

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

**December 11, 2018**

**The public meeting was held in the city office at 520 West Elberta Dr. in Pleasant View, Utah, commencing at 6:03 P.M.**

**MAYOR:** Leonard Call

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

**STAFF:** Laurie Hellstrom Bill Cobabe  
Ryon Hadley Corey Clark  
Bryan Fife Robbie Done

**VISITORS:** Emma Flattery Melissa Flattery  
Dana Shuler Mae Ferguson  
Kristina Carpenter Sean Barth  
Becca Hatch Cam Judson  
Tyzek Wood Melanie Wood  
Damon Torgerson

**Pledge of Allegiance:** Damon Torgerson

**Opening Prayer, Reading or Expression of Thought:** Sara Urry

**Declaration of Conflicts of Interest:**

None

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

None

**Youth City Council Report.**

Emma Flattery: Santa's Workshop was last Saturday. It was the best attended with approximately 79 families and 120 kids. January thru February we will be serving at the food banks. We may move our Thursday meetings to another week because someone else has already scheduled the basement.

**Consent:**

Motion was made by CM Gibson to approve the consent items (minutes of November 13, 2018 and November 27, 2018 and the bills of Pleasant View City). 2<sup>nd</sup> by CM Chugg. Voting aye: CM Burns, CM Chugg, CM Hansen, CM Gibson, & CM Urry.  
5-0

**1. Present a 'Thank You' to the Police Department. (Presenter: Mae Ferguson)**

Mae Ferguson as a 'Thank You' to the police department, Mae presented a framed cross-stitched plaque to them.

## **2. Discussion and possible action on the award of the Multi-Sports Complex Restroom Project with concurrent Change Order #1 to the low bidder, Toro Construction. (Presenter: Bill Cobabe)**

Bill Cobabe: the current contract amount is at \$157,911 and there will still be some changes and revisions. He was the low bidder and he is showing flexibility with us. I am surprised at the cost for an 800 sq. ft. restroom. I sent a request to other managers on procurement and they all say they are locked in by the state code. And they are seeing these types of numbers. It is Dana Shuler and my recommendation to approve this and we will continue working with them to bring down the cost. We don't want to have a 'don't exceed' number. CM Burns: CM Gibson and I met with the bidder to keep the cost down with the same process as with the Shady Lane Park restroom. CM Hansen: did EK Bailey get the same opportunity for this type of bidding? Bill Cobabe: Toro was the low bidder. CM Hansen: is this a complete bathroom? Bill Cobabe: yes. CM Hansen: I don't like the lacrosse field and I don't want to put more money into it. When will it begin? Bill Cobabe: we are getting some savings by eliminating the time restraints. Dana Shuler: it is a 90 day contract with flexibility.

Motion was made by CM Burns to approve the Multi-Sports Complex Restroom Project to Toro, the low bidder, and work with him to get the bid lower and with the approval of the change order.

CM Gibson: my concern is that it is a multi-hole restroom. I think it should be a single hole restroom. Bill Cobabe: it is a single. CM Burns: this locks us in with the contractor but we can still work with the contract. CM Gibson: I will second the motion if it locks us in with the contractor and with a single-hole like the one at Shady Lane.

2<sup>nd</sup> motion: CM Gibson. Voting aye: CM Burns, CM Chugg, CM Hansen, CM Gibson, & CM Urry. 5-0

## **3. Discussion and possible action to enter into a water supply agreement with Weber Basin Water Conservancy District (WBWCD) for the future purchase of water when needed. (Presenter: Dana Shuler with Jones and Associates)**

Dana Shuler: this contract locks us in with WBWCD while they are offering the 'Take or Pay Contract'. Currently we pay upfront each year whether we are using the water or not. In the CFP it was analyzed and how it would change the rate if enter into an agreement. Once we run out of paper water this agreement goes into effect and it will allot water each quarter and pay for that water. A \$43.63 charge will be collected on a building permit and passed onto WBWCD and then we only pay for maintenance. They are only offering this now. CM Gibson: why is it beneficial to offer? Dana Shuler: people are getting tired of the blocks of water. CM Gibson: are we still paying for blocks of water we are not using. Dana Shuler: that is a done deal. Depending on the building permits issued we could need paper water in 2025-2027. This will not lock in the price but the way you purchase water. There is no cost to lock into this agreement.

Motion was made by CM Gibson to enter into the Weber Basin Water Conservancy District (WBWCD) for the future purchase of water when needed as described by Dana Shuler. 2<sup>nd</sup> by CM Burns. Voting aye: CM Burns, CM Chugg, CM Hansen, CM Gibson, & CM Urry. 5-0

**4. Discussion and possible action to approve the relocation of a pedestal in UDOT's right-of-way along HWY 89 for the Multi-Sports Park Project in the amount of \$11,696.79 to CenturyLink. (Presenter: Bill Cobabe)**

Bill Cobabe: we were unable to negotiate with the property owners to the south. This will actually save \$100K for not building the road but we will need to pay for this.

Motion was made by CM Chugg to approve the relocation of a pedestal in UDOT's right-of-way along HWY 89 for the Multi-Sports Park Project in the amount of \$11,696.79 to CenturyLink. 2<sup>nd</sup> by CM Hansen. Voting aye: CM Burns, CM Chugg, CM Hansen, CM Gibson, & CM Urry. 5-0

**5. Discussion and possible action to grant final acceptance to The Cove at Pleasant View Phase 1 and end the guarantee period. (Presenter: Laurie Hellstrom)**

Laurie Hellstrom: we have a memo from Dana Shuler on the recommendation and release to the city for chip and seal and the need to pay any outstanding fees to the city.

Motion was made by CM Gibson to approve final acceptance to The Cove at Pleasant View Phase 1 and end the guarantee period as stated. 2<sup>nd</sup> by CM Urry. Voting aye: CM Burns, CM Chugg, CM Hansen, CM Gibson, & CM Urry. 5-0

**6. Discussion and possible action to formally grant final acceptance of Gooselanding Subdivision. (Presenter: Laurie Hellstrom)**

Laurie Hellstrom: there is no record of final. Bruce Talbot started administratively granting final during his time. There was a note from a DRC Meeting in January 2014 for the need for streetlights. Gooselanding paid for street light in March of 2014 and paid slurry seal in 2012.

Motion was made by CM Chugg to formally grant final acceptance of Gooselanding Subdivision. 2<sup>nd</sup> by CM Urry. Voting aye: CM Burns, CM Chugg, CM Hansen, CM Gibson, & CM Urry. 5-0

**7. Discussion and possible action to formally grant final acceptance of John Parker Subdivision on 600 W. (Presenter: Laurie Hellstrom)**

Laurie Hellstrom: there was a deferral agreement for the road improvements. With the 600 W road construction the deferral agreement was called upon and that portion of the road improvements were paid in 2014. Requesting final approval.

Motion was made by CM Chugg to formally grant final acceptance of John Parker Subdivision on 600 W. 2<sup>nd</sup> by CM Hansen. Voting aye: CM Burns, CM Chugg, CM Hansen, CM Gibson, & CM Urry. 5-0

**8. Discussion and possible action to formally grant final acceptance to Angel Acres (1 lot). (Presenter: Laurie Hellstrom)**

Laurie Hellstrom: this is at 699 W 3650 N in 2013 a one lot subdivision. Sidewalk improvements were required and are in. Requesting final approval.

Motion was made by CM Burns to formally grant final acceptance to Angel Acres (1 lot). 2<sup>nd</sup> by CM Urry. Voting aye: CM Burns, CM Chugg, CM Hansen, CM Gibson, & CM Urry. 5-0

**9. Discussion and possible action to request approval to transfer the balance of \$776.00 in Engineering Deposit to the City's General Fund for work done on behalf of the project Indian Trails Phase 6 Subdivision. (Presenter: Laurie Hellstrom)**

Laurie Hellstrom: the developer walked away from the project. The city granted final 5/22/18 to get it off books. Requesting approval to move the balance of \$776.00 in engineering deposit to city's General Fund for any repairs in the subdivision. There was also a note from Valerie Clausen dated 5/23/16 that the engineering deposit has been forfeited as outstanding balances owed to the city for work done on behalf of the project and never paid. We are not requesting final.

Motion was made by CM Urry to approve to transfer the balance of \$776.00 in Engineering Deposit to the City's General Fund for work done on behalf of the project Indian Trails Phase 6 Subdivision. 2<sup>nd</sup> by CM Hansen. Voting aye: CM Burns, CM Chugg, CM Hansen, CM Gibson, & CM Urry. 5-0

**10. Discussion and possible action to request approval to transfer the balance of \$5,100.00 in Engineering Deposit of Shady Springs Subdivision to the City's General Fund. (Presenter: Laurie Hellstrom)**

Laurie Hellstrom: the developer walked away from the project. The city granted conditional acceptance 1/8/2008 with a start date of 7/1/2007. The guarantee period should have expired 7/1/2009. There is no record of final. Requesting approval to move balance of \$5,100 in engineering deposit to city's general fund for any repairs in the subdivision. There was a final inspection letter with a list of uncompleted items. We are not asking for final.

Motion was made by CM Gibson to approve to transfer the balance of \$5,100.00 in Engineering Deposit of Shady Springs Subdivision to the City's General Fund. 2<sup>nd</sup> by CM Chugg. Voting aye: CM Burns, CM Chugg, CM Hansen, CM Gibson, & CM Urry. 5-0

**11. Discussion and possible action to request approval to transfer the balance of \$25,212.00 in Escrow Deposit to the City's General Fund and formally grant final acceptance to County Fields Phase 2 Subdivision. (Presenter: Laurie Hellstrom)**

Laurie Hellstrom: there is no record of final (between 2007 and 2013 Bruce Talbot granted finals administratively). Request to transfer remaining escrow of \$25,212 to General Fund. All items complete by the city except the caliper trees and possibly those funds could be transferred to the park fund for future trees in the amount of \$10,800. They paid for slurry seal in 2012.

Motion was made by CM Gibson to approve to transfer the balance of \$25,212.00 in Escrow Deposit to the City's General Fund with \$10,800 of that amount to the Park Development fund for future trees and formally grant final acceptance to County Fields Phase 2 Subdivision. 2<sup>nd</sup> by CM Chugg. Voting aye: CM Burns, CM Chugg, CM Hansen, CM Gibson, & CM Urry. 5-0

**12. Discussion and possible action to request approval to submit the balance of \$3,778.40 in Engineering Deposit to the HOA of Willow Brook (RE-15) PRUD. (Presenter: Laurie Hellstrom)**

Laurie Hellstrom: a final was given 5/22/18 to get off the books. There is \$3,778.40 in Engineering Deposit balance. It probably should go back to the HOA – A private development.

Motion was made by CM Burns to approve submitting the balance of \$3,778.40 in Engineering Deposit to the HOA of Willow Brook (RE-15) PRUD. 2<sup>nd</sup> by CM Gibson. Voting aye: CM Burns, CM Chugg, CM Hansen, CM Gibson, & CM Urry. 5-0

**13. Discussion and possible action to write-off \$138.00 in the Return Check Clearing Account (\$18 from a Salmon Bake check in 2011 and \$120 from a court fine in 2012). (Presenter: Laurie Hellstrom)**

Motion was made by CM Burns to approve the write-off of \$138.00 in the Return Check Clearing Account (\$18 from a Salmon Bake check in 2011 and \$120 from a court fine in 2012. 2<sup>nd</sup> by CM Gibson. Voting aye: CM Burns, CM Chugg, CM Hansen, CM Gibson, & CM Urry. 5-0

**14. Discussion and possible action to zero-out a terminated utility account #1.0958.4 where we owe \$.15 to the account owner. (Presenter: Laurie Hellstrom)**

Motion was made by CM Chugg to approve to zero-out a terminated utility account #1.0958.4 where we owe \$.15 to the account owner. 2<sup>nd</sup> by CM Gibson. Voting aye: CM Burns, CM Chugg, CM Hansen, CM Gibson, & CM Urry. 5-0

**15. Discussion and possible action to approve funding to Communities that Care. (Presenter: Bill Cobabe)**

Ryon Hadley: I know what they are trying to do but I have not seen anything done in the last year and ½. Until you know more about them and they prove that it is a good deal I wouldn't contribute. CM Gibson: there are so many things out there and places. We as a city council can't be funding businesses. We don't want to set a precedent. The YCC is different. CM Urry: we need actual statistics.

Motion was made by CM Hansen to not proceed with this. 2<sup>nd</sup> by CM Gibson. Voting aye: CM Burns, CM Chugg, CM Hansen, CM Gibson, & CM Urry. 5-0

**16. Discussion and possible action on the Basement Rental Policy. (Presenter: Mayor Call)**

Mayor Call: the particulars on how the city rents and checks the basement after renters should be administratively done. CM Gibson: it needs some maintenance and painting. Before the carpet is installed the basement needs to be painted.

NO action taken.

**17. Discussion and possible action to amend the Park Use Guidelines, Ordinance 2018-05. (Presenter: Laurie Hellstrom)**

Motion was made by CM Gibson to amend the Park Use Guidelines, Ordinance 2018-05. 2<sup>nd</sup> by CM Chugg. Voting aye: CM Burns, CM Chugg, CM Hansen, CM Gibson, & CM Urry. 5-0

**18. Discussion and possible action to amend the Consolidated Fee Schedule in conjunction with the new Park Use Guidelines and a new Public Defender Fee, Resolution 2018-O. (Presenter: Laurie Hellstrom)**

Motion was made by CM Gibson to amend the Consolidated Fee Schedule in conjunction with the new Park Use Guidelines and a new Public Defender Fee, Resolution 2018-O. 2<sup>nd</sup> by CM Chugg. Voting aye: CM Burns, CM Chugg, CM Hansen, CM Gibson, & CM Urry. 5-0

**19. Discussion and possible action to begin bid procedures for Founder's Day fireworks services. (Presenter: Laurie Hellstrom)**

Motion was made by CM Urry to go out to bid with an option to extend the contract. 2<sup>nd</sup> by CM Burns. Voting aye: CM Burns, CM Chugg, CM Hansen, CM Gibson, & CM Urry. 5-0

**20. Closed Meeting.**

none

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

No closed meeting.

**Other Business:**

Ryon Hadley: there was a suicide by cop at the trailer park. There was a kidnaping from Salt Lake that ended up in North Ogden and hitting our canine truck. The calls for November was 659, 96 traffic citations, 4 custody arrests, and 154 active cases with only one detective. We are moving a patrol officer to help with detective work. We are 2,200 cases ahead than last year. With future growth we need to grow with the city and we will be addressing that later with the budget.

Bill Cobabe: we met with property owners on Skyline Drive. Everyone that we met with there is no major hurdles. Engineering questions were answered and they are starting to see the value of the road.

CM Hansen: the flashing signs are in the process with a cost of approximately \$11K with linking solar.

CM Gibson: thank you Mayor for hosting our Christmas party.

Mayor Call: I asked WACOG if we applied for any grants for Rulon White Extension and we hadn't. The plan needed to be on WFRC plan before we applied and it was added and we have been awarded \$4.6 million from WACOG and \$250K for Skyline Drive study. Bill Cobabe: we have a meeting with CSM next week. They are not going to sell.

**Adjournment: 7:46 PM**