

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

**May 8, 2018**

**The public meeting was held in the city office at 520 West Elberta Dr. in Pleasant View, Utah, commencing at 6:00 P.M.**

**MAYOR:** Leonard Call

**COUNCILMEMBERS:** Jerry Burns  
David Chugg (*absent*)  
Steve Gibson (*absent*)  
Boyd Hansen  
Sara Urry

**STAFF:** Laurie Hellstrom                      Bill Cobabe  
Tyson Jackson                              Jay Palmer  
Ryon Hadley

**VISITORS:** Dana Shuler                              Scott Boehme  
Raquel Boehme                              Ben Knight  
Tara Knight                                  Grant Knight  
Christopher Battrick

**Pledge of Allegiance:** Boyd Hansen

**Opening Prayer, Reading or Expression of Thought:** Boyd Hansen

**Declaration of Conflicts of Interest:**

None

**Comments/Questions for the Mayor & Council for items not on the agenda.**

None

**Consent:**

Motion was made by CM Burns to approve the consent items (minutes of March 27, 2018 (open & closed), April 10, 2018 and April 30, 2018 and the bills of Pleasant View City. 2<sup>nd</sup> by CM Hansen. Voting aye: CM Burns, CM Hansen, & CM Urry. 3-0

**1. American Spirit Honoree award presentation given to Grant Knight, member of the Pleasant View City Youth City Council. (Presenter: John Reynolds)**

John Reynolds awarded the American Spirit Honoree award to Grant Knight.

**2. Discussion and possible action to reimburse \$17,919.12 in Storm Sewer Impact fees paid from Trigon LLC for the Convenient Store/Carwash project at 1584 W 2700 N and require a signed certified release of acceptance and maintenance of the private storm water system. (Presenter: Bill Cobabe)**

Bill Cobabe: it is clear in my staff memo. They paid and the project didn't go the way they thought it would and they didn't connect into our storm water system. They won't connect until Rulon White road is in and then they will pay the storm water impact fee. CM Burns: they will connect and pay? Bill Cobabe: yes. They could potentially pay

more if the impact fees are more at that time. They will store and retain their storm water. CM Hansen: they designed it to withhold all the water? Bill Cobabe: that is what their engineer says. They want to connect to our system. CM Hansen: if they decide to tie in. Bill Cobabe: they will want to.

Motion was made by CM Burns to accept the recommendation to reimburse the \$17,919.12 in Storm Sewer Impact fees paid from Trigon LLC at this time and can opt to reconnect. 2<sup>nd</sup> by CM Hansen. Voting aye: CM Burns, CM Hansen, & CM Urry. 3-0

**3. Discussion and possible action to award the bid for the Irrigation Pump Station Equipment in the amount of \$25,000 to CH Spencer, LLC. (Presenters: Bill Cobabe)**

Dana Shuler: with the Multi-Sports Park we need the pump. There were four bids. The low bid is CH Spencer in the amount of \$25k. \$50K was our budget for this item. CM Burns: this pump fits in line with the park and next phase is the restrooms. We are going in the right direction.

Motion was made by CM Burns to accept the bid from CH Spencer, LLC in the amount of \$25K for the Irrigation Pump Station Equipment. 2<sup>nd</sup> by CM Hansen. Voting aye: CM Burns, CM Hansen, & CM Urry. 3-0

**4. Discussion and possible action on Change Order #2 for the Multi-Sports Complex Irrigation and Field Surface Project, with contractor Ormond Construction in the amount of \$76,779.32. (Presenter: Dana Shuler with Jones & Associates)**

Dana Shuler: the park couldn't get Pineview water so then they needed this type of infrastructure. Mayor Call: this is if we want to water the berms? Dana Shuler: yes. CM Urry: how do we trust the price? Dana Shuler: I feel comfortable with the price. The prior administration thought they could persuade Pineview to get water. CM Urry: then all this was based on assumptions? Bill Cobabe: we would not have done this then. CM Hansen: it is a good thing for the City. CM Burns: we could have made better decisions.

Motion was made by CM Burns to accept the Change Order #2 for the Multi-Sports Complex Irrigation and Field Surface Project, with contractor Ormond Construction in the amount of \$76,779.32. 2<sup>nd</sup> by CM Hansen. Voting aye: CM Burns, CM Hansen, & CM Urry. 3-0

Scott Boehme: the City didn't get all the money they requested from RAMP.

**5. Discussion and possible action on Change Order #2 for the 4300 North (350 W to 500 W) Project, with contractor E.K. Bailey in the amount of \$8,550.00. (Presenter: Dana Shuler with Jones & Associates and Tyson Jackson)**

Mayor Call: WACOG approved the additional funds in the amount of \$152,811. Dana Shuler: this is for the fence along the wall to mitigate safety hazards. Bill Cobabe: this should make a few people happy.

Motion was made by CM Urry to accept the Change Order #2 for the 4300 North (350 W to 500 W) Project, with contractor E.K. Bailey in the amount of \$8,550.00. 2<sup>nd</sup> by CM Burns. Voting aye: CM Burns, CM Hansen, & CM Urry. 3-0

**6. Discussion and possible action on Change Order #3 for the 2017 Reservoir Rehabilitation and Metering Manhole Project, with contractor J.R. Burton Contractors in the amount of \$14,340.00 (Presenters: Tyson Jackson and Dana Shuler with Jones & Associates)**

Motion was made by CM Hansen to accept the Change Order #3 for the 2017 Reservoir Rehabilitation and Metering Manhole Project, with contractor J.R. Burton Contractors in the amount of \$14,340.00. 2<sup>nd</sup> by CM Burns.

Discussion. CM Hansen: the well is down and we need water. Tyson Jackson: the tank has a seal that was found compromised and we can't put the well back in service without this. It's a great price from Burton.

Voting aye: CM Burns, CM Hansen, & CM Urry. 3-0

**7. Discussion and possible action on approval of the Sweet Acres Commercial Subdivision Preliminary Plat, dividing approximately 42.73 acres parcel into 3 commercial lots. Property is located at approximately Rulon White Blvd and 2700 N; parcel number 19-016-0081. (Presenter: Bill Cobabe)**

Bill Cobabe: Eric Green, Manager of CSM (the name will be changed back to Brill) located on 2700 N is proposing a 3 lot subdivision. We will need a development agreement before we record the plot. The city needs to be reimbursed for the construction of the road. The City will pay for the road and will be paid back by the proceeds from the sale of the lots. Mayor Call: it is on the Wasatch Front Transportation Plan and the grants are due June 4<sup>th</sup>. CM Urry: will we try for the reimbursement even if we get a grant? Bill Cobabe: yes. Scott Boehme: there should be EDA funds available. Mayor Call: the grant is the best way. We will try for it first before the others. Bill Cobabe: the planning commission voted for this unanimously. There is a lot of interest in this. Mostly real estate to flip it or from those that back this property off of Parkland Blvd.

Motion was made by CM Burns to approve the Sweet Acres Commercial Subdivision Preliminary Plat, dividing approximately 42.73 acres parcel into 3 commercial lots. Property is located at approximately Rulon White Blvd and 2700 N; parcel number 19-016-0081 as noted on the plat. 2<sup>nd</sup> by CM Urry. Voting aye: CM Burns, CM Hansen, & CM Urry. 3-0

**8. Budget Work Session and discuss dates for future Budget Work Sessions.**

The budget work session was scheduled for May 15, 2018 at 6:00 PM.

**9. Discussion only on proposed changes to the Consolidated Fee Schedule**

Skipped.

**10. Tentatively adopt the tentative budget for the fiscal year 2018-2019.**

Motion was made by CM Burns to tentatively adopt the tentative budget for the fiscal year 2018-2019. 2<sup>nd</sup> by CM Hansen. Voting aye: CM Burns, CM Hansen, & CM Urry. 3-0

**11. Set a public hearing to adopt the final budget for the fiscal year 2018-2019**

A public hearing was set for June 12, 2018 to adopt the final budget for the fiscal year 2018-2019.

**12. Set a public hearing to amend the final budget for the fiscal year 2017-2018.**

A public hearing was set for June 12, 2018 to amend the final budget for the fiscal year 2017-2018.

**13. Approve the Delta Dental Plan with no increase in the premiums and PEHP Health & Benefits Plans with a 5.4% increase in the health insurance premiums with the inclusion of an optional HSA plan and deposit into an employee's HSA account with no additional cost to the City. (Presenter: Bill Cobabe)**

Bill Cobabe: the only difference is an increase of 5.4% increase on the existing plan and the addition of the HSA plan. The City would fund approximately \$3k into a HSA account. The city doesn't offer vision and it could be used to cover those expenses.

Mayor Call: looking forward I see a potential problem. Every time there is an increase there is an increase in funding the HSA account. As needs start to increase we need a plan for future and say this is our plan and if you want the other plan you have to pay the difference. Bill Cobabe: maybe the 95/5 split needs to be changed but we will address that when we come to that bridge. Mayor Call: this year it is equivalent.

Motion was made by CM Urry to approve the Delta Dental Plan with no increase in the premiums and PEHP Health & Benefits Plans with a 5.4% increase in the health insurance premiums with the inclusion of an optional HSA plan and deposit into an employee's HSA account with no additional cost to the City. 2<sup>nd</sup> by CM Hansen. Voting aye: CM Burns, CM Hansen, & CM Urry. 3-0

**Close City Council Meeting and enter into an RDA Meeting. (7:23 PM)**

Motion was made by CM Burns to close the City Council Meeting and to enter into an RDA Meeting. 2<sup>nd</sup> by CM Hansen. Voting aye: CM Burns, CM Hansen, & CM Urry. 3-0

**Close the RDA Meeting and enter into a City Council Meeting. (7:29 PM)**

Motion was made by CM Burns to close the RDA Meeting and enter into the City Council Meeting. 2<sup>nd</sup> by CM Urry. Voting aye: CM Burns, CM Hansen, & CM Urry. 3-0

**15. Closed Meeting. (7:31 PM)**

Motion was made by CM Burns to go into a closed meeting to discuss the purchase, exchange, or lease of real property. 2<sup>nd</sup> by CM Urry. Roll call vote. Voting aye: CM Burns, CM Hansen, & CM Urry. 3-0

Minutes of the closed meeting are protected records and are filed separately.

Motion was made by CM Hansen to end the closed meeting. 2<sup>nd</sup> by CM Burns. Voting aye: CM Burns, CM Hansen, & CM Urry. 3-0

**14. Closed Meeting. (7:52 PM)**

Motion was made by CM Burns to go into a closed meeting to discuss the character and professional competence of an individual. 2<sup>nd</sup> by CM Hansen. Roll call vote. Voting aye: CM Burns, CM Hansen, & CM Urry. 3-0

Mayor Call signed a sworn statement affirming the reason for the closed meeting

Motion was made by CM Burns to end the closed meeting. 2<sup>nd</sup> by CM Hansen. Voting aye: CM Burns, CM Hansen, & CM Urry. 3-0

**16. Discussion and possible action from the closed meeting.**

No actions taken.

**Other Business:**

Bill Cobabe: the zoning ordinances with the planning commission are close to being done. There will be an Open House mid-July to see what they have been working on. Ryon Hadley left but the police statistics are 894 calls for April, 130 citations, and 3 arrests.

CM Hansen: crime is peaking now.

CM Urry: Chris Bailey is doing the breakfast as a fund raiser for the veteran's site. Food trucks will be coming to the Founder's Day Celebration. Elizabeth Bailey will be singing the National Anthem.

**Adjournment: 9:02 PM**