

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

November 15, 2016

The public meeting was held in the city office at 520 West Elberta Dr. in Pleasant View, Utah, commencing at 7:02 P.M.

MAYOR: Toby Mileski

COUNCILMEMBERS: Scott Boehme (*absent*)
Jerry Burns
Steve Gibson
Boyd Hansen
Sara Urry

STAFF: Melinda Greenwood Laurie Hellstrom
Ryon Hadley Tyson Jackson
Dana Shuler

VISITORS: Justin Urry Debra Call
Sandy Shaw Douglas Dickson
Tym Dickson Andy McKinney

Pledge of Allegiance: Toby Mileski

Opening Prayer, Reading or Expression of Thought: Toby Mileski

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

None were given.

Consent Items:

Motion was made by CM Burns to approve the consent items (bills of Pleasant View City and final acceptance of County Fields Subdivision Phase 6). 2nd by CM Gibson. Voting aye: CM Burns, CM Gibson, CM Hansen, and CM Urry. Motion passed 4-0.

1. Discussion and adoption of Resolution 2016-Q, a resolution defining projects and tasks to be completed prior to receiving applications for creation of additional parcels within the city.

Melinda Greenwood: this is a comprehensive list prior to new subdivision applications. The list includes the Capital Facilities Plan (CFP), water rates, making sure the budget is in property order, the Adequate Facilities Ordinance requirements, etc. to make sure we have the process for the demand. These are things we hope to accomplish and other things may come up or the order of items may change. CM Urry: I am pleased to see this. This is a good thing. Melinda Greenwood: the CFP is in progress. We hope to adopt it in April 2017. The outcome of the CFP will determine what water capacity we have. CM Urry: when the plan is completed we can change and adopt it? Melinda Greenwood: yes and no. The CFP is a snapshot of the system and projected growth and what projects

are needed. The impact fees and analysis will need a financial certification. It will give a range of impact fees and the city can choose within those ranges the fees. Number 4 on the Resolution - 'complete a water user rate study and adopt user fees' will take into account the projects and operation needs, infrastructure needs and give us the formula for the water rate study. That will be subject to the city council along with project needs and needed revenue. CM Burns: we can take advantage of the new water but new development needs to wait for the CFP. CM Urry: absolutely. CM Gibson: I am not clear. Are we trying to use this to stop people from developing? These are all things that need to be done. Why a resolution? Melinda Greenwood: this helps those that come into the city that have questions to understand that it is just not one part but a collective issue. This is not a moratorium. It has soft language. This is a resolution and can be amended or rescinded. CM Gibson: I know these things need to be done. It looks like a reason to slow things down. CM Urry: a resolution sets a standard and framework to take care of things and how. The impact fees pay for what they are hooking into. Mayor Mileski: it doesn't say 'prohibit' or 'can't develop'. Melinda Greenwood: we need the CFP and it needs to turn a positive determination. The other things we hope will fall into place. Another option is a temporary land use ordinance. CM Urry: I don't want to prohibit development but we need to be smart about it. I would use stronger language. Melinda Greenwood: we are protected with the CFP. The user rate study can be changed at any time. CM Gibson: these projects are important. We need to do things right and have things in order. We want things to happen. I agree with all the things listed.

Motion was made CM Gibson to accept Resolution 2016-Q, a resolution defining projects and tasks to be completed prior to receiving applications for creation of additional parcels within the City. 2nd by CM Burns. Roll call vote. Voting aye: CM Burns, CM Gibson, CM Hansen, and CM Urry. Motion passed 4-0.

2. Discussion and possible contract award to Ormond Construction for the Waterline and Pump House for the Weber Basin Connection Project on 2550 N in the amount of \$707,797.91. (Presenter: Melinda Greenwood)

Dana Shuler with Jones and Associates and the city council reviewed and discussed other possible project designs. It was noted that the city had still not claimed ownership of property for the pump house and subject to working with Haul-A-Day on a sewer easement. Douglas Dickson offered to sell his property to the city for the pump house location. Dana Shuler: the completion date is 5 months out (April/May 2017). CM Gibson: why go forward without all being done? There are still variables that we don't have answers for. Melinda Greenwood: we can use eminent domain but we will have to follow State law. It is only a verbal offer at this time. CM Gibson: we don't have the property to start with. Melinda Greenwood: we hope to schedule a meeting with him (David Skeen). There is no way the contractor with start in 30 days. Mayor Mileski: but we can lock in the price. CM Burn: on good faith we should go forward. Change orders can be happened and we can overcome obstacles. CM Hansen: or we can start backwards on the project.

Motion was made by CM Urry to award the contract to Ormond Construction for the waterline and pump house for the Weber Basin Connection project on 2550 N in

the amount of \$572,014.96. 2nd by CM Burns. Voting aye: CM Burns, CM Gibson, CM Hansen, and CM Urry. Motion passed 4-0.

3. Approval of a General Service Contract (1000 KVA or less) between Rocky Mountain Power and Pleasant View City in the amount of \$17,948.88 for the purposes of the water connection into Weber Basin Water Conservancy District's North Weber Well. (Presenter: Melinda Greenwood)

Motion was made by CM Gibson to approve the contract between Rocky Mountain Power and Pleasant View City in the amount of \$17,948.88 for the purposes of the water connection into Weber Basin Water Conservancy District's North Weber Well. 2nd by CM Burns. Voting aye: CM Burns, CM Gibson, CM Hansen, and CM Urry. Motion passed 4-0.

4. Continuation for the October 25, 2016 Public Hearing – consider amending the 2016-2017 fiscal year budget by transferring \$575,000 from the Sewer Enterprise Fund to the Water Enterprise Fund.

Motion was made by CM Burns to re-open the public hearing to consider amending the 2016-2017 fiscal year budget by transferring \$575,000 from the Sewer Enterprise Fund to the Water Enterprise Fund. 2nd by CM Gibson. Voting aye: CM Burns, CM Gibson, CM Hansen, and CM Urry. Motion passed 4-0.

Mayor Mileski asked for comments from the public. No comments were made.

Motion was made by CM Gibson to close the public. 2nd by CM Hansen. Voting aye: CM Burns, CM Gibson, CM Hansen, and CM Urry. Motion passed 4-0.

Motion was made by CM Burns to approve Resolution 2016-R, a resolution amending the 2016-2017 fiscal year budget by transferring \$575,000 from the Sewer Enterprise Fund to the Water Enterprise Fund. 2nd by CM Hansen. Roll call vote. Voting aye: CM Burns, CM Gibson, CM Hansen, and CM Urry. Motion passed 4-0.

Melinda Greenwood: there are other costs: \$575K for the construction, \$40K Scada, \$25K right-of-way purchase, \$18K Rocky Mtn. Power, \$50K engineering, \$13K electric engineering, and \$20K management construction.

5. Closed Meeting.

Motion was made by CM Burns to go into a closed meeting for strategy session to discuss pending or reasonably imminent litigation. 2nd by CM Gibson. Voting aye: CM Burns, CM Gibson, CM Hansen, and CM Urry. Motion passed 4-0.

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

Motion was made by CM Gibson to end the closed meeting. 2nd by CM Burns. Voting aye: CM Burns, CM Gibson, CM Hansen, and CM Urry. Motion passed 4-0.

Motion was made by CM Hansen to go into a closed meeting to discuss the character, professional competence or physical or mental health of an individual. 2nd by CM Gibson. Roll call vote. Voting aye: CM Burns, CM Gibson, CM Hansen, and CM Urry. Motion passed 4-0.

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

Motion was made by CM Hansen to end the closed meeting. 2nd by CM Gibson. Voting aye: CM Burns, CM Gibson, CM Hansen, and CM Urry. Motion passed 4-0.

Other Business:

Ryon Hadley gave police updates.

CM Gibson: Mosquito Abatement had a good year as far as mosquito kill. Their calls were down. Can we get the number of Pleasant View voters in this last election?

CM Burns: one family has made a donation for a bench.

CM Urry: Scooter's Coffee is coming in. They will be located by Dr. Hesselgesser's office.

CM Hansen: there needs to be a stop sign in Jensen Subdivision. 850 W to Jensen Subdivision needs to be radared for speeders.

Laurie Hellstrom: I will email the financial reports to you once they are done.

Mayor Mileski: WACOG's transportation funding will not have any funding for asphalt projects in 2018 and 2019 but there will be funding for right-of-way projects. A subcommittee has been created regarding the property tax at the county level regarding charging cities the correct amount that they should pay for police or no police service. There was a ground breaking for the new 911 building. At the December 13th meeting the youth council will run part of non-action meeting.

Adjournment: 9:30 PM