

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

April 9, 2019

The public meeting was held in the city office at 520 West Elberta Dr. in Pleasant View, Utah, commencing at 6:16 P.M. (the RDA meeting preceded this meeting)

MAYOR: Leonard Call

COUNCILMEMBERS: Jerry Burns
Ken Francis
Steve Gibson
Boyd Hansen (*absent*)
Sara Urry

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

VISITORS: Dana Shuler Lorin Gardner
Emma Flattery Rob Gibb
Reagan Hawks Cameron Richardson
Matt Bolingbroke Garrett Spencer
Blake Spencer Luke Wight
Joshua Spencer Brock Kolten
Doug Hamblin

Declaration of Conflicts of Interest:

None given

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

Blake Spencer: why doesn't Pleasant View like businesses? Business where annexed into Farr West? Mayor Call: no businesses where annexed into Farr West City, except Smith and Edwards was disconnected. We are a bedroom community and we don't have enough rooftops. Residents don't want apartments. A lot of businesses come here but they are not commercial. I would like to have a restaurant. Don't give up.

Rob Gibb: Founder's Day was a nice day. We had an issue with candy at the parade. CM Burns: there is a liability for kids to go out for candy by the floats. Rob Gibb: there was also too much room between the floats because of a candy stop at the round-a-bout.

Youth City Council Report.

Emma Flattery: our last meeting was postponed because of spring break. We will have a meeting this week to sort candy for the Easter Hunt. That is a fun experience.

We are also having a speech scholarship with John Reynolds with a \$200 prize. I hope that scholarship program is carried on.

Consent:

Motion was made by CM Gibson to approve the consent items (minutes of March 26, 2019 and bills of Pleasant View City). 2nd by CM Francis. Voting aye: CM Burns, CM Francis, CM Gibson, & CM Urry. 4-0

1. Discussion and possible action to approve a Preliminary Subdivision for Maycock-Moore Subdivision Phases 1, 2 & 3 located at approximately 1185 W Hwy 89, parcels 19-013-0056 and 19-013-0086. Applicant: Doug Hamblin. (Presenter: Bill Cobabe)

Bill Cobabe: this subdivision has only two phases. They did have three phases but they moved the phase line for two phases. The planning commission recommended approval with conditions in the staff report. This is the best configuration that meets the property and code. They purchase a lot in another subdivision to turn it into a roadway.

Motion was made by CM Francis to approve a Preliminary Subdivision for Maycock-Moore Subdivision Phases 1 & 2 located at approximately 1185 W Hwy 89, parcels 19-013-0056 and 19-013-0086 as recommended by the planning commission and subject to the conditions in the staff report. 2nd by CM Burns.

Discussion: CM Burns: what is the storm water plan? Doug Hamblin: there is a large detention basin at the bottom. It is a good sized basin.

Voting aye: CM Burns, CM Francis, CM Gibson & CM Urry. 4-0

2. Discussion and possible action on amending Change Order #3 for the Multi-Sports Complex Grading and Irrigation Project. (Presenter: Dana Shuler, with Jones and Associates).

Dana Shuler: this is an amendment to the Change Order #3 from the last meeting. I mis-remembered the 1" irrigation line that is not there. We also do not have signed easements. We are working on that. We have not designed the lines but you never paid for that. The revised landscape plan was shown. The change order from last meeting was \$12,982 and it will be changed to \$25,369.15. There will be two wells at each tree and piping. CM Gibson: do we need that many trees? CM Burns: it is a reduced landscaping plan. Bill Cobabe: if we do a park we need to do it right and make it enjoyable. These are good shade trees. CM Francis: I am concerns with no signed easements. Dana Shuler: this will not be given to the contractor until we get the easements. The detention basin goes right up to the property lines. CM Burns: can we use fitting pipe instead of bubblers? It is less expensive. CM Francis: if the lines are above ground they will be torn up in days. CM Burns: the trees are off to the side. CM Gibson: what if the lines get clogged. Dana Shuler: they are sub-terrain and needed with kids moving in the park. Bill Cobabe: and there is vandalism and the sprinklers will be torn up. CM Gibson: when will this park stop? Mayor Call: we have an investment and we owe it to finish it up. Dana Shuler: we will use milling for the walking path. CM Urry: when are we going to hydro-seed? Bill Cobabe: when it is dry. CM Francis: when there is an irrigation system the roots will be drawn to that area. CM Burns: there is enough water but we need it to get the roots established for two to three years. Bill Cobabe: and there is no guarantee that the water table will be there. CM Urry: so we

need the bubblers now. CM Burns: we could hand water. We need to start making the park look like a park. We have volunteer labor to plant the trees.

Motion was made by CM Gibson to approve the new Change Order #3 for the Multi-Sports Complex Grading and Irrigation Project in the amount of \$25,369.15. 2nd by CM Francis. Voting aye: CM Burns, CM Francis & CM Gibson. Voting nay: CM Urry. 3-1

3. Discussion and possible action to grant final acceptance and end the guarantee period for The Station at Pleasant View Phase 3. (Presenter: Dana Shuler, with Jones and Associates).

Dana Shuler: their one year guarantee is finished. They have \$36K in escrow. We recommend final acceptance. Bill Cobabe: there is a public road to the north from Hwy 89.

Motion was made by CM Francis to approve final acceptance and end the guarantee period for The Station at Pleasant View Phase 3. 2nd by CM Burns. Voting aye: CM Burns, CM Francis, CM Gibson, CM Urry. 4-0

4. Discussion and possible action to approve payment to Bona Vista Water District for a 2" Connection and Impact Fees in the amount of \$12,230.50 for the Multi-Sports Park. (Presenter: Bill Cobabe).

Bill Cobabe: we pay impact fees to other public entities also. We are their customer.

Motion was made by CM Burns to approve payment to Bona Vista Water District for a 2" Connection and Impact Fees in the amount of \$12,230.50 for the Multi-Sports Park. 2nd by CM Francis. Voting aye: CM Burns, CM Francis & CM Gibson. Voting nay: CM Urry. 3-1

5. Discussion and possible action to amend the Interlocal Cooperation Agreement with North Ogden City for Staff Engineer Services. (Presenter: Bill Cobabe).

Bill Cobabe: this is for Lorin Gardner. North Ogden is using him more of the time. CM Burns: can we get retroactive reimbursed for that? CM Cobabe: I will ask. Discussion continued on Lorin's work time.

Motion was made by CM Francis to amend the Interlocal Cooperation Agreement with North Ogden City for Staff Engineer Services to 60/40 (40% to Pleasant View) as outlined. 2nd by CM Gibson. Voting aye: CM Burns, CM Francis, CM Gibson, & CM Urry. 4-0

6. Approve the Delta Dental Plan with no increase in the premiums and PEHP Health & Benefits Plans with a 3% increase in the insurance premiums. (Presenter: Bill Cobabe).

Bill Cobabe: the detail for the premiums is on page 45 of the tentative budget.

Motion was made by CM Gibson to Approve the Delta Dental Plan with no increase in the premiums and PEHP Health & Benefits Plans with a 3% increase in the insurance premiums. 2nd by CM Francis. Voting aye: CM Burns, CM Francis, CM Gibson, & CM Urry. 4-0

7. Budget work session.

The Mayor and Council held the second budget work session and reviewed the revenues and expenditure in each fund. Ryon Hadley: there is a vehicle purchase problem. We need to order vehicles in May and there is a problem if we don't get the 10th officer. CM Gibson: can you extend the lease? Ryon Hadley: worst case if we don't get the 10th officer we can take an old police vehicle and sell it to cover the lease.

8. Tentatively adopt the Tentative Budget for the 2019-2020 fiscal year.

Motion was made by CM Francis to tentatively adopt the Tentative Budget for the 2019-2020 fiscal year with the addition of the 10th police officer and a correction to the parks travel amount. 2nd by CM Burns. Voting aye: CM Burns, CM Francis, CM Gibson, & CM Urry. 4-0

9. Set public hearings to consider amending the 2018-2019 fiscal year budget and adopting the 2019-2020 fiscal year budget.

Motion was made by CM Gibson to set public hearings to consider amending the 2018-2019 fiscal year budget and adopting the 2019-2020 fiscal year budget on May 28, 2019. 2nd by CM Urry. Voting aye: CM Burns, CM Francis, CM Gibson, & CM Urry. 4-0

10. Closed Meeting.

No closed meeting.

11. Discussion and possible action from the closed meeting.

No closed meeting.

Other Business:

Mayor Call: the ER business will be having an open house on Founder's Day. I don't see a problem with that. CM Gibson: I would like to be invited to the open house.

Ryon Hadley: The Spike 150 may have 400+ attendees.

Bill Cobabe: I attended a UTA meeting regarding services choices. They have a website for a survey. I would like to have it include on the website and in our newsletter.

Laurie Hellstrom: This comment is regarding the use of culinary water as a secondary water source. Bill said that he was hoping that the City Attorney would find a reason to say "NO-it can't be done" - but the attorney said 'it can be done' but he didn't said 'it had to be done'. Bill also said that there will be plenty of bites of the apple to see if they meet the requirements of the City. Now is that time to take the first step because it is still in the City's ballpark. Our culinary water system and ordinances are still very secure on protecting it as a culinary water source. It is the City Council's responsibility to make this directional decision for the City. Let me read you just one of several sections from the City Code this is Section 13.16.040 which states: "Building permits for individual lots, or lots in subdivisions will be given only when the lot has secondary water available to it..." Our water system is not a secondary water system. It is a 'Culinary Water' system (showed CFP book). We just updated it in 2017. It is up to you

to decide if you want to invest funds and time to change it to a “Culinary Water and Secondary Water’ system. This would need to be updated to determine what are the new impacts to the city because of this change, what are the new impact fees, what are the new and future infrastructure needs and costs, etc. The engineer and water professionals can help you make a decision. Just a small bit of history: V. Jay Wadman was the original developer of Pole Patch. Pole Patch was developed before the City purchased our water from the PV Water Association in 1989 – so Pole Patch was allowed to be an exception to the secondary water rules. Later the city acquired property from V. Jay Wadman for the Jessie Creek Well which is located in Weber County adjacent to Pole Patch. In exchange there was an agreement made between the City and again V. Jay Wadman and his successors. It is these successors that are petitioning the city to use culinary water as their secondary water source. Let me read one section from this agreement with V. Jay Wadman and his successors - “Wadman and his successors and assigns shall receive from City, upon the payment of the applicable City water connection fees and at the applicable city water rates, and for the sole benefit of the property described in Exhibits 2 and 3, attached, culinary water (for domestic in-house use only and no outside irrigation use) from the reservoir.” Here is one more section from that agreement “Wadman acknowledges that any secondary water used in connection with the property described in Exhibit 2 and 3 must come from another source.” A few things to think about: • If you decide to allow it – it will also be your responsibility to justify it to the residents of the city on why it is a good idea to allow our wonderful well water to be used for irrigation and more of the residents that live below can drink Weber Basin Water. • There have been others before this group that have asked to develop but didn’t have secondary water and other that have asked to use culinary water for irrigation. Either you open it up to the whole hillside or you start to discriminate or you say NO. For Example: Here we have a development agreement that specifically states ‘culinary water for domestic in-house use only and no outside irrigation use’ and we will allow them to have water --- but current properties, located currently within the boundaries of the city, that have no limiting agreements, we are going tell them no. Mayor Call: I don’t want to get into a discussion until this is on an agenda as an item. I told Laurie that she could talk and state her opinion but this is not to make a decision. I told them that it would be an uphill battle.

CM Francis: do we have permits for vendors/solicitors? Laurie Hellstrom: yes. CM Francis: can we get signs stating permits req6uired? Bill Cobabe: we will get with Jay Palmer. Mayor Call: if the homes have a no solicitor sign and they solicit they are in violation.

CM Burns: we will be dedicating the cabin along with the Founder’s Day celebration. There will be a Founder’s Day meeting tomorrow.

Adjournment: 8:30 PM