

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

December 10, 2019

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
Ken Francis
Steve Gibson
Boyd Hansen (*absent during items #11*)
Sara Urry

STAFF: Laurie Hellstrom Bill Cobabe
Tyson Jackson Ryon Hadley

VISITORS: Ann Arrington Dave Marriott
Kevin Bailey Ambree Burggraaf
Carson Jones Jim Flint
LuAnn Hansen Dana Shuler
Kennedy Allen Mark Green
John Olsen Janet Green

Pledge of Allegiance: Steve Gibson

Opening Prayer, Reading or Expression of Thought: Steve Gibson

Declaration of Conflicts of Interest:

None were given.

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

Jim Flint with Hansen & Associates: Jim handed out a copy of the Adequate Facilities Application. Jim Flint: this is overboard. This fee is \$1,500 and an \$8,000 engineer deposit. Heart of Pole Patch is not on the agenda because the property owner didn't sign.

Carson Jones: last month I was here because the council gave me a spot in the meeting. There was one requirement, a signed affidavit, and it was not signed until a week ago and I thought it was okay. We turned in the Adequate affidavit yesterday and there was not enough time to be put on the agenda. The buyer was told we can't get what is expected of Carson from Carson. Take a look at these. It is too hard. CM Hansen: he did get the signature. Bill Cobabe: the question is when did we get the signature. Not in time for both signatures and it is not a complete application in our code.

Youth City Council Report:

Ambree Burggraaf: in November we tied blankets, made homeless kits for the police department and the Santa event with about 40 families and 60 kids.

Consent:

Motion was made by CM Francis to accept the consent items (Minutes of November 12, 2019 (open and closed) and November 19, 2019 and the bills of Pleasant View City). 2nd by CM Hansen. Voting aye: CM Burns, CM Francis, CM Gibson, CM Hansen and CM Urry. 5-0

Business:

1. Recognize and thank the outgoing City Councilmembers.

Jerry Burns, Boyd Hansen and Ken Francis were recognized and thanked for their service on the council.

2. Audit presentation. (Presenter: Childs Richards CPAs and Advisors)

Kennedy Allen with Childs Richards CPAs and Advisors presented and issued a clean report for the June 30, 2019 fiscal year audit with no findings for the year. The carryover amount was at 24%.

3. Discussion and possible action on approval of the Adequate Public Facilities Determination for Serenity Subdivision. (Presenters: Bill Cobabe and Dana Shuler)

Dana Shuler: this is for eleven lots with three of them existing lots. It is lacking the storm drain and they are working on it with Lorin Gardner. I recommend approval subject to the Storm Drain.

Motion was made by CM Francis to approve the Adequate Public Facilities Determination for Serenity Subdivision conditional on the storm water. 2nd by CM Urry. Voting aye: CM Burns, CM Francis, CM Gibson, CM Hansen and CM Urry. 5-0

4. Discussion and possible action to consider final plat for the Serenity Subdivision located at approximately 650 W and Pleasant View Dr. Applicant: Mark Green. (Presenter: Bill Cobabe)

Bill Cobabe: this is for final plat. Bill showed the plat. They are still working on the right turn land for safety. I recommend final.

Motion was made by CM Burns to accept final plat for Serenity Subdivision. 2nd by CM Gibson. Voting aye: CM Burns, CM Francis, CM Gibson, CM Hansen and CM Urry. 5-0

Mark Green thanked the city council and Bill Cobabe and Jill Hunt for their help.

5. Discussion and possible action on approval of the Adequate Public Facilities Determination for Highland Meadows located at approximately 4260 N 1100 W. (Presenters: Bill Cobabe and Dana Shuler)

Dana Shuler: this is straight forward. All has checked out.

Motion was made by CM Urry to approve the Adequate Public Facilities Determination for Highland Meadows. 2nd by CM Francis. Voting aye: CM Burns, CM Francis, CM Gibson, CM Hansen and CM Urry. 5-0

6. Discussion and possible action to amend an Interlocal Agreement with North Ogden for Staff Engineering Services. (Presenter: Bill Cobabe)

Bill Cobabe: as this was discussed to amend this agreement with North Ogden for Lorin Gardner for engineering services his last day working for us is December 31, 2019. He will be fulltime with North Ogden. We feel good about this.

Motion was made by CM Burns to approve the amended Interlocal Agreement with North Ogden for Staff Engineering Services and to watch engineering fees. 2nd by CM Gibson. Voting aye: CM Burns, CM Francis, CM Gibson, CM Hansen and CM Urry. 5-0

7. Discussion and possible action to amend Chapter 16.04-Fences regarding heights, Ordinance 2019-5. (Presenter: Bill Cobabe)

Motion was made by CM Gibson to approve the amendment to Chapter 16.04-Fences regarding heights, Ordinance 2019-5. 2nd by CM Francis. Voting aye: CM Burns, CM Francis, CM Gibson, CM Hansen and CM Urry. 5-0

CM Hansen: I don't like it when someone knows the code and then goes ahead and builds and then asks for a change.

8. Discussion and possible action to enter into a contract with E.K. Bailey Construction for the Old City Shop Demo and Replacement and Shop Covered Parking Bay Project in the amount of \$ _____. (Presenter: Lorin Gardner)

Motion was made by CM Gibson to enter into a contract with E.K. Bailey Construction for the Old City Shop Demo and Replacement and Shop Covered Parking Bay Project. 2nd by CM Francis. Voting aye: CM Burns, CM Francis, CM Gibson, CM Hansen and CM Urry. 5-0

The contract price is \$444,000.

9. Discussion and possible action to approve an agreement between Pleasant View City and C-Store, LLC at 1584 W 2700 N. Tax ID#19-390-0001 regarding the regulating and control of storm and surface waters. (Presenter: Bill Cobabe)

Bill Cobabe: when the C-Store went in they put their storm drain under their parking lot. This agreement says that they will take care of it and allow the city to go in and take care of it and recover expenses from Trigon. CM Gibson: only on their property? Bill Cobabe: yes. Dana Shuler: the extension of Rulon White Blvd's storm water will flow to the north. CM Gibson: will this force them to have to change? Bill Cobabe: yes. Dana Schuler: we would highly encourage the change.

Motion was made by CM Francis to approve the agreement between Pleasant View City and C-Store, LLC at 1584 W 2700 N. Tax ID#19-390-0001 regarding the regulating and control of storm and surface waters. 2nd by CM Gibson. Voting aye: CM Burns, CM Francis, CM Gibson, CM Hansen and CM Urry. 5-0

10. Discussion and possible action to approve and Escrow Agreement with Cadence Development for the C-Store Development at 1584 W 2700 N in the amount of \$35,313.50. (Presenter: Bill Cobabe)

Bill Cobabe: they put in public infrastructure in the road and was conditionally accepted. We are making sure to cross all "T"'s and since this was last March. It will be in escrow and they can ask for it back next March. CM Gibson: the start date was March? Mayor Call: we should have had this last March.

Motion was made by CM Gibson to approve and Escrow Agreement with Cadence Development for the C-Store Development at 1584 W 2700 N in the amount of \$35,313.50. 2nd by CM Hansen. Voting aye: CM Burns, CM Francis, CM Gibson, CM Hansen and CM Urry. 5-0

11. Discuss and possible action regarding recycling and recycling rates.

Tyson Jackson: the recycling rates have increased to \$84 ton. The budget can handle it. We need to address it in this upcoming budget season. There are options with Econo Waste to just have it go to the landfill. CM Gibson: this needs to be brought up for discussion. I don't want to increase rates for that. I think that some recycling gets dumped into the landfill anyways and if I am paying double per ton to have it dumped in the same place. I enjoy having an extra can or have the can dumped every other week. Mayor Call: let's have a discussion in January or February.

12. Closed Meeting.

No closed meeting.

13. Discussion and possible action from the closed meeting.

No closed meeting.

Other Business:

Ryon Hadley: in January the court will be held every other week. We replaced officer Wilson with Officer James Kortright. Officer VanBeekum was employee of the month at Weber High School. There is a paraphernalia problem at the school. A semi-trailer was taken and it's load of copper wire. Officer Benson was honored at a hockey game. There were 850 calls, 50 citations, and three custodies.

Tyson Jackson: we plowed last week and there were three snow incidents from that event. Two new guys start next Monday, Garrett Minert and Morgan Rust. There were four applicants. The street light on I-15 was removed from billing and they will go back 5 years and credit us \$7,342.

Bill Cobabe: I would like to thank Tyson and his crew for pushing snow. I like to commend Laurie, Heather, Debbie and Jill for the audit. It is uncommon to have no findings. The fees for the Adequate Facilities Determination application is a \$1,500 deposit. Unused monies will be returned back to developers. Mayor Call: are the fees adequate?

Laurie Hellstrom: the business license list and financials are in your packets.

CM Francis: could we have a special meeting on the 12th for Carson Jones if he is ready? The council was willing to support that if he is ready. Bill Cobabe: I will check if he is ready.

CM Urry: the Senior Center thanks the city for their donation to them.

CM Burns: I thank you for the opportunity to work with this council. The residents are putting together a Founder's Day Historical Family event.

CM Gibson: I would like to be appointed to the Mosquito Abatement Board again but I need a letter. We need to identify the process of development with developers and have an open forum and hear them out.

Mayor Call: Capstone Charter School is closing at the end of the school year per a vote from the State School Board

Adjournment: 7:40 P.M.