

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

September 26, 2023

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

Steve Gibson

David Marriott

Philip Nelsen

Sara Urry

STAFF:

Laurie Hellstrom

Ryon Hadley

Tyson Jackson

VISITORS:

Paul Pitcher

Elaine Pitcher

Dana Shuler

1. Introduction.

a. Pledge of Allegiance and Opening Prayer, Reading or Expression of Thought
(Councilmember Sara Urry).

b. Declaration of Conflicts of Interest

None given.

c. Public Comments/Questions for the Mayor & Council (limited to 3 minutes)

None given.

2. Land Use Agreements. Discussion and possible action for a land use agreement and easement conveyances, relative to a new soda shop development at 883 W Pleasant View Drive.

a. Access Easement

b. Storm Drain Easement

c. Development Agreement (Fee-in-Lieu-of-Detention)

d. Shared Parking Agreement (with negative recommendation)

(Presenter: Dana Shuler)

2a. Dana Shuler: the Soda Shop needs access out of the site and not on a public R-O-W. The Access Easement has some typos in the exhibit that need to be changed. Mayor Call: we are talking about the west side strip of ground. CM Marriott: how wide? Dana Shuler: 30'. CM Marriott: does the access need to be wider? Dana Shuler: your property is wider. CM Gibson: what will be the traffic congestion? Mayor Call: we are not allowing access with pickleball. There will only be one car at a time. If you want to argue congestion, pickleball will bring congestion. CM Gibson: is there curb and gutter on the east side? Dana Shuler: there is. CM Nelsen: you are exiting and not creating congestion leaving the soda shop.

Motion was made by CM Arrington to grant the Access Easement with the typo corrections in the exhibits corrected. 2nd by CM Nelsen. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

2b. Dana Shuler: the storm drain easement will cross city property to discharge in a box underground into a catch basin. It will be theirs to own and maintain.

Motion was made by CM Nelsen to approve the storm drain easement. 2nd by CM Arrington. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

2c. Dana Shuler: this agreement has been done with other developers for those without onsite ponds and they pay the cost difference, a fee-in-lieu-of-detention in the amount of \$6,500.

Motion was made by CM Nelsen to approve the development agreement fee-in-lieu-of-detention. 2nd by CM Arrington. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

2d. Dana Shuler: this was a condition by the planning commission. After discussion with staff they are not recommending it. CM Arrington: they can park there anyways. Mayor Call: they can't restrict the parking. It is public parking. It was a well-intended thought from the planning commission. CM Marriott: is there parking? CM Arrington: it is a drive-through business. Dana Shuler: and a walk up. Mayor Call: there is parking to the north with 6 to 7 parking spaces.

Motion was made by CM Urry to deny item #2d the shared parking agreement. 2nd by CM Nelson. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

3. Pickleball Courts Bid Advertisement. Discussion and possible action to allow advertisement for bids for the Pickleball Courts project – Demolition and Grading Package, with additional project funding still in-progress of being secured. (Presenter: Dana Shuler)

Dana Shuler: the grading and demo package is nearly done. There is an additional alternative if the bids come in good. Mayor Call: this is permission to go out to bid.

Motion was made by CM Gibson to go out to bid for the Pickleball Courts. 2nd by CM Arrington. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

Paul Pitcher: when will the slab be bid out? Dana Shuler: the ground needs to sit for a year.

4. Oman Estates. Discussion and possible action to approve the escrow agreement for Oman Estates Subdivision as there is no prior record of city approval. (Presenter: Dana Shuler)

Mayor Call: the subdivision has been approved and recorded but we can't find where we approved the escrow agreement. It pre-dated the formal escrow approval.

Motion was made by CM Nelsen to approve item #4, the escrow agreement for Oman Estates. 2nd by CM Arrington. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

5. School Resource Officer Agreement. Discussion and possible action to approve an interlocal agreement with Weber School District for the School Resource Officer. (Presenter: Ryon Hadley)

Ryon Hadley: a lot of time was spent on this. According to HB61 it states what the school and officer can do. It states that infractions and Class C issues are handled at the school level for the first 2 acts and then the 3rd is reported to the SRO. Class B issues the police take care of. CM Nelsen: the school has more search power than the police. Mayor Call: I had concerns on where in the agreement that the school is required to report the 3rd issue to the police. We will look into that and we can enter into another agreement. The majority of this agreement is finding the SRO. Ryon Hadley: 70% of the SRO time is spent at the school. The school want to pay 50% of that 70% because they say they are broke. The first year they will pay 50% of 70%,

the second year they will pay 60% of the 70% and the third year they will pay 70% of the 70%. After three year they will renegotiate the contract. Laurie Hellstrom: what we budgeted for the anticipated funding is short by approximately \$20k.

Motion was made by CM Gibson to approve the interlocal agreement with Weber School District for the School Resource Officer. 2nd by CM Nelsen. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

6. Closed Meeting. Consideration for a closed meeting pursuant to one or more of the provisions of the Utah Open and Public Meetings Law, Utah Code § 52-4-205(1).

Motion was made by CM Marriott to go into a closed meeting to discuss pending litigation. 2nd by CM Urry. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

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

Motion was made by CM Arrington to end the closed meeting. 2nd by CM Marriott. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

Motion was made by CM Urry to go into a closed meeting to discuss property acquisition. 2nd by CM Gibson. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

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

Motion was made by CM Marriott to end the closed meeting. 2nd by CM Arrington. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

7. Other Business

Ryon Hadley: we did a lock-down drill at the school. There was a home burglary with six to seven people sleeping in the home. Copper wire was taken from a home under construction.

Tyson Jackson: we have covered up the tagging. We are working on the SWPP report. We participated at the water fair at the Golden Spike fair ground. Approximately 700 students attended. We are wrapping up the ADA project. The contractor should be on site on the 800 W project tomorrow. Mayor Call: we need the office railings worked on. What happened with the reversed stop signs? Tyson Jackson: staff changed them but it wasn't okay. It will be put back in the proper way. Mayor Call: Rocky Mountain Power is putting in 5 new green boxes on 500 W but they got their approval from a neighboring community.

Laurie Hellstrom: August's financials should be to you tomorrow.

CM Nelsen: there is talk about selling detention basin land. Tyson Jackson: there should be easements on those properties. Mayor Call: no building permits will be issued on those lands. CM Nelsen: the top of 500 W is a dead cell phone area and you can't call 911.

CM Urry: the food trucks were amazing last night. The youth city council is gearing up for the Pumpkin Palooza.

CM Gibson: what is the damage on the porch? Should we add a new front to the buidling? Tyson Jackson: we are still trying to get bids and vent out the damage.

CM Arrington: is the Mosquito Abatement still spraying? CM Gibson: for about 2 more weeks.

8. Adjournment: 7:41 P.M.