happening in a closed meeting. How many budget workshops have you posted online? Your newsletter would have clarified a lot of things for me if I had seen it initially. I first saw this in the newspaper. How did you quote in the newspaper? That we haven't heard anything from the public and don't even know if we will. It sounds like you are trying to coverup something for some reason. Because I don't understand how you can have your statement in the article you said you read without knowing about it. in 8/11/2020 TNT it says we have to advertise for a tax increase and no issues because you explain yourselves. Then it didn't happen this year. Why all effort into last year and zero effort this year? Derek asked about impact fees. Mayor Call: this is a hearing for property tax increase. By law that is the only thing that can be on the agenda. Derek Draper: does that cover wages for employees because you have been talking about hiring. When was the last time the city did a compensation study for all the employees? I know police compensated well but what about your staff? Mayor Call: I will address timing. I received a call from the Standard Examiner the night before the article was published and my quote to him is he wanted

to know if we had opposition and no opposition because no one knows about it yet and it has not been made public yet. The first time the public heard about it was the next day and he didn't tell me what the article was about he didn't tell me. In general it was a good article but some taken out of context. You held up a TNT notice from last year. That same notice was published this year and required by law. You saw it last year and the County published it first.

Phil Nelson: Amy Mabey gave a great presentation. These meetings are meant to be uncomfortable by design. You guys doing a good job on this. The only issue is a stated freeze on the tax rate 2018 but it should be floating. By locking see unprecedented increases and continue to see the base line increase. The city needs to bring in revenue and there is inflation. The goal was new growth should keep up with inflation. It is not sustainable if we keep this pace. I encourage a way to sustain such as sales tax and other opportunities. I encourage you not to lock the rate. Mayor Call: that is a problem. I addressed that first the mechanism doesn't work that the state passed that new growth would take care of it but new growth brings new problems, new police officers, a new mind set in the country that bleeds into the community. There are carloads coming in in the middle of night to feed habits and it is a new norm problem. That is not calculated in new growth. We have asked the legislature to help us capture inflation. These meetings are uncomfortable. CM Bailey: our police force is important. And a single officer is not cutting it anymore. We need two police officers. That is a big issue and it is for the officer's safety. Mayor Call: I don't want to dump all this on the police officers. It is a necessity.

Toby Mileski: I don't like tax increases but some is needed. Maybe consider higher density and keep it low.

Hayward Wride: I appreciate the graphics. 17% seems like a lot. An experience 50 years ago as a junior staff member the question that should be asked is how many have you ever had to meet a payroll? That question makes a big difference. If you had to pay personally would you do it? 17% is out of line. Stop it now and reconsider wants and necessities. Many things could be adjusted.

James Bench: thanks mayor and city council. I appreciate the police officers. I plan on retiring here. In 18 years our property tax has gone up 40%. I read your letter and the clarification and that made a big difference. Consider our future livelihood.

Tony Pitman: I thank you for your service. Look at budget and if not to increase the police force would you do it. Think outside the box.

Katherine Graham: I have been here 31 years. Can I get a clarification on the 17% more revenue? Mayor Call: we get about \$890k in property tax revenue and it would increase the revenue by 17%. Katherine Graham: Property value based on last year. Will it set precedent for years to come? Mayor Call: no. next year the county sets the rate so we get the same and the rate is lowered. Katherine Graham: Weber County auto lowers tax rate. Mayor Call: yes. Katherine Graham: I am opposed to an increase. We all have to tighten belts and city also should tighten belt. You get increase just because the values are goes up. Mayor Call: no. we don't get more revenue but tax rate is lowered. That is why we wanted to keep the tax rate the same to capture that revenue. Unfortunately the home values went up a lot which skewed the whole thing. CM Gibson: component of new growth raise. It was the perfect storm because the values have gone up. We anticipate 5% inflation and help us. people want new gyms, pickleball and no knowledge what goes on and where to pay for it. the roads are

horrible but where get the money. Do we tighten on snow plowing? Katherine Graham: we are all frustrated. Inflation is hitting us everywhere. There are not breaks for seniors in the city on taxes. CM Urry: even basic services have gone up. Filling the gas tank. There is no difference all the costs are going up. All asked for a copy of the budget and what willing to do without. No new employees in the office and no increase. Everyone is tightening here too but I want services. Katherine Graham: seem like more money than anticipated. CM Urry: yes. Katherine Graham: get control of that. Mayor Call: lets look at the options again. CM Gibson: no one wants it. do we do nothing? There is an artificial bubble here.

John Hendrickson: I have enjoyed the discussion. I understand the dilemma. Growth helps but you need the right type. You can't force a business to come in. Resident cost does not cover services. The question is how much in reserve. Laurie Hellstrom: we can carryover 25%. At \$857K that is a 19% carryover. John Hendrickson: use some surplus if that feels comfortable for vehicles. Mayor Call: we did look at it. We want to set a goal of 15% to 18% carryover. \$857k is not a lot of money. It's all our problem. Our city is growing and having problems. We are all in this together. John Hendrickson: another officer may be a good reason what is the ratio? Mayor Call: 1 officers per 1,000 population. John Hendrickson: what is the crime rate? 1 officer per 1,000 is not excessive.

George Gover: I am here to protest. I realize we need more police. The biggest problem is we have a major high school with no income. That increases the population by that and stretches our police service and no commercial and no income. What is the tax structure? Undeveloped property is not producing what we need to sustain growth. Mayor Call: the county assessor assesses properties per state law. CM Gibson: we have a lot of industrial business and opening up on Rulon White on 2700 N and Parkland. People don't see it. We are activity developing that. We would love to bring in businesses. CM Urry working on zoning and we are working on it. We want and do have some. CM Marriott: the best thing we can do is to spend money in Pleasant View. CM Urry: a note with the tax structure for sales tax. Shop in Pleasant View first and then stay in Weber County to buy. We are helping property owner with commercial. The mayor is working hard. Mayor Call: we are working to be ready. The biggest stumbling block is getting access from UDOT.

Motion was made by CM Marriott to end the public hearing. 2<sup>nd</sup> by CM Arrington. Voting aye: CM Arrington, CM Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

CM Gibson: 5% is an ideal cushion. Amy Mabey: a 5% equals \$5 annually to residential properties and \$9.29 annually to commercial properties. CM Gibson: that is ½ of the cost of an officer. CM Marriott: 5% is reasonable and still do our job and may do some belt tightening. CM Arrington: I agree. We should not fall to far behind. It is hard to play major catchup. 5% is tightening but still cover some inflation costs. Mayor Call: I don't want to go 5 or 6 years and the raise taxes 35%.

Motion was made by CM Bailey to increase the property tax by the 4.97% which is a tax rate of .000941 with a revenue of \$875,638 and Resolution 2021-G. 2<sup>nd</sup> by CM Urry. Roll call vote. Voting aye: CM Arrington, CM Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

Amy Mabey: I will post this to the website. Mayor Call: you can see all the information on Weber County's website.

**Adjournment: 7:35 P.M.**