

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

August 9, 2016

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: Toby Mileski (*absent*)

COUNCILMEMBERS: Scott Boehme (*Mayor Pro Temp*)
Jerry Burns
Steve Gibson
Boyd Hansen
Sara Urry

STAFF: Melinda Greenwood Laurie Hellstrom
Ryon Hadley Stetson Talbot

VISITORS: Frank Stone Aaron Child
Louis Child Rhonda Willden
Luke Willden Andy Nef
Carson Jones

Pledge of Allegiance: Scott Boehme

Opening Prayer, Reading or Expression of Thought: Scott Boehme

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

No comments made.

Consent Items:

Motion was made by CM Gibson to approve the consent items (minutes of July 12, 2016, the bills of Pleasant View City, and the ratification of a purchase of services rendered on Jessie Creek Well Pump from C.H. Spencer & Company in the amount of \$10,690. 2nd by CM Hansen. Voting Aye: CM Burns, CM Gibson, CM Hansen, and CM Urry. Motion passed 4-0.

1. Approval of a change order for chip seal and asphalt patching. (Presenter: Jay Palmer).

Jay Palmer reviewed his memo. The amount the Class C budget is to be amended by is \$113K.

Motion was made by CM Gibson to approve the change order on the roads. 2nd by CM Burns. Voting Aye: CM Burns, CM Gibson, CM Hansen, and CM Urry. Motion passed 4-0.

2. Public Works Department update. (Presenter: Jay Palmer).

Jay Palmer updated the council on public work projects. No action.

3. Discussion and possible approve of purchasing a John Deer Wide Area Mower in the amount of \$49,497.84. (Presenter: Jay Palmer)

Jay Palmer: there is \$5K worth of work on the old Jacobsen mower. I looked at two contracts for a new mower both on the state contract. CM Gibson: just because it is on the state contract doesn't mean it's the best price. Jay Palmer: it is \$69K off the contract and \$49 on the contract. CM Hansen: is there a warranty? Jay Palmer: I will check.

Motion was made by CM Burns to accept the purchase of the John Deer Wide Area Mower in the amount of \$49,497.84. 2nd by CM Urry. Voting Aye: CM Burns, CM Gibson, CM Hansen, and CM Urry. Motion passed 4-0.

Jay Palmer: there is a 2-year warranty.

4. Approval of an amendment to extend the Development Agreement for Deer Crest Project. (Presenter: Melinda Greenwood)

Melinda Greenwood: in 2006 the development agreement was approved by the previous council. There were reasons for the development not proceeding. The infrastructure is in the ground and it is recommended to extend the development agreement 10 years for Deer Crest Phases 3-7. Phases 3 & 4 are coming to planning commission and city council soon. Carson Jones: will the protection strip also be extended? Melinda Greenwood: Jody Burnett does include the protection strip in the letter. CM Boehme the agreement also includes conditional approval of Phases 1 & 2.

Motion was made by CM Gibson to approve the first amendment to the Development Agreement for the Deer Crest Subdivision and First Amendment to Protection Strip Agreement in the form presented subject to and contingent upon Planning Commission approval of the plats for Phase 3 & 4 of the Deer Crest Subdivision at their meeting on September 1, 2016 and authorize Mayor Mileski to sign both Agreements following the Planning Commission approval. 2nd by CM Burns. Voting Aye: CM Burns, CM Gibson, CM Hansen, and CM Urry. Motion passed 4-0.

5. Approval of a 3-year lease purchase agreement for Police Fleet Vehicles in the amount of \$36,865.57. (Presenter: Ryon Hadley)

Motion was made by CM Gibson to approve the 3-year lease purchase for Police Fleet Vehicles in the amount of \$36,865.57. 2nd by CM Hansen. Voting Aye: CM Burns, CM Gibson, CM Hansen, and CM Urry. Motion passed 4-0.

6. Discussion of speed limit on 2550 North and possible action on initiating a Traffic Study. (Presenter: Melinda Greenwood and Ryon Hadley)

Ryon Hadley: with the new The Cove development and the elementary school, I have watched the traffic and population increase. I feel that the 40 mph speed limit is pushing it. North Ogden City has a speed trailer that records data and we can look at that data. A traffic survey can cost \$1K-\$2K. Melinda Greenwood: we can change the limit but doing traffic study gives it validity. CM Gibson: but if the police chief recommends the speed and that should be validity enough to change it. Melinda Greenwood: Hales Engineering can do the study and we can see about splitting the cost with North Ogden. UDOT can do the study but it handcuffs

you to their study and gives you no flexibility. Or we can just change it. CM Gibson: 600 W should be changed from 30 mph to 35 mph. Melinda Greenwood: we promised the people on 600 W that it would not be increased from the 30 mph. I will also have Jay Palmer paint the curb on the north-side on 2550 N by the Cove red. CM Gibson: let's look at the pros and cons of both and see what makes sense. Ryon Hadley: few have asked about surveys in court. I would recommend a logical decision and lower the speed limit to 35 mph on 2550 N. Melinda Greenwood: we will bring back information.

7. Discussion and possible approval of a three-year contact with Century Link for 200 Mg Fiber service in the amount of \$XXX per month. (Presenter: Melinda Greenwood)

Melinda Greenwood: in April we approved the Comcast contract. I delayed it because we brought on a new IT contract with Les Olsen. They recommend Century Link. We will still save money. This item will be brought back on the next city council's meeting.

8. Discussion of Assistant City Administrator/Planner position and possible action on staffing alternatives. (Presenter: Jerry Burns)

CM Hansen: I make a motion to table this and go back to what we discussed about having a 5-year plan. 2nd by CM Urry.

CM Boehme: we'll go over this information. CM Burns: I agree with a 5-year plan. Mayor Mileski signed a contract for a contract planner. This is just for discussion and just for ideas. Melinda Greenwood: the plan is on the September 23rd meeting. CM Hansen: we don't have a plan. We need the plan first. CM Burns presented a power point presentation. CM Gibson: I agree with CM Burns. This is our opportunity to get 2 for 1. I talked to the Mayor and the rate would be \$20 per hour. We need to look to the future. What will happen when we get water? Busy work needs to be done. If we don't do it now we'll be in trouble later. Get rid of the high-end level position and get 2 at the lower-end level. Please think about that. CM Boehme: I feel we need a project manager working on tasks and projects that we are behind on like the RAMP projects. If you can get someone to get them through I am on board. Whatever they are labeled as I don't care but that is their job task. Melinda Greenwood: we don't need clerical help we need competent people. CM Gibson: talk to the several cities that are getting big wins like RC Willey's and Sierra RV. Asked them why they picked Marriott-Slatersville. We need those good experiences. I don't want to hire a planner at \$80K-\$90K a year. I will agree with \$40K-\$50K a year. Do we all agree that should happen? Why not go ahead with that and decide what the middle person should do. CM Hansen: where do we get the money? Look at all the hits the city is getting, like the tipping fee listed on this agenda. We couldn't find money for an additional police officer. 2009 was the last General Plan update. We have plans but nothing happens. Two people can't get things done but three can? Every grant we receive burdens our people with more to take care of. We need a plan. That is important. We need a plan and where we are going to use the people. Melinda Greenwood: I invited you to meet with me and go over my jobs. CM Hansen: I already know your jobs. You are busy yet you had time to have lunch with Kara

Liston. Melinda Greenwood: you are ignorant CM Hansen. CM Hansen: you are ignorant in asking me to increase taxes on the people. Melinda Greenwood: Mayor Mileski is pushing for this. CM Burns: we are being more efficient. We are asking for \$40K to be more efficient. CM Hansen: I am not opposed but I need to see it. This is a one-time fee but what about the next years? We are hoping that the TUF and

Proposition fees will be coming in as we hoped. Jay Palmer: we are hoping for those amounts. CM Gibson: do we raise taxes? That will be a question. We need to do today rather than later. I am talking \$15 to \$20 hour. CM Hansen: I am at \$40K. CM Gibson: I still think people will work at a lesser wage if we can get them to apply. There is more cost just in the interim planner. We are going to have growth. Andy Nef: we are still behind with two people. There is the General Plan update and projects CM Gibson: we couldn't afford Valerie and another person but because she is gone we are having this discussion. Melinda Greenwood: I don't want a mediocre planner. CM Boehme: we need a city planner. CM Hansen: I agree. CM Boehme: get a planner at \$50K (salary) and \$30K for a project manager or whatever the title will be. Melinda Greenwood: I have asked for help in the budget two times and was turned down. We are reducing the cost to \$150K to \$160K for both. There are no savings in the long run. Valerie was \$80K versus two for \$110K. A planner for \$50K and a management assistant for \$40K-\$45K. My concern is that the person needs political experience and can follow projects from start to finish. What are the needs in the next few years? This is a stepping stone. CM Boehme: we are a small city and we will get bigger. I agree on a planner at \$50K or less and someone to work on projects at \$40K or less. CM Hansen: so we don't need a plan. Melinda Greenwood: we can fund some of it out of the RDA but then there will be less for infrastructure needs. I can work on a job description. CM Boehme: the job is just for projects. Melinda Greenwood: I do a lot of clerical work. CM Boehme: they should work on restrooms, landscaping, water connection, paperwork.

Motion was made by CM Gibson to put out a job opening for a planner position at a limit of \$50K and a projects position (with the job description and title to come from Melinda Greenwood) at a limit of \$35K-\$40K. 2nd by CM Burns.

Discussion on the motion. CM Urry: we should approve the planner position now and later work on filling the second position.

Voting Aye: CM Burns and CM Gibson. Voting Nay: CM Urry and CM Hansen. Voting Aye to break the tie: CM Boehme. Motion passed 3-2.

9. Approval and Ratification of a Cost Share Agreement between Pleasant View city, Utah State Division of Forestry, Fire & State Lands and Weber County for the Provision of Fires Services for the Pole Patch Fire dated July 22, 2016. (Presenter: Melinda Greenwood)

Melinda Greenwood: State Code 11-7-1 is the code on fire protection. We are responsible for fire suppression. The Mayor signed the Cost-Share Agreement on the Pole Patch fire. The cost of the fire is between the city and the county. We should work with North View Fire on what they are willing to come up with on funding. We will sit down and ask who will pay for what. It may take a year to

have the final cost on the fire and it could be over \$100K. We could pursue a civil claim and file against the person that started the fire but it may not be worth it. CM Gibson: where do the costs come from? Melinda Greenwood: they are federal resource costs. After all the splits we could be looking at paying \$50K.

Motion was made by CM Hansen to approve the Cost-Sharing Agreement between Pleasant View city, Utah State Division of Forestry, Fire & State Lands and Weber County for the Provision of Fires Services for the Pole Patch Fire dated July 22, 2016. 2nd by CM Urry. Voting Aye: CM Burns, CM Gibson, CM Hansen, and CM Urry. Motion passed 4-0.

10. Discussion of a possible increase in Recycling Fees.

CM Boehme: the handout from the Mayor is just for information. This will need to come back to the city council if needed.

Adjournment: 8:55 PM