



Pleasant View City Council

Meeting Agenda

Tuesday, September 10, 2024

6:00 p.m.

6:00 P.M. **1. Introduction.**

- a. Pledge of Allegiance and Opening Prayer, Reading or Expression of Thought:
(Councilmember Steve Gibson)
- b. Declaration of Conflicts of Interest
- c. Public Comments/Questions for the Mayor & Council (limited to 3 minutes)

6:05 P.M. **2. Consent Items.**

- a. Bills of Pleasant View City
- b. Minutes of August 13, 2024 (2 sets and closed) and August 27, 2024

6:10 P.M. **3. Lomond View Elementary School.** Introduction of Nanette Watson, Lomond View Elementary Principal.

6:20 P.M. **4. Zone 1 Water Transmission Line.** Discussion and possible consideration to award the bid for the Zone 1 Water Transmission Line. (Presenter: Tyson Jackson)

6:30 P.M. **5. Barker Family Pond Improvements Project.** Discussion and possible consideration to award the bid for the Barker Family Pond Improvement Project. (Presenter: Tyson Jackson)

6:40 P.M. **6. Sewer Easement Project.** Discussion and possible consideration to accept the Right of Way Contract and Sanitary Sewer Easements for property ID#19-016-0085 and #19-016-0092 located at 3042 N HWY 89. (Presenter: Tyson Jackson)

6:50 P.M. **7. Rockwell Estates.** Discussion and possible consideration for acceptance and final acceptance of the Rockwell Estates subdivision. (Presenter: Amy Mabey)

6:55 P.M. **8. Bid Award.** Discussion and possible consideration to award a pickleball project bid to EK Bailey Construction in the amount of \$687,712. (Presenter: Amy Mabey)

7:05 P.M. **9. Other Business.**

7:20 P.M. **10. Closed Meeting.** Consideration for a closed meeting pursuant to one or more of the provisions of the Utah Open and Public Meetings Law, Utah Code § 52-4-205(1).

11. Adjournment.

Public Notice is hereby given that the City Council of Pleasant View, Utah will hold a Public Meeting in the city office at 520 West Elberta Dr. in Pleasant View, Utah on Tuesday, September 10, 2024, commencing at 6:00 PM.

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Pleasant View City Office at 801-782-8529, at least 24 hours prior to the meeting.

The City Council at its discretion may change the order and times of the agenda items.

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only paid invoices included.

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
10-22250 WORKMENS COMPENSATION PAYABLE					
UTAH LOCAL GOVERNM	1615205	WORKERS COMP	08/16/2024	2,931.72	2,931.72
Total 10-22250 WORKMENS COMPENSATION PAYABLE:				2,931.72	2,931.72
10-22500 INSURANCE PAYABLE					
AFLAC	015183	INSURANCE SUPPLEMENTAL	08/12/2024	126.22	126.22
HEALTH EQUITY INC.	A74T2WB	HSA FEES	08/01/2024	12.60	12.60
PEHP-LTD	082624	LTD COVERAGE	07/28/2024	444.45	444.45
PUBLIC EMPLOYEES HE	082024	HEALTH AND DENTAL INSUR	08/20/2024	44,841.57	44,841.57
WASHINGTON NATIONAL	P2452614	INSURANCE - SUPPLEMENTAL	08/01/2024	86.65	86.65
Total 10-22500 INSURANCE PAYABLE:				45,511.49	45,511.49
10-35-100 COURT FINES					
UTAH STATE TREASURE	073124	90% SURCHARGE	07/31/2024	2,401.57	2,401.57
UTAH STATE TREASURE	073124	35% SURCHARGE	07/31/2024	3,896.71	3,896.71
UTAH STATE TREASURE	073124	80% OF \$32 COURT SECURITY SURCHARGE	07/31/2024	3,997.49	3,997.49
UTAH STATE TREASURE	073124	100% OF \$28 COURT SECURITY SURCHARGE	07/31/2024	4,362.20	4,362.20
UTAH STATE TREASURE	073124	DEFERRED PROSECUTION ADMINISTRATIVE FEE	07/31/2024	50.00	50.00
Total 10-35-100 COURT FINES:				14,707.97	14,707.97
10-41-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP					
ZION'S BANK-BANKCARD	081624- LAURI	OFFICE OF THE LT GOV- REGISTER PV WITH UT STATE	08/16/2024	25.00	25.00
Total 10-41-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP:				25.00	25.00
10-41-220 PUBLIC NOTICES					
WEBER COUNTY	55730	TNT NOTICE W/ WC	08/16/2024	184.45	184.45
Total 10-41-220 PUBLIC NOTICES:				184.45	184.45
10-41-640 DISCRETIONARY FUNDS					
BACKMAN TITLE SERVIC	200667	CEMETARY	08/07/2024	650.00	650.00
HANSEN & ASSOCIATES,	24-0761	CEMETERY-JUNE CHARGES	06/07/2024	1,920.00	1,920.00
HANSEN & ASSOCIATES,	24-0778	CEMETERY-JUNE CHARGES	07/10/2024	422.15	422.15
HANSEN & ASSOCIATES,	24-0914	CEMETERY-JUNE CHARGES	07/12/2024	900.00	900.00
HANSEN & ASSOCIATES,	24-0915	CEMETERY-JUNE CHARGES	07/10/2024	1,745.69	1,745.69
HANSEN & ASSOCIATES,	24-1061	CEMETARY SURVEY	08/08/2024	1,312.50	1,312.50
Total 10-41-640 DISCRETIONARY FUNDS:				6,950.34	6,950.34
10-42-240 OFFICE SUPPLIES AND EXPENSE					
ZION'S BANK-BANKCARD	081624- AMAN	ODP BUSINESS SOLUTIONS- OFFICE SUPPLIES	08/16/2024	16.72	16.72
ZION'S BANK-BANKCARD	081624- AMAN	ODP BUSINESS SOLUTIONS- OFFICE SUPPLIES	08/16/2024	46.05	46.05
ZION'S BANK-BANKCARD	081624- HEAT	AMAZON- OFFICE SUPPLIES	08/16/2024	32.99	32.99
ZION'S BANK-BANKCARD	081624- HEAT	AMAZON- OFFICE SUPPLIES	08/16/2024	15.99	15.99
Total 10-42-240 OFFICE SUPPLIES AND EXPENSE:				111.75	111.75
10-43-230 TRAVEL					
ZION'S BANK-BANKCARD	081624-AMY	AIR BNB- LODGING FOR TRAINING	08/16/2024	884.64	884.64

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 10-43-230 TRAVEL:				884.64	884.64
10-43-240 OFFICE SUPPLIES AND EXPENSE					
ZION'S BANK-BANKCARD	081624- HEAT	AMAZON- OFFICE SUPPLIES	08/16/2024	17.85	17.65
ZION'S BANK-BANKCARD	081624-AMY	MARCOS PIZZA- POLICE TRAINING WITH DAVE MARRIOT	08/16/2024	102.35	102.35
Total 10-43-240 OFFICE SUPPLIES AND EXPENSE:				120.00	120.00
10-43-330 EDUCATION AND TRAINING					
ZION'S BANK-BANKCARD	081624-AMY	ICMA ONLINE- CONFERENCE REGISTRATION	08/16/2024	1,625.00	1,625.00
Total 10-43-330 EDUCATION AND TRAINING:				1,625.00	1,625.00
10-44-230 TRAVEL					
ZION'S BANK-BANKCARD	081624- HEAT	COMMONS PARKING GARAGE- TRAVEL PARKING	08/16/2024	7.00	7.00
ZION'S BANK-BANKCARD	081624- HEAT	COMMONS PARKING GARAGE- TRAVEL PARKING	08/16/2024	14.00	14.00
ZION'S BANK-BANKCARD	081624- HEAT	COMMONS PARKING GARAGE- TRAVEL PARKING	08/16/2024	7.00	7.00
ZION'S BANK-BANKCARD	081624- HEAT	BROAD STREET PARKING GARAGE- TRAVEL PARKING	08/16/2024	5.00	5.00
ZION'S BANK-BANKCARD	081624- HEAT	COMMONS PARKING GARAGE- TRAVEL PARKING	08/16/2024	4.00	4.00
ZION'S BANK-BANKCARD	081624- HEAT	COMMONS PARKING GARAGE	08/16/2024	7.00	7.00
ZION'S BANK-BANKCARD	081624- HEAT	EXPEDIA- RENTAL CAR FOR APTUS&C ANNUAL CONF IN SC	08/16/2024	318.56	318.56
Total 10-44-230 TRAVEL:				362.56	362.56
10-47-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP					
ZION'S BANK-BANKCARD	081624- LAURI	UBLA- MEMBERSHIP DM & LH	08/16/2024	70.00	70.00
ZION'S BANK-BANKCARD	081624- LAURI	OFFICE OF THE LT GOV- NOTARY TEST DM	08/16/2024	95.00	95.00
Total 10-47-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP:				165.00	165.00
10-47-240 OFFICE SUPPLIES AND EXPENSE					
ZION'S BANK-BANKCARD	081624- HEAT	AMAZON- OFFICE SUPPLIES	08/16/2024	44.62	44.62
ZION'S BANK-BANKCARD	081624- LAURI	OFFICE OF THE LT GOV- NOTARY TEST LH	08/16/2024	95.00	95.00
ZION'S BANK-BANKCARD	081624- LAURI	USPS- MAIL Q'TLY TX	08/16/2024	4.85	4.85
Total 10-47-240 OFFICE SUPPLIES AND EXPENSE:				144.47	144.47
10-47-310 PROFESSIONAL/TECHNICAL SERVICE					
ZION'S BANK-BANKCARD	081624- PLAN	WEBER COUNTY RECORDER- MATTHEW MEADOWS DEDICATION	08/16/2024	80.00	80.00
ZION'S BANK-BANKCARD	081624- PLAN	WEBER COUNTY RECORDER- SERVICE FEE	08/16/2024	2.04	2.04
Total 10-47-310 PROFESSIONAL/TECHNICAL SERVICE:				82.04	82.04
10-47-330 EDUCATION AND TRAINING					
ZION'S BANK-BANKCARD	081624- LAURI	UBLA- CONF REG DM	08/16/2024	195.00	195.00
Total 10-47-330 EDUCATION AND TRAINING:				195.00	195.00
10-49-310 ATTORNEY					
HELGESEN, HOUTZ & JO	080524	ATTORNEY SERVICE	08/05/2024	345.00	345.00
Total 10-49-310 ATTORNEY:				345.00	345.00
10-49-510 INSURANCE AND SURETY BONDS					
UTAH LOCAL GOVERNMENT	1615203	AUTO PHYSICAL DAMAGE & AUTO LIABILITY	08/16/2024	2,880.44	2,880.44
UTAH LOCAL GOVERNMENT	1615204	AUTO PHYSICAL DAMAGE & AUTO LIABILITY	08/16/2024	38.33	38.33

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 10-49-510 INSURANCE AND SURETY BONDS:				2,918.77	2,918.77
10-50-260 BLDGS/GROUNDS -SUPPLIES/MAINT.					
PEPSI OF OGDEN	7199648332	DR PEPPER REFILLS	08/16/2024	54.95	54.95
ZION'S BANK-BANKCARD	081624- HEAT	AMAZON- OFFICE SUPPLIES	08/16/2024	5.44	5.44
ZION'S BANK-BANKCARD	081624- HEAT	AMAZON- KITCHEN SUPPLIES	08/16/2024	4.72	4.72
ZION'S BANK-BANKCARD	081624- PARK	CODALE ELECTRIC- LIGHT BULBD FOR EXIT SIGNS	08/16/2024	170.21	170.21
Total 10-50-260 BLDGS/GROUNDS -SUPPLIES/MAINT.:				235.32	235.32
10-50-270 UTILITIES					
PLEASANT VIEW CITY	082524	CERT BLDG UTILITIES	07/31/2024	745.00	745.00
ROCKY MOUNTAIN POW	082624A	48448856-007 5 CITY HALL	07/19/2024	686.51	686.51
ROCKY MOUNTAIN POW	082624B	48448856-009 1 CERT	07/19/2024	90.30	90.30
Total 10-50-270 UTILITIES:				1,521.81	1,521.81
10-50-280 TELEPHONE					
CENTURY LINK	700304058	INTERNET	08/04/2024	328.16	328.16
Telligent IP	0000071821	PHONES	08/15/2024	845.92	845.92
Total 10-50-280 TELEPHONE:				1,174.08	1,174.08
10-50-620 CONTRACTUAL SERVICES					
CASELLE	134454	CONTRACT SUPPORT & MAINTENANCE	08/01/2024	866.73	866.73
TECSERV, INC.	16394	MONTHLY NETWORK SERVICES-OFFICE & POLICE	08/05/2024	91.86	91.86
ZION'S BANK-BANKCARD	081624- HEAT	GO DADDY- PV DOMAIN NAME RENEWAL	08/16/2024	22.17	22.17
ZION'S BANK-BANKCARD	081624- HEAT	GODADDY- PV POLICE DOMAIN NAME	08/16/2024	22.17	22.17
Total 10-50-620 CONTRACTUAL SERVICES:				1,002.93	1,002.93
10-51-240 OFFICE SUPPLIES AND EXPENSE					
LES OLSON CO.	EA1441237	PRINTER MAINTENANCE CONTRACT	08/15/2024	145.25	145.25
ZION'S BANK-BANKCARD	081624- PUBLI	AMAZON- SHOP KITCHEN 5S	08/16/2024	62.05	62.05
Total 10-51-240 OFFICE SUPPLIES AND EXPENSE:				207.30	207.30
10-51-250 EQUIP/SUPPLIES/MAINTENANCE					
ZION'S BANK-BANKCARD	081624- PUBLI	AMAZON- EYE WASH SOLUTION	08/16/2024	30.14	30.14
ZION'S BANK-BANKCARD	081624- PUBLI	AMAZON- HEAT STRESS SAFETY	08/16/2024	238.52	238.52
Total 10-51-250 EQUIP/SUPPLIES/MAINTENANCE:				268.66	268.66
10-51-260 BLDG & GRND-SHOP IMPROVEMENTS					
ANDERSON HVAC INC	37792	A/C REPAIR N SHOP	07/09/2024	130.00	130.00
TREASURE'S FIRE EXTN	10055	SHOP/FLEET SPRINKLER SYSTEM & FIRE EXTINGUISHER	07/10/2024	1,101.74	1,101.74
Total 10-51-260 BLDG & GRND-SHOP IMPROVEMENTS:				1,231.74	1,231.74
10-51-270 UTILITIES					
PLEASANT VIEW CITY	082524	NO SHOP UTILITIES	07/31/2024	3,900.00	3,900.00
ROCKY MOUNTAIN POW	082624C	48448856-011 7	07/19/2024	615.29	615.29
Total 10-51-270 UTILITIES:				4,515.29	4,515.29
10-51-280 TELEPHONE					
VERIZON WIRELESS	9970852716	ON CALL/PW DIRECTOR	08/06/2024	127.31	127.31

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 10-51-280 TELEPHONE:				127.31	127.31
10-53-210 BOOKS & SUBSCRIPTIONS & MEMBER					
OGDEN WEBER CHAMBE	586206	ANNUAL MEMBERSHIP INVESTMENT	08/01/2024	425.00	425.00
Total 10-53-210 BOOKS & SUBSCRIPTIONS & MEMBER:				425.00	425.00
10-53-240 OFFICE SUPPLIES AND EXPENSE					
ZION'S BANK-BANKCARD	081624- HEAT	AMAZON- OFFICE SUPPLIES	08/16/2024	38.99	38.99
Total 10-53-240 OFFICE SUPPLIES AND EXPENSE:				38.99	38.99
10-54-240 OFFICE SUPPLIES AND EXPENSE					
JELSCO AWARDS & SIGN	20875	PLAQUE FOR MARCIE	08/21/2024	59.95	59.95
ZION'S BANK-BANKCARD	01624- POLIC	AMAZON- PD PRINTER PAPER	08/16/2024	78.91	78.91
ZION'S BANK-BANKCARD	01624- POLIC	WALMART- OFFICE SUPPLIES	08/16/2024	51.22	51.22
ZION'S BANK-BANKCARD	01624- POLIC	USPS- POSTAGE	08/16/2024	11.16	11.16
ZION'S BANK-BANKCARD	01624- POLIC	ZOHO- FORM BUILDER	08/16/2024	30.00	30.00
ZION'S BANK-BANKCARD	01624- POLIC	USPS- POSTAGE	08/16/2024	5.00	5.00
ZION'S BANK-BANKCARD	081624- RYON	MADDOX RANCH HOUSE- FAREWELL LUNCH FOR MARCIE	08/16/2024	130.22	130.22
Total 10-54-240 OFFICE SUPPLIES AND EXPENSE:				366.46	366.46
10-54-250 SUPPLIES/MAINTENANCE					
ARTISTIC CUSTOM BAD	2951	NEW HIRE BADGE	07/18/2024	85.00	85.00
Total 10-54-250 SUPPLIES/MAINTENANCE:				85.00	85.00
10-54-252 VEHICLE: EQUIPMENT					
VEHICLE LIGHTING SOL	14991	PD VEHICLE EQUIPMENT	06/30/2024	3,695.84	3,695.84
Total 10-54-252 VEHICLE: EQUIPMENT:				3,695.84	3,695.84
10-54-280 COMMUNICATION SERVICES					
VERIZON WIRELESS	9970463542	COMPUTER JET PACKS	08/01/2024	560.16	560.16
Total 10-54-280 COMMUNICATION SERVICES:				560.16	560.16
10-54-320 ANIMAL SERVICES					
ZION'S BANK-BANKCARD	01624- POLIC	PETCO- ANIMAL SERVICES FOOD	08/16/2024	20.21	20.21
ZION'S BANK-BANKCARD	01624- POLIC	WEBER COUNTY ANIMAL SERVICES- RELINQUISH DOG	08/16/2024	75.00	75.00
ZION'S BANK-BANKCARD	01624- POLIC	WEBER COUNTY ANIMAL SERVICES- CONVENIENCE FEE	08/16/2024	1.88	1.88
Total 10-54-320 ANIMAL SERVICES:				97.09	97.09
10-54-330 EDUCATION AND TRAINING					
WEBER CO REGION TRA	082624	REGION 14 YEARLY TRAINING DUES	08/21/2024	430.00	430.00
Total 10-54-330 EDUCATION AND TRAINING:				430.00	430.00
10-54-340 CANINE OFFICER EXPENSES					
ZION'S BANK-BANKCARD	01624- POLIC	PETCO- PD K9 SUPPLIES	08/16/2024	29.99	29.99
ZION'S BANK-BANKCARD	01624- POLIC	AMAZON- PD K-9 SUPPLIES	08/16/2024	117.98	117.98
Total 10-54-340 CANINE OFFICER EXPENSES:				147.97	147.97

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
10-54-620 CONTRACTUAL SERVICES					
LES OLSON CO.	EA1434271	COPIER CONTRACT	07/25/2024	203.84	203.84
ZION'S BANK-BANKCARD	01624- POLIC	OPTIMUS GPS TRACKING- GPS TRACKER SUBSCRIPTION	08/16/2024	192.00	192.00
Total 10-54-620 CONTRACTUAL SERVICES:				395.84	395.84
10-58-310 PROFESSIONAL & TECHNICAL					
BEACON CODE CONSUL	08042358	BUILDING INSPECTION SERVICES	06/01/2024	12,300.00	12,300.00
Total 10-58-310 PROFESSIONAL & TECHNICAL:				12,300.00	12,300.00
10-60-253 VEHICLE: MAINTENANCE					
ZION'S BANK-BANKCARD	081624- PUBLI	AMAZON- STREETS VENTRAC SEALANT	08/16/2024	61.98	61.98
Total 10-60-253 VEHICLE: MAINTENANCE:				61.98	61.98
10-60-270 UTILITIES					
ROCKY MOUNTAIN POW	071924	48448856-010 9	07/19/2024	2,682.68	2,682.68
ROCKY MOUNTAIN POW	082624	44193346-002 0	07/16/2024	785.32	785.32
ROCKY MOUNTAIN POW	082724	44193346-002 0 STREET LIGHTS	08/15/2024	905.85	905.85
Total 10-60-270 UTILITIES:				4,373.85	4,373.85
10-60-280 TELEPHONE					
VERIZON WIRELESS	9970852716	INSPECTOR PHONE/TABLET	08/06/2024	28.71	28.71
VERIZON WIRELESS	9970852716	STREET STORM PHONE/TABLET	08/06/2024	52.87	52.87
Total 10-60-280 TELEPHONE:				81.58	81.58
10-60-310 PROFESSIONAL/TECHNICAL SERVICE					
INTERMOUNTAIN WORK	OG3537877	DRUG SCREEN- JAXON COOK	08/16/2024	85.00	85.00
INTERMOUNTAIN WORK	OG3537877	DRUG SCREEN- BRYCE GRIMES	08/16/2024	56.00	56.00
INTERMOUNTAIN WORK	OG3537877	DRUG SCREEN- MICHAEL MARCHESE	08/16/2024	56.00	56.00
IWORQ	204411	WORK MANAGEMENT/FLEET	08/01/2024	2,100.00	2,100.00
Total 10-60-310 PROFESSIONAL/TECHNICAL SERVICE:				2,297.00	2,297.00
10-60-470 STREET SUPPLIES/MATERIALS					
STAKER & PARSON COM	6408412	36 TON ROAD BASE	07/15/2024	392.21	392.21
Total 10-60-470 STREET SUPPLIES/MATERIALS:				392.21	392.21
10-60-490 CLASS "C"ROAD EXPENDITURES					
STAKER & PARSON COM	061924	2023 STREET MPR5	06/19/2024	115,797.06	115,797.06
Total 10-60-490 CLASS "C"ROAD EXPENDITURES:				115,797.06	115,797.06
10-60-610 PERSONNEL UNIFORMS					
JONES SHIRTS AND SIG	7921	STAFF UNIFORMS	07/22/2024	2,615.34	2,615.34
Total 10-60-610 PERSONNEL UNIFORMS:				2,615.34	2,615.34
10-70-250 EQUIP/SUPPLIES/MAINTENANCE					
TURF EQUIPMENT & IRRI	3028097-00	CENTER SPINDLE FOR VENTRAC	08/06/2024	194.63	194.63
TURF EQUIPMENT & IRRI	3026379-00	BELTS FOR TORO 41 D	08/14/2024	153.71	153.71
ZION'S BANK-BANKCARD	081624- PARK	WILSON LANE SERVICE- REPAIRS ON KMA 135P POWER HEAD A	08/16/2024	84.36	84.36
ZION'S BANK-BANKCARD	081624- PARK	T&J TRAILERS	08/16/2024	209.95	209.95

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 10-70-250 EQUIP/SUPPLIES/MAINTENANCE:				642.65	642.65
10-70-260 BLDGS/GROUNDS-SUPPLIES & MAINT					
GREENSOURCE	25239	WEED AND FEED FOR LAWNS	08/22/2024	962.50	962.50
ZION'S BANK-BANKCARD	081624- PARK	WILSON LANE SERVICE- EDGER BLADES	08/16/2024	319.60	319.60
ZION'S BANK-BANKCARD	081624- PARK	SMITH & EDWARDS- WASP & HORNET SPRAY	08/16/2024	45.52	45.52
ZION'S BANK-BANKCARD	081624- PARK	DURK'S PLUMBING SUPPLY- SPRINKLER SUPPLIES FOR SPORTS	08/16/2024	340.88	340.88
ZION'S BANK-BANKCARD	081624- PARK	TRACTOR SUPPLY- PARTS FOR WEED SPRAYER	08/16/2024	22.98	22.98
ZION'S BANK-BANKCARD	081624- PARK	NATIONAL BATTERY SALES- BATTERY FOR MULTI-SPORTS PARK	08/16/2024	21.74	21.74
ZION'S BANK-BANKCARD	081624- PARK	WILSON LANE SERVICE- BLADE FOR POLE SAW	08/16/2024	24.99	24.99
ZION'S BANK-BANKCARD	081624- PARK	NATIONAL BATTERY SALES- BACKUP BATTERIES FOR DOOR LOC	08/16/2024	7.20	7.20
ZION'S BANK-BANKCARD	081624- PARK	DURK'S PLUMBING SUPPLY- SOLENOID & VALVE BOX LIDS FOR S	08/16/2024	178.50	178.50
ZION'S BANK-BANKCARD	081624- PARK	TRACTOR SUPPLY- 25 GAL SPRAYER REPLACEMENT	08/16/2024	199.99	199.99
Total 10-70-260 BLDGS/GROUNDS-SUPPLIES & MAINT:				2,123.90	2,123.90
10-70-270 UTILITIES					
BONA VISTA WATER DIST	082624	MULTI SPORTS PARK	06/24/2024	71.76	71.76
PLEASANT VIEW CITY	082524	MULTI SPORTS PARK	07/31/2024	570.00	570.00
PLEASANT VIEW CITY	082524	BARKER PARK UTILITIES	07/31/2024	3,075.00	3,075.00
PLEASANT VIEW CITY	082524	WADMAN PARK	07/31/2024	890.00	890.00
PLEASANT VIEW CITY	082524	PLEASANT VIEW PARK	07/31/2024	1,560.00	1,560.00
PLEASANT VIEW CITY	082524	SHADY LANE	07/31/2024	875.00	875.00
PLEASANT VIEW CITY	082524	SHADY LANE NO	07/31/2024	850.00	850.00
ROCKY MOUNTAIN POW	082624A	48448856-007 5 PARK SITES	07/19/2024	933.74	933.74
Total 10-70-270 UTILITIES:				8,825.50	8,825.50
10-75-630 COMMUNITY PROMOTIONS					
ZION'S BANK-BANKCARD	081624- CIND	QUALITY QUICK PRINT- SIGN SUPPLIES	08/16/2024	56.83	56.83
Total 10-75-630 COMMUNITY PROMOTIONS:				56.83	56.83
10-75-670 FOUNDERS' DAY					
AWP, Inc	J0049044	FOUNDERS DAY SIGNS & BARRICADES	06/28/2024	2,738.19	2,738.19
REPUBLIC SERVICES #4	0493-0008071	F DAY DUMPSTER	06/30/2024	585.12	585.12
ZION'S BANK-BANKCARD	081624- SHOP	WALMART- F DAY THANK YOU LUNCH	08/16/2024	181.14	181.14
ZION'S BANK-BANKCARD	081624- SHOP	DOLLAR TREE- F DAY STAFF THANK YOU LUNCH	08/16/2024	20.00	20.00
Total 10-75-670 FOUNDERS' DAY:				3,524.45	3,524.45
40-46-250 SPECIAL EVENTS					
JONES SHIRTS AND SIG	8088	REC SIGN	08/12/2024	162.00	162.00
Total 40-46-250 SPECIAL EVENTS:				162.00	162.00
40-46-730 IMPROVEMENTS - CONSTRUCTION					
JACK B PARSON CO	6289100-A	3491 N HWY 89	02/12/2024	1,975.00	1,975.00
JACK B PARSON CO	6289102-A	3491 N HWY 89	02/12/2024	2,298.00	2,298.00
JACK B PARSON CO	6289106-A	3491 N HWY 89	02/12/2024	2,114.00	2,114.00
Total 40-46-730 IMPROVEMENTS - CONSTRUCTION:				6,387.00	6,387.00
41-40-250 EQUIP/SUPPLIES/MAINTENANCE					
VAL KOTTER & SONS, IN	CT-6169	POND CONTROL STRUCTURE MAINT	07/26/2024	625.00	625.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 41-40-250 EQUIP/SUPPLIES/MAINTENANCE:				625.00	625.00
41-40-253 VEHICLE: MAINTENANCE					
OWEN EQUIPMENT	00116934	SWEEPER BROOMS	07/26/2024	749.17	749.17
Total 41-40-253 VEHICLE: MAINTENANCE:				749.17	749.17
41-40-280 TELEPHONE					
VERIZON WIRELESS	9970852716	INSPECTOR PHONE/TABLET	08/06/2024	28.71	28.71
VERIZON WIRELESS	9970852716	STREET STORM PHONE/TABLET	08/06/2024	52.87	52.87
Total 41-40-280 TELEPHONE:				81.58	81.58
41-40-310 PROFESSIONAL/TECHINCAL SERVICE					
CASELLE	134454	CONTRACT SUPPORT & MAINTENANCE	08/01/2024	14.06	14.06
TECSERV, INC.	16394	MONTHLY NETWORK SERVICES-SS	08/05/2024	11.31	11.31
Total 41-40-310 PROFESSIONAL/TECHINCAL SERVICE:				25.37	25.37
41-40-610 MISCELLANEOUS SUPPLIES					
BLUE STAKES OF UTAH	UT202402148	241 STAKES	07/31/2024	80.71	80.71
Total 41-40-610 MISCELLANEOUS SUPPLIES:				80.71	80.71
41-46-310 PROFESSIONAL & TECHNICAL					
HANSEN & ASSOCIATES,	24-1036	400W SD SURVEY	08/08/2024	466.20	466.20
LAMAR A MABEY & ASSO	063024	DECANT FACILITY PROPERTY	06/30/2024	3,106.25	3,106.25
LAMAR A MABEY & ASSO	073124	DECANT SEWER	07/31/2024	1,224.50	1,224.50
Total 41-46-310 PROFESSIONAL & TECHNICAL:				4,796.95	4,796.95
43-40-730 IMPROVEMENTS CONSTRUCTION					
ZION'S BANK-BANKCARD	081624- PUBLI	AMAZON- SHOP WELDING CURTAINS	08/16/2024	209.85	209.85
ZION'S BANK-BANKCARD	081624- PUBLI	AMAZON- SHOP PANEL SAFETY	08/16/2024	10.99	10.99
Total 43-40-730 IMPROVEMENTS CONSTRUCTION:				220.84	220.84
43-40-740 CAPTIAL OUTLAY - EQUIPMENT					
THE BANCORP	652422	PD VEHICLE LEASE	07/31/2024	23,273.50	23,273.50
XTEK FIREARMS	208426460	PD FIREARMS PROGRAM	06/28/2024	3,960.00	3,960.00
Total 43-40-740 CAPTIAL OUTLAY - EQUIPMENT:				27,233.50	27,233.50
45-46-240 OFFICE SUPPLIES AND EXPENSE					
CASELLE	134454	CONTRACT SUPPORT & MAINTENANCE	08/01/2024	14.03	14.03
Total 45-46-240 OFFICE SUPPLIES AND EXPENSE:				14.03	14.03
45-46-310 PROFESSIONAL & TECHNICAL					
CRS CONSULTING ENGI	35681	SKYLINE DR CONSULTING	06/14/2024	10,237.50	10,237.50
CRS CONSULTING ENGI	35786	SKYLINE DR CONSULTING	07/10/2024	9,609.75	9,609.75
CRS CONSULTING ENGI	35957	SKYLINE DR CONSULTING	08/12/2024	2,816.25	2,816.25
Total 45-46-310 PROFESSIONAL & TECHNICAL:				22,663.50	22,663.50
45-46-730 IMPROVEMENTS-CONTRUCTION					
C & B STRIPING	2642	ASPHALT 1000 W/3500/500	08/08/2024	6,062.08	6,062.08

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
LaRose Paving Inc	5986	3500 & 600 PATCHES	08/12/2024	7,500.00	7,500.00
LaRose Paving Inc	5987	INDIAN TRAILS PATCHES	08/12/2024	4,020.00	4,020.00
STAKER & PARSON COM	061924	CHIP SEAL PR5	08/19/2024	82,500.00	82,500.00
Total 45-46-730 IMPROVEMENTS-CONTRUCTION:				100,082.08	100,082.08
51-40-250 EQUIP/SUPPLIES/MAINTENANCE					
AIRGAS	9151886578	GAS DETECTOR REPAIR	07/01/2024	191.94	191.94
CUMMINS SALES & SERV	60-19592	JESSIE GEN SET REPAIR	06/30/2024	1,245.52	1,245.52
STAKER & PARSON COM	6408412	49.56 TON ROAD BASE	07/15/2024	510.47	510.47
THATCHER COMPANY	202410011136	150 LBS CHLORINE	07/31/2024	1,452.00	1,452.00
THATCHER COMPANY	202410090161	CYLINDER RETURN	08/01/2024	350.00-	350.00-
ZION'S BANK-BANKCARD	081624- UTILIT	BLUESTAKES PAINT	08/16/2024	73.24	73.24
ZION'S BANK-BANKCARD	081624- UTILIT	NATIONAL BATTERY SALES- JESSE BATTERIES	08/16/2024	731.69	731.69
ZION'S BANK-BANKCARD	081624- UTILIT	LOWES- WASP SPRAY	08/16/2024	53.76	53.76
ZION'S BANK-BANKCARD	081624- UTILIT	MOUNTAINLAND SUPPLY- BLUESTAKES PAINT	08/16/2024	23.60	23.60
Total 51-40-250 EQUIP/SUPPLIES/MAINTENANCE:				3,932.22	3,932.22
51-40-270 UTILITIES					
DOMINION ENERGY	082724	GEN SET MACS	08/05/2024	30.75	30.75
Total 51-40-270 UTILITIES:				30.75	30.75
51-40-280 TELEPHONE					
VERIZON WIRELESS	9970852716	INSPECTOR PHONE/TABLET	08/06/2024	28.71	28.71
VERIZON WIRELESS	9970852716	UTILITIES TABLET	08/06/2024	9.10	9.10
Total 51-40-280 TELEPHONE:				37.81	37.81
51-40-310 PROFESSIONAL/TECHINCAL SERVICE					
BADGER METER	80166122	1267 UNITS AUTO READ SERVICE	07/30/2024	1,127.63	1,127.63
CASELLE	134454	CONTRACT SUPPORT & MAINTENANCE	08/01/2024	14.06	14.06
MISSION COMMUNICATI	1082336-A	WATER SITE SCADA	11/22/2023	3,608.40	3,608.40
MISSION COMMUNICATI	1090881	WELL 4 ANNUAL SCADA SERVICE	08/12/2024	686.00	686.00
TECSERV, INC.	16394	MONTHLY NETWORK SERVICES-WATER	08/05/2024	11.31	11.31
WEBER BASIN WATER C	0078002	9 ROUTINE BAC T	08/08/2024	108.00	108.00
Total 51-40-310 PROFESSIONAL/TECHINCAL SERVICE:				5,555.40	5,555.40
51-40-610 MISCELLANEOUS SUPPLIES					
BLUE STAKES OF UTAH	UT202402148	241 STAKES	07/31/2024	80.70	80.70
Total 51-40-610 MISCELLANEOUS SUPPLIES:				80.70	80.70
53-40-250 EQUIP/SUPPLIES/MAINTENANCE					
ZION'S BANK-BANKCARD	081624- UTILIT	PAINT	08/16/2024	73.24	73.24
ZION'S BANK-BANKCARD	081624- UTILIT	MOUNTAINLAND SUPPLY- SEWER MARKING PAINT	08/16/2024	146.48	146.48
ZION'S BANK-BANKCARD	081624- UTILIT	MOUNTAINLAND SUPPLY- PAINT	08/16/2024	23.60	23.60
Total 53-40-250 EQUIP/SUPPLIES/MAINTENANCE:				243.32	243.32
53-40-280 TELEPHONE					
VERIZON WIRELESS	9970852716	INSPECTOR PHONE/TABLET	08/06/2024	28.71	28.71
VERIZON WIRELESS	9970852716	UTILITIES TABLET	08/06/2024	9.11	9.11
Total 53-40-280 TELEPHONE:				37.82	37.82

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
53-40-310 PROFESSIONAL/TECHINCAL SERVICE					
CASELLE	134454	CONTRACT SUPPORT & MAINTENANCE	08/01/2024	14.06	14.06
TECSERV, INC.	16394	MONTHLY NETWORK SERVICES-SEWER	08/05/2024	11.31	11.31
Total 53-40-310 PROFESSIONAL/TECHINCAL SERVICE:				25.37	25.37
53-40-610 MISCELLANEOUS SUPPLIES					
BLUE STAKES OF UTAH	UT202402148	271 STAKES	07/31/2024	80.71	80.71
Total 53-40-610 MISCELLANEOUS SUPPLIES:				80.71	80.71
55-40-280 TELEPHONE					
VERIZON WIRELESS	9970852716	UTILITIES TABLET	08/06/2024	9.11	9.11
Total 55-40-280 TELEPHONE:				9.11	9.11
55-40-310 PROFESSIONAL AND TECH SERV					
CASELLE	134454	CONTRACT SUPPORT & MAINTENANCE	08/01/2024	14.06	14.06
TECSERV, INC.	16394	MONTHLY NETWORK SERVICES-GARB	08/05/2024	11.31	11.31
Total 55-40-310 PROFESSIONAL AND TECH SERV:				25.37	25.37
55-40-500 COLLECTION-GARBAGE					
REPUBLIC SERVICES #4	0493-0008086	CITY DUMPSTERS	07/26/2024	1,402.23	1,402.23
Total 55-40-500 COLLECTION-GARBAGE:				1,402.23	1,402.23
55-40-510 DISPOSAL-GARBAGE					
WEBER COUNTY TRANS	082624	333.39 TPN	07/31/2024	16,669.50	16,669.50
Total 55-40-510 DISPOSAL-GARBAGE:				16,669.50	16,669.50
55-40-511 DISPOSAL - RECYCLING					
WASATCH INTEGRATED	INV24365	2.12 PO	07/03/2024	95.40	95.40
WASATCH INTEGRATED	INV24387	1.44 PO	07/05/2024	64.80	64.80
WASATCH INTEGRATED	INV24437	3.05 PO	07/10/2024	137.25	137.25
WASATCH INTEGRATED	INV24448	1.5 PO	07/11/2024	67.50	67.50
WASATCH INTEGRATED	INV24464	2.65 PO	07/12/2024	119.25	119.25
WASATCH INTEGRATED	INV24515	2.18 PO	07/17/2024	98.10	98.10
WASATCH INTEGRATED	INV24525	2.88 PO	07/18/2024	129.60	129.60
WASATCH INTEGRATED	INV24547	2.38 PO	07/19/2024	107.10	107.10
WASATCH INTEGRATED	INV24585	2.72 PO	07/24/2024	122.40	122.40
WASATCH INTEGRATED	INV24592	1.2 PO	07/25/2024	54.00	54.00
WASATCH INTEGRATED	INV24604	2.55 PO	07/26/2024	114.75	114.75
WASATCH INTEGRATED	INV24657	2.25 PO	07/31/2024	101.25	101.25
Total 55-40-511 DISPOSAL - RECYCLING:				1,211.40	1,211.40
60-40-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP					
ZION'S BANK-BANKCARD	081624- LAURI	OFFICE OF THE LT GOV- REGIS RDA W/ UT STATE	08/16/2024	25.00	25.00
Total 60-40-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP:				25.00	25.00
60-46-310 PROFESSIONAL SERVICES					
HANSEN & ASSOCIATES,	24-0874	FARR WEST JOINT PROJECT-JUNE CHARGES	07/12/2024	550.00	550.00
Total 60-46-310 PROFESSIONAL SERVICES:				550.00	550.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
60-46-730 IMPROVEMENTS-CONTRUCTION					
JLET HOLDINGS	061124	RULON WHITE BLVD EXTENSION-FINAL #8	06/11/2024	142,838.72	142,838.72
Total 60-46-730 IMPROVEMENTS-CONTRUCTION:				142,838.72	142,838.72
Grand Totals:				582,761.50	582,761.50

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only paid invoices included.

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

August 13, 2024

The public meeting was held at City Hall, 520 W Elberta Drive, Pleasant View, Utah,
commencing at 6:00 P.M.

MAYOR:

Leonard Call

COUNCILMEMBERS:

Ann Arrington
Steve Gibson
David Marriott
Philip Nelsen (*absent*)
Sara Urry

STAFF:

Amy Mabey
Laurie Hellstrom
Ryon Hadley
Tyson Jackson
Stetson Talbot
Robbie Done

VISITORS:

Clarence Foster	Paul Neilson
Christopher Alteri	Jeff Davis
Kendell Geiger	Dave Scott
Tamara Liscomb	George Bateman
Jeff Bolingbroke	Kelse Rich
Jeanne Anderson	Wendy Rochelle
Paige Arrington	Amy Baughman
Steve Collier	Lloyd George
Brian Weeks	Pamela Weeks
Lucy Casey	David Gossner
Simon Post	Kim Parker
John Parker	Boby Jolley
Sherry Jolley	Dale Rushton
Marianne Rushton	Sherry Nelsen
Lowell Nelsen	Kristen Norman
Brent Bailey	Kim Morris
John Morris	Scott Whitaker
Troy Cassity	Larry Hansen
Steve Weller	Todd Erickson
The Bybells	Barbara White
Charlotte Christopher	Dela Morgan
Patrice Mingo	Eunice Williams
Steve Critchlow	Elaine Pitcher
Paul Pitcher	Julie Farr

Dave Brooks
Sue Heiner
Melissa Bell
Sheena Scholes
Rick Rachell
John McCrary
Kristin Hales
Jose A.
Jennifer Bench

Taunya Brooks
Doug Heiner
Rebecca Leckington
Rick Scholes
Jill Nicholson
Tom Hales
Kathryn Buxton
James Bench
Lexie Waddoups

1. Truth in Taxation Public Hearing and Adopt Final Budget.

- a. Public Hearing to discuss and consider an action to increase Pleasant View City's property tax revenue and certified tax rate; and**
- b. Adoption of the final budget for the fiscal year 2024-2025, Resolution 2024-R.**

- The meeting began with a welcome from the Mayor, emphasizing the need for respect and civility during discussions. The primary agenda was the Truth and Taxation public hearing to consider an increase in the city's property tax.
- The Mayor discussed the challenges posed by inflation and the state legislature's failure to address these issues effectively. He highlighted the importance of the city's efforts to maintain community cooperation and stressed the need for public understanding of the city's financial situation.

Motion was made by CM Arrington to go into a public hearing to consider an increase in Pleasant View City's property tax revenue and certified tax rate. 2nd by CM Urry. Voting Aye: CM Arrington, CM Gibson, CM Marriott, and CM Urry. 4-0

- The City Administrator provided a detailed breakdown of the city's services and how tax dollars are allocated, covering general administration, public safety, public works, and other essential services.
- She outlined the challenges faced during the current budget year, including record inflation, limited funding, and increased employee costs. Despite these challenges, the city aims to maintain service levels and prepare for future growth.
- The Administrator explained the proposed property tax increase, its impact on residents, and how it compares to neighboring communities. She also discussed the city's general fund carryover (rainy day fund), emphasizing the need to maintain a prudent reserve to address potential emergencies.
- Council members highlighted the importance of city services and the relatively low portion of the overall tax bill that the city represents. They expressed pride in keeping taxes low while maintaining essential services.
- Discussion included the impact of new growth on future budgets and the potential risks of not increasing taxes, such as depleting the rainy day fund and being unprepared for unforeseen expenses.

Public Comments:

Larry Hansen:

Larry speaks on behalf of retirees, expressing gratitude for the city's efforts but concerns over rising costs and tax increases. He notes that retirees are struggling with increased expenses and fixed incomes. Larry suggests minimizing cuts and possibly delaying tax increases to help those on fixed incomes manage better.

Steve Weller:

Steve, a former council member and mayor, thanks the current officials for their service and encourages respectful discourse. He shares his concerns about the increasing difficulty of affording to live in Pleasant View, and fears that continued tax increases might force some residents to leave the city.

Christopher Alteri:

Christopher thanks the board for their work and raises concerns about the lack of immediate benefits from recent commercial developments. He questions the need for a significant tax increase and seeks clarity on how it will benefit homeowners. He suggests exploring alternatives to raising property taxes and tightening the budget.

Patrice Mingo:

Patrice, who moved from Chicago, comments on the impact of recent and upcoming tax increases. They appreciate the clarity on how the 18% increase relates to the overall budget, but question if the city has offered tax incentives to attract new businesses. They express concern about the high rate of increase and its impact on their cost of living.

Kendell Geiger:

Kendell criticizes the proposed 18% tax increase as excessive, especially given the current inflationary pressures and rising living costs. He argue that the percentage increase does not align with the actual financial situation of residents and urge reconsideration of the proposed tax hike. Kendell at the end clarifies that the 18% figure is not the final amount to be paid but rather a potential increase based on property valuation notices. He also address concerns about percentages being misleading and explain that the city's inflation-related costs are affecting their budget.

James Bench:

James, who has lived in their current location for 21 years, expressed frustration over increasing taxes, which have doubled in the last seven years. They are about to retire and are concerned about the impact of rising costs on people in their community. They urge the listeners to reconsider current policies and explore ways to ease financial pressures on residents, especially those struggling with inflation. They emphasize the importance of supporting long-term residents who have contributed to the community.

Dave Scott:

Dave, is concerned about a proposed increase in his property taxes. He's been on Social Security for 12 years and has seen minimal increases in benefits. He compares the proposed tax increase to other surrounding areas, noting that Pleasant View City is asking for a higher increase. He mentions that his brother-in-law, who is on the City Council in South Ogden, advised that Pleasant View is seeking a larger increase than other areas, which he believes is excessive given the current economic strain. Dave requests that the increase be reconsidered because it is difficult for those on fixed incomes to manage such changes. He expresses frustration and urges careful consideration of the impact on residents.

Rich Scholes:

Rich, a long-time resident, is worried about the increasing tax burden. He is about to retire and finds the rising taxes challenging, especially given current economic pressures. He urged the council to find alternative ways to manage the budget without placing further strain on residents.

Kristen Norman:

Kristen is confused about how property evaluations affect tax rates. She is concerned that even though property values might increase, it doesn't seem to reflect in the city's revenue. She suggested waiting to see the financial impact of new businesses before deciding on tax increases.

Jeff Davis:

Jeff emphasized the importance of making decisions based on the city's unique situation rather than comparing it to other cities. They encouraged the council to make independent decisions and not be swayed by comparisons that might not be relevant.

Jeff Bollingbroke:

Jeff discussed his past experiences in Pleasant View, highlighting a few expenses he considers unnecessary, such as permanent exterior lighting and frequent replacement of police trucks. He expressed concern about these costs adding up and impacting the city's budget.

Ralph Dunkley:

Ralph questioned whether the meeting's discussions would genuinely influence decisions or if they were just a formality. They compared this to past experiences where rate increases were predetermined despite feedback.

Steve Collier:

Steve expressed uncertainty about future revenue from industrial and commercial growth and questioned if the proposed 18% tax increase would be sufficient. He suggested considering a more cautious approach or re-evaluating next year.

Simon Post:

Simon, thanked the council for their work and emphasized the importance of a rainy day fund. He expressed concern about the long-term impact of tax increases and the burden on struggling families, while acknowledging the council's efforts and effectiveness.

Clarence Foster:

Clarence inquired about the accuracy and timeliness of Class C Road funds, questioned the fairness of electric vehicle taxes, and expressed concerns about the city's recycling program and the lack of wildfire mitigation on recently purchased property.

Dave Burks:

Dave emphasized the impact of inflation and suggested looking for budget cuts or using rainy day funds to manage increased costs. They urged the council to mitigate the financial burden on residents.

Paul Pitcher:

Paul acknowledged the difficulty of proposing tax increases but expressed trust that the officials would act in the community's best interest despite the financial strain on fixed incomes.

Lloyd George:

Lloyd questioned the necessity of immediate tax increases, suggesting that waiting to see the impact of a growing commercial base might be a better approach. He also discussed the importance of maintaining a reasonable reserve fund.

David Gossner:

David highlighted the need to support city staff and address funding issues to retain valuable employees. They stressed the importance of balancing budget concerns with adequate staffing to facilitate commercial development.

Tom Hales:

Tom expressed concern about the impact of property tax increases on residents, especially when other entities like the school district and county also impose

increases. They emphasized the need for careful budgeting and consideration of future financial implications.

Comments from the Mayor and Council:

Mayor Call: The tax notice you've received is just your valuation notice. It tells you what the valuation will be and what your amount will be if everyone's property taxes increase. After all the public hearings and the adoption of tax rates, you will receive the property tax notice, which you need to pay before November 30th. This final notice will reflect any adjustments made. So, you're not already going to be billed for an 18% increase; that's just an anticipated figure. Secondly, percentages can be misleading, which is why we try to clarify with actual dollar amounts. For example, an 18% increase might equate to just \$4 a month. People often react strongly to percentages, but if we said the increase was \$4 a month, there wouldn't be as much concern. Inflation affects everyone, including the city. We all feel it when we go shopping. The city is not exempt from inflation; it impacts our personal lives and city operations. We need to keep up with inflation to avoid cutting services.

Mayor Call: I feel bad that I keep addressing this, but I think it needs to be clarified because there are things being said that I really want you all to listen to. There have been some really good points. One stated, "I don't know if I can afford to live in Pleasant." I don't know where you're going to go. We have one of the lowest rates in the entire county. South Ogden has one of the highest rates. So, I bet their 3% is going to bring in a lot more money than our 18%. That's neither here nor there. What I want you to remember is where you live and what you've got already. What we're proposing is an 18% rate, and you saw the slide showing the different cities. Just for comparison, we're at 0.00786 and Harrisville is at 0.00150. If you live there it is almost double our rate. South Ogden's rate is about three times ours. One of the highest rates. But we're not here to discuss South Ogden or any of these other cities. We're here to discuss Pleasant, but I want you to remember where we really are.

CM Urry: Being on this Council has been an education for me, especially understanding the nuances of the race. I'm married to a school teacher, and we both work within a tight budget. When I received my property tax notice, I saw that if everyone got the increase as advertised, my property taxes would rise by about \$250 or so. However, the North Fire Board did not see the expected increase; it was actually lower. The increase we're discussing isn't an overall 18% increase on the entire property tax bill. Instead, it's a percentage increase on the rate itself. So, if this passes, it will result in a rate increase, which helps me understand the discussion better. Although it doesn't make the overall tax burden easier, it's important to note that the increase is specifically on the rate, not on the entire property tax bill."

Mayor Call: I agree with the things the public are saying, and I understand them, but I don't want anything misrepresented to either us or the group. I want you to remember what we really have here. It's great for a community of our size to have that tax rate; it's absolutely beneficial. I'm not suggesting we should increase or decrease it. What I'm saying is, right now, we're trying to address this year's situation. What is being addressed is the rainy day fund balance. I want to know what the council is comfortable with in terms of maintaining the rainy day fund balance, because I believe, and we all believe, that we've worked hard to establish the zones to bring businesses. As I mentioned, we know we're going to receive benefits but not when.

CM Gibson: It is very confusing, but if we hold the rate at a certain level, we capture some inflation and potentially get more if we maintain the rate year to year. However, it's a floating matrix; the county sets it for us to reach that budget level. So if your property value increases, we don't benefit from it unless the rate adjusts accordingly. It's all dependent on the rate.

If we maintain the rate from last year, we will see an increase. These numbers fluctuate, and we don't have control over them. We did this a few years ago, maybe three or four years ago. We held the rate from the previous year to capture some of that inflation. I can't recall the exact figure, but it resulted in about a 5% increase in the city's budget. We didn't technically raise taxes; it was more about adjusting the rate to capture inflation. As the Mayor mentioned, not everyone gets a raise. It's an overall adjustment for the whole city and its budget. The budget is covered with whatever rate is decided each year. So, sorry, it's very confusing, but we don't get more unless the rate is adjusted accordingly.

Mayor Call: We put the budget together, we approved it when we adopted the final working budget. There was a lot of discussion about what we wanted to do. The biggest piece was the great unknown—whether people would actually come, whether the building would be filled. There are so many unknowns. Eventually, yes, they are coming, and I'm hopeful that all these businesses will really take off. We're all hopeful that this will help us a lot next year. But that means we have to decide what we want our rainy day budget to be. Is it worth going through this process and still falling short of the goal set for the city? Even with this increase, it would only be 19%. Is it worth going through this process to establish that, or should we take a different approach? I suggested in the council meeting that we take a less aggressive approach. If it doesn't pan out next year, we would have to go through the whole process again, which is fine. That's why we volunteered to come and do this; that's why we all stepped forward. It's a big unknown, and that's what worries us the most with this rainy day fund. We feel like we need 22%, but that would require almost a 36% tax increase, which is substantial. So, we're all juggling with whether to back off or not do it at all and see how things go, or to take another approach.

Motion was made by CM Marriott to end the public hearing. 2nd by CM Arrington. Voting Aye: CM Arrington, CM Gibson, CM Marriott, and CM Urry. 4-0

Additional Comments from the Mayor and Council:

CM Gibson: I appreciate what the Mayor said. I think we really try to be fiscally responsible. Yes, we put some lighting around the area. Maybe in hindsight, we shouldn't have done that. Years ago, we put up a stone wall around the public works area. We had a lot of feedback saying we shouldn't spend that money on the stone wall. But, you know, I ordered it years ago, and I love it. I think it looks really good for our city. I've been here 30 years, and I love what Pleasant View represents. I love the vibe we have in the city, and I appreciate what the city does. All the staff are incredibly dedicated—they do ten jobs, and our funding department absolutely needs more support. As commercial development increases, it requires more resources than just housing development. We have several developers looking at commercial projects, and we need to enhance our financial resources to support this growth. I'm not entirely sure how we'll manage it, but I want you to know that from my perspective, your input is important. It's crucial for you to come and share your thoughts with us. I see myself as a voice for the people, and I take that responsibility seriously. So, anyway, we'll discuss this further down the road. I'm still very conflicted about which direction to take.

CM Marriott: I'm not going to raise your taxes. I echo what Steve said; I have concerns about it, but I think we need to wait and see what the sales tax will do for us. All of us have been living in Pleasant View for years and shopping in Riverdale and other places. Now we finally have some people looking at us. It's hard because the economy isn't supporting big box stores right now. Lots of stores aren't even willing to build. However there are some businesses coming like Chick-fil-A. That's huge revenue. We all travel to other cities to spend our money, so I encourage you to spend it here. Tom Hales is here, buy your plants from him

and other items locally. All these things help us if you shop here and encourage others to do the same. Hopefully, all the money we've been spending in North Ogden will be spent here now. I think we can wait. I'm concerned about our reserves and other needs of the city. It's important to address these needs, not just wants. And I echo going to the Truth in Taxation meeting. I was recently attended the Northview Fire District's TNT meeting. There were only about three of us who made comments. They are trying to balance their budget, and I appreciate Jeff Davis's help with that. They face hard challenges as well. We have one of the lowest tax rates in the county and we want to keep it that way. We have nice homes here and it costs a lot to maintain them. One thing I want to share is that I started working with the city in January. My career has been in low-cost manufacturing, and I've learned a lot. I've been helping the city improve efficiency, especially in administration and public works. We don't want to cut jobs; we want to keep our excellent employees, including our Police Department, which is one of the best. It's cheaper to keep our employees than to rehire and train new ones. I've been meeting with city employees to give them tools and ideas to be more efficient. We're starting to see positive changes, but it will take time. Citizens can help by being patient and understanding that sometimes we may not plow every street multiple times during a snowstorm. We're working on being more efficient and using our money better. The police and other departments are also looking for ways to improve. Let's delay any decisions and see what the sales tax does. We should continue to focus on being more efficient and look for ways to help our city do better.

CM Arrington: I really do want to thank you all for coming and turning out tonight. I'd also really like to thank you for commenting along the way. Throughout the year, if you'll just check in and see what's going on, follow us, and see what we're voting on, we do appreciate your input. One concern I do have is if we vote for no increase at all, then are we going to have to go for a huge increase next time? I mean, I'm willing to wait, but I also need to support next year. If the money doesn't come through and we have to start cutting services, we're going to need your support to say, "Hey, we trusted them not to do it last year. We asked them not to." I hope we're not just kicking the can down the road. That concerns me a little bit. Can residents help? Yes. Thank you for offering that. Please shop in Pleasant View, pick up litter, and don't contribute to the problem. We've had vandalism in the bathroom, which costs us money to fix. Volunteer in the community; we'd love to have you paint fire hydrants or do whatever you can. That would help us a lot. I just want you to know that we take each decision very seriously. For example, when the decision came up about leasing police vehicles years ago, that was the fiscally responsible thing to do at the time. We look at all decisions carefully as we try to be very sound financially. We represent you, and here too, it's our taxes and our families. Balancing a beautiful place to live with not charging too much in taxes is tricky. Residents complain all the time about issues like the roads being terrible or the Christmas lights and roundabout looking bad. If you see these problems, consider volunteering to help. We're trying to balance between maintaining a great place to live and not imposing too much tax. We're excited about commercial business and have done everything in our power to keep the corridor safe and protected so we can attract commercial opportunities. We think this will be an awesome development in the future.

CM Urry: With everything that has been said, I agree that we need to be very prudent and careful about how we spend our money this year. I would like to see how our commercial businesses perform and how that impacts our sales tax revenue. I am nervous and very scared because we've had several water leaks this past year, and they are not cheap to fix. Some of these issues have been around my house. From my perspective, my road has been resurfaced maybe twice in the last 24 years, and it's one of the oldest in the area. This is not the fault of our public department, but asphalt and repairs are extremely expensive. I can tell you that repairing roads and managing costs is a significant challenge. The rainy day fund

makes me nervous—it really does. It's not just a rainy day fund for my own household; it's a rainy day fund for over 12,000 people. If we face a financial crisis, it's not just me who will suffer; it will be the entire city. These repairs and services are extremely costly, but we should always look for ways to do things better. However, we need to make sure that we take care of our employees because this is their livelihood. They don't work for free, and we need to ensure that they can support their families and maintain their households. Just as we wouldn't work for less than we deserve, our employees won't either. We need to take care of our employees and the residents who live here. However, I believe that this might not be the best year to undertake new projects. We should cross our fingers that we don't face any catastrophes and that everything works out okay. But if we do encounter a catastrophe and we don't have enough funds, it will be a significant problem.

Discussion continue on what rate should be adopted.

Motion was made by CM Marriott to adopt Resolution 2024-R with holding the tax rate at .00786. 2nd by CM Gibson. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott, and CM Urry. 4-0

Mayor Call: this is the same rate as last year. We are at an 18.15% rainy day fund.

2. Adjournment. 7:52 P.M.

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

August 13, 2024

The public meeting was held at City Hall, 520 W Elberta Drive, Pleasant View, Utah, commencing at 8:05 P.M.

MAYOR:

Leonard Call

COUNCILMEMBERS:

Ann Arrington
Steve Gibson
David Marriott
Philip Nelsen (*absent*)
Sara Urry

STAFF:

Amy Mabey
Laurie Hellstrom
Ryon Hadley
Tyson Jackson
Stetson Talbot

VISITORS:

Kim Parker	John Parker
Paul Neilson	Steve Collier
Kathryn Buxton	Kim Morris
John Morris	David Gossner
Stein Waddaups	Lexie Waddaups
Melissa Bell	Kelse Rich
Sherry Nelsen	Lowell Nelsen
Thomas Hurd	Raquett Stroud
Brent Bailey	Jeff Bolingbroke
Andy Nef	Tony Pitman
Diana Dunkley	Ralph Dunkley
Sherry Jolley	Robert Jolley
Marianne Ruston	Rob Nelsen

1. Introduction.

a. Pledge of Allegiance and Opening Prayer, Reading or Expression of Thought
(Councilmember Sara Urry).

b. Declaration of Conflicts of Interest

None given.

c. Public Comments/Questions for the Mayor & Council (limited to 3 minutes)

John Parker: thanked the police and fire for responding to an incident in their family.

Kim Parker: thanks for changing the speed limit on 600 W.

Steve Collier: appreciated the reasonable solution at the last meeting. Also, to recommend denial of high-density housing which the planning Commission also denied. Neighborhood discussion on item #4 from Sherry

Jolley, Richard Jolley, and Rob Nelsen:

Overview of the Issue:

- Several neighbors expressed concerns regarding a dispute involving the business operations of a local resident, specifically related to noise and parking issues.
- A petition with 23 signatures was presented, indicating that the majority of the neighborhood supports allowing the business to continue operating and accommodating parking.

Support for the Business:

- The business in question provides a community service by offering access to their swimming pool for local families at no charge.
- Positive comments were made about the business owners, highlighting their community involvement and generosity.

Concerns Raised:

- A minority of residents, particularly from one household, voiced significant concerns:
 - Issues with parking directly in front of their property and increased traffic, leading to safety concerns.
 - Complaints about children running across the street and potential hazards related to unsupervised play.
 - Accusations of hostile behavior and a feeling of exclusion from neighborhood events due to religious differences.

Specific Incidents:

- The affected resident detailed a history of parking issues, double parking, and disturbances caused by the business operations.
- They provided photographic and video evidence of these problems and expressed frustration over feeling excluded and being targeted after raising their concerns.

Request for Resolution:

- The resident requested that the City Council consider their concerns and find a compromise that allows the business to continue while addressing the parking and safety issues.
- They emphasized the need for better communication and a resolution that maintains a peaceful neighborhood environment.

2. Consent Items.

- a. July 23, 2024 (open and closed)**
- b. Bills of Pleasant View City**

Motion was made by CM Arrington to approve the consent items (minutes of July 23, 2024 (open and closed and the bills of Pleasant View City). 2nd by CM Gibson. Voting Aye: CM Arrington, CM Gibson, CM Marriott, and CM Urry. 4-0

3. Planning Commission Appointment and Reappointments.

- a. Discussion and possible action to consider appointing John Morris as Planning Commissioner with this term of appointment extending through August 13, 2028.**

Motion was made by CM Gibson to appoint John Morris as planning commissioner with the term extending through August 13, 2028. 2nd by CM Marriott. Voting Aye: CM Arrington, CM Gibson, CM Marriott, and CM Urry. 4-0

b. Discussion and possible action to consider reappointing Julie Farr as Planning Commissioner with this term of appointment extending through August 13, 2028.

Motion was made by CM Gibson to appoint Julie Farr as planning commissioner with the term extending through August 13, 20228. 2nd by CM Urry. Voting Aye: CM Arrington, CM Gibson, CM Marriott, and CM Urry. 4-0

c. Discussion and possible action to consider reappointing Jeff Bolingbroke as Planning Commissioner with this term of appointment extending through August 13, 2028.

Motion was made by CM Arrington to appoint Jeff Bolingbroke as planning commissioner with the term extending through August 13, 20228. 2nd by CM Gibson. Voting Aye: CM Arrington, CM Gibson, CM Marriott, and CM Urry. 4-0

4. Home Occupation Exception Request. Discussion and possible action to grant exemptions to the Home Occupation Conditions for a teaching swimming lessons business at 544 W 3850 N for:

- allowing a person other than the resident of the home to be employed
- altering the residential character of the dwelling and not disturbing the peace and quiet of the neighborhood
- allowing the business to be conducted outside the primary structure premises
- extending the teaching activities limit of eight students per class and forty students per week to a larger number of students
- granting additional vehicular traffic not commonly associated with the zone
- granting parking on a public street other than that which is available in front of the residence. Requester: Marianne Rushton.

Marianne Rushton: Our business started about 15 years ago. We had a daughter who taught. I taught after I retired, and we employed a couple of girls from the neighborhood. We're just trying to help out the community by providing swimming lessons. We're asking for a variance for these stipulations. We only run the program for 10 weeks from 9:00 AM to 1:00 PM. I never have more than 40 kids and keep the class size to six. After receiving a complaint, we provided a picture to the attendees of where they should and shouldn't park. We're asking for a variance for two and a half months. The only issue I see is parking. I understand the need for it and have taken steps to minimize any issues. On average, there are no more than four cars at any given time, and most kids live nearby. The only problem arises when parents arrive and leave, sometimes causing a bit of congestion. I've checked and ensured that the number of cars remains manageable. I'm present during lessons to supervise. I've involved others from the community to provide jobs, as my own children are now married. All instructors are certified and insured under our policy. Most kids stay in the backyard, except on the first and last days when parents visit the backyard to see the progress. The pool is on a dead-end street with minimal traffic, and parking congestion is usually managed. Most of the kids live nearby, and the pickup/drop-off times are spaced out to avoid congestion. The business operates for 10 weeks, four days a week. We're asking for an exception for those two and a half months. Mayor Call: For home occupations, the stipulation is that the business should not significantly impact the neighborhood. We need to ensure consistency in how we apply these rules. Discussion: a variance was suggested for parking in front of the house but emphasize that this should not set a precedent for similar requests. It was noticed that there's space for additional cars in the driveway. If neighbors are willing we, the Rushton's, can explore that option. The limit is eight students per class and 40 students per week. This seems manageable, and sometimes we have fewer students. It's important to monitor the number of cars and ensure compliance with the stipulated rules. There's concern about the impact of additional cars and parking issues, particularly with lingering parents. Discussion amongst the Council: To address the concerns, we should work

on parking solutions and possibly set restrictions to minimize impact. We need to balance accommodating the business while maintaining neighborhood standards. The main issue is traffic and parking. We need to find a workable solution that doesn't disrupt the neighborhood. We could consider allowing parking on the driveway and limiting street parking. We can work with neighbors to find a solution. Understanding the timing of lessons and pick-up could help manage parking better. If parking and traffic issues are resolved, we could move forward with the variance. Let's consider a trial period to assess the impact and make adjustments if needed. We should focus on parking restrictions and managing traffic. I support granting an exemption for employing non-residents and allowing some activities outside the primary structure. We should limit the number of vehicles and ensure compliance with parking regulations. Consider adjusting intervals between class groups to minimize congestion. The business has been operating for years without significant issues, but parking remains a concern. We should focus on parking and managing traffic while allowing the business to continue. The primary concern is managing parking to prevent disruption.

Motion was made by CM Arrington to grant exceptions to (1) allowing a person other than the resident of the home to be employed, (2)- allowing the business to be conducted outside the primary structure premises and (3) setting the intervals of 30 minutes to 5 minutes intervals. Motion dies for lack of second.

Motion was made by CM Urry to grant exceptions as the same as CM Arrington's motion above but have 10 minutes interval instead of 5-minute intervals. 2nd by CM Marriott. Voting Aye: CM Marriott, and CM Urry. Voting Nay:: CM Arrington and CM Gibson. Mayor Call voted nay to break the tie. 2-3 Did not pass.

Motion was made by CM Gibson to grant exceptions to (1) allowing a person other than the resident of the home to be employed, (2) allowing the business to be conducted outside the primary structure premises and (3) setting the intervals of 30 minutes to zero-time intervals. 2nd by CM Arrington. Voting Aye: CM Arrington, CM Gibson, CM Marriott, and CM Urry. 4-0

5. Conditional Use Permit for Pole Patch Residence. Consideration of a Conditional Use Permit for the construction of a pool and pool house at 5052 N Ridge Canyon Road. (Presenter: Amy Mabey)

Amy Mabey: the pool house was removed. This is just for the pool. This is in the Pole Patch Area and requires a Condition Use Permit from the city council. It meets the setbacks and will be fenced.

Motion was made by CM Arrington to issue a Conditional Use Permit for the construction of a pool at 5052 N Ridge Canyon Road. 2nd by CM Urry. Voting Aye: CM Arrington, CM Gibson, CM Marriott, and CM Urry. 4-0

6. Subdivision Plat Amendments. Consideration to modify and amend the existing Bailey 2700 Commercial PUD Subdivision Plat. (Presenter: Amy Mabey)

Amy Mabey: before you this evening is a consideration to amend the existing plat for Bailey 2700. This is related to the new commercial development going in. As new units have been added, there has been a need to modify the initial footprint. We have discussed with the developer the necessity of a final review for this amendment. However, due to the need to adjust some lot lines across existing utilities and address property lines identified in the Planned Unit Development (PUD), it is our recommendation that we proceed with this modification. The developer has agreed to move forward with these changes. The only note to address, as pointed out by our engineer, is the verification of the common area footprint and ensuring that those figures match. I can coordinate this verification with the engineer involved. The recommendation from staff is to approve the amendment, in coordination with the developer.

Motion was made by CM Gibson to amend the subdivision plat of Bailey 2700 Commercial PUD Subdivision with the recommendations that the common area match the figures. 2nd by CM Arrington. Voting Aye: CM Arrington, CM Gibson, CM Marriott, and CM Urry. 4-0

7. General Plan Amendment.

a. Discussion and possible action to consider amending the General Plan by modifying the future designation of approximately 9 acres of land, on the west side of HWY 89 and near 3900 north, from Low Density Residential to High Density Residential, Ordinance 2024-16.

Amy Mabey presented a power point presentation (attached). We are entering 4 years. This is required by state law. The first goal is rezone for density. Proposal A is the area on 2700 N from general commercial to mixed use. There are access issues on this property. We will need to adopt a new ordinance for mix-use to allow for it. Proposal B is the area off HWY 89. It is a nine-acre parcel and proposed going from low to high density residential. On that property there are two roads that intersection on the property. The challenge is that it is not feasible to make manufacturing work so the proposal is to change it to high density. City staff initiated this proposal. We use the general plan to build plans. If not here, where? The planning commission denied it unanimously. They had many motions that failed and it was a difficult motion for the planning commission. It is also a difficult budgetary issue. CM Urry: I am frustrated with what the state is putting on us. They told us to do this or they that away funding and oppose fines on us. Mayor Call: I agree with you. We are being blackmailed by the state. CM Gibson: what about the railroad crossing? Amy Mabey: they would need to give a ROW. There are exactions. CM Gibson: what is moderate housing? It is different here than in Ogden. The mobile home parks don't qualify? Amy Mabey: the state is not taking into account exiting developments. They want new. We are behind the curve. We are following rules and causes. Amy Mabey: currently the HWY 89 property is residential. This is a general plan amendment. CM Gibson: we need a place to allow it? CM Arrington: if the development wants homes at this time we would have to allow it. Amy Mabey: it is currently RE-20. If rezoned we would need an ordinance to go from 2-3 units per acre to 8-14 units per acre. CM Gibson: rental vs owner occupied? Amy Mabey: the preference is owner occupied but it is not guaranteed. CM Urry: there could be 126 units. Mayor Call: I don't like it but we are being forced/blackmailed. I am opposed to being blackmailed. We the city exists because the state allows us to exist. We are a political entities of the state. This is happening. These two sites, on the other side of HWY 89, are where we want change if we have to have it. I was informed by the state that they could take over zoning. You may all reach out to your state legislators to ask to let communities decide for themselves. Tony Pitman: this is misstated per a legislator I talked too. CM Urry: if we are proactive and move ahead, maybe we don't have to do that much. Amy Mabey: there is vagueness with them. I am nervous that we didn't do enough. CM Arrington: can we do a mix-use there? CM Urry: the railroad crossing won't allow it. Mayor Call: there is also the narrowness of the property. Amy Mabey: showed the property on a GIS map. Our road and railroad crossing will be taking some property. Mayor Call: they leave us little choice. CM Urry: can it be medium density? Amy Mabey: we have a lot of medium density so we need to show progress. Mayor Call: we define that. Amy Mabey: the proposal is 8-14 units per acre. CM Arrington: what is the definition of medium or high density? Amy Mabey: the development group may walk away and we will have to purchase the property because of the railroad crossing and roads and the need to be able to use real usable property otherwise it is a taking at fair market value. CM Marriott: can we change the position of the crossing? Tyson Jackson: from the study that is about the only place. CM Gibson: this is just 9 acres. Amy Mabey: this is not a rezone but a general plan amendment. CM Gibson: what are we gaining tonight? CM Urry: good faith. Amy Mabey: the group wanted manufacturing but the issues made it complicated and they came back with request to high density. CM Arrington: if we don't have a zone, do we put ourselves at risk? Amy Mabey: if not here, where? It needs to occur. I am

terrified about losing our road funds. Mayor Call: the state wants to fine more cities. CM Marriott: can we table? CM Arrington: why table? We create what high density is? CM Gibson: the general plan is a footprint and to set aside something. What are we solving? CM Marriott: state requirement. Amy Mabey: and roads. CM Gibson: I don't care if there is density of housing there.

Motion was made by CM Gibson to approve this change (amending the General Plan by modifying the future designation of approximately 9 acres of land, on the west side of HWY 89 and near 3900 north, from Low Density Residential to High Density Residential) effective when a draft of a high density zone is established. Motion dies for lack of second.

Amy Mabey: there are no vested rights with the general plan. CM Gibson: I am concerned with the railroad crossing. CM Arrington: no problem with density of 10 units per acre. I don't want 14 units per acre. Amy Mabey: high density could encompass 8 to 10 units per acre. You could cap it.

Motion was made by CM Urry to amend the general plan from low density to high density with no more than 8 units per acre in this specific area in ordinance 2024-16. 2nd by CM Gibson. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott, and CM Urry. 4-0

b. Discussion and possible action to consider amending the General Plan

Consideration of a General Plan Amendment to modify the Future Land Use Map and the future designation of approximately 28 acres of land, on the west corner of 2700 North and US Highway 89, from General Commercial to Mixed Use, Ordinance 2024-17.

(Presenter: Amy Mabey)

Amy Mabey: this was already presented and only created the zone.

Motion was made by CM Gibson to approve Ordinance 2024-17 (General Plan Amendment to modify the Future Land Use Map and the future designation of approximately 28 acres of land, on the west corner of 2700 North and US Highway 89, from General Commercial to Mixed Use). 2nd by CM Arrington. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott, and CM Urry. 4-0

8. Vacating Utility Easement Resolution. Discussion and possible action to adopt a resolution to meet Weber County requirements for recordation of the action of the Planning Commission determination and approval to vacate an easement at 310 W & 304 W on 3275 N, Resolution 2024-S. (Presenter: Amy Mabey)

Amy Mabey: the planning commission is the authority for vacating easements but Weber County needs a resolution and the planning commission doesn't approve resolutions. This is to ratify their motion.

Motion was made by CM Gibson to adopt Resolution 2024-S as stated. 2nd by CM Marriott. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott, and CM Urry. 4-0

9. Award Bids. Discussion and possible action to award bids for the following projects:

a. 2024 Street Maintenance Project to Staker Parson Companies in the amount of \$550,728.00.

Motion was made by CM Gibson to award the bid for the 2024 Street Maintenance Project to Staker Parson Companies in the amount of \$550,728. 2nd by CM Arrington. Voting Aye: CM Arrington, CM Gibson, CM Marriott, and CM Urry. 4-0

b. Striping Crosswalks Project to All Star Striping in the amount of \$19,547.25.

Motion was made by CM Arrington to award the bid for the striping crosswalks project to All Star Striping in the amount of \$19,547.25. 2nd by CM Urry. Voting Aye: CM Arrington, CM Gibson, CM Marriott, and CM Urry. 4-0

c. Auto-read Meter Project to Hydro Specialties Co. in the amount of \$49,728.00.

(Presenter: Tyson Jackson)

Motion was made by CM Gibson to award the bid for the auto-read meter project to Hydo Specialties Co. in the amount of \$49,728. 2nd by CM Urry. Voting Aye: CM Arrington, CM Gibson, CM Marriott, and CM Urry. 4-0

10. Property Acquisition Agent Approval. Consideration to approve Meridian as the property acquisition agent for the Skyline Drive project with service costs at \$61,000. (Presenter: Tyson Jackson)

Amy Mabey: this is from WACOG funding. Meridian is from our pool of agents. We are recommending Meridian at the cost of \$61K to work in a specific area. CM Gibson: why are we still doing this? Amy Mabey: certain areas that a development will go through and to obtain that interconnectivity. Tyson Jackson: it is from the dirt road on 900 W to Staker Parson's gate. Amy Mabey: try to hold people accountable on private property. We are coordination with Brooke (WACOG) on this.

Motion was made by CM Marriott to approve Meridian as the property acquisition agent for the Skyline Drive project at the cost of 61,000. 2nd by CM Urry. Voting Aye: CM Arrington, CM Gibson, CM Marriott, and CM Urry. 4-0

11. Settlement Agreement. Consideration of a settlement agreement between Silver King Properties, Inc. and Pleasant View City for the installation of a second fire egress to accommodate up to 240 mobile home units onsite in accordance with Fire Code requirements. (Presenter: Amy Mabey)

Amy Mabey: this is a settlement agreement with the trailer park unit located by Jimmy Johns. The concern is with fire safety and having a single access. This is to obtain a second egress and help with housing for additional units. There are a couple of options and they need to negotiate it. They will acquire the second egress within a time frame. Fire safety is the issue. CM Gibson: did the original park have one access? Amy Mabey: that was a long time ago but it doesn't meet the current fire requirements.

Motion was made by CM Arrington to go with the settlement between Silver King Properties, Inc. and Pleasant View City for the installation of a second fire egress. 2nd by CM Gibson. Voting Aye: CM Arrington, CM Gibson, CM Marriott, and CM Urry. 4-0

12. Consolidated Fee Schedule. Discussion and possible action to amend the Consolidated Fee Schedule by adding a fees for Zoning Verification Letter Requests, Resolution 2024-T. (Presenter: Amy Mabey)

Amy Mabey: this is to amend the fee schedule. We are having a lot of requests from lenders for zoning verification letters. It takes about 45 minutes and we feel that \$75 will cover the cost.

Motion was made by CM Arrington to amend the Consolidated Fee Schedule by adding a fee for Zoning Verification Letter Requests, Resolution 2024-T. 2nd by CM Gibson. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott, and CM Urry. 4-0

13. Other Business – Closed Meeting.

Motion was made by CM Arrington to go into a closed meeting to discuss the character and competency of an individual. 2nd by CM Marriott. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott, and CM Urry. 4-0

Mayor Call signed a sworn statement affirming the reason for the closed meeting.

Motion was made by CM Gibson to end the closed meeting. 2nd by CM Marriott. Voting Aye: CM Arrington, CM Gibson, CM Marriott, and CM Urry. 4-0

14. Adjournment: 10:45 P.M.

DRAFT

2. Public Hearing – Compensation. Discussion and possible consideration to approve amended Compensation Increases for Executive Municipal Officers, Ordinance 2024-18
(Presenter: Amy Mabey)

Motion was made by CM Marriott to go into a public hearing to consider the amended Compensation Increases for Executive Municipal Officers. 2nd by CM Urry. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

Amy Mabey: this is similar to the prior adoption. It is required by state law to address compensation increases for specific city positions. The proposed compensation increases are tied to performance metrics, with the possibility of achieving a 100% performance-based increase. Mayor Pro-Tem Gibson asked from comments from the public. None were given.

Motion was made by CM Marriott to end the public hearing. 2nd by CM Urry. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

Motion was made by CM Marriott to approve the amended compensation increases for executive municipal officers, Ordinance 2024-18. 2nd by CM Urry. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

3. Public Hearing – Amend Budget. Discussion and possible consideration to approve amending the fiscal year budget 2024-2025, Resolution 2024-U (Presenter: Laurie Hellstrom)

Motion was made by CM Urry to go into a public hearing to consider amending the fiscal year budget 2024-2025. 2nd by CM Marriott. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

Laurie Hellstrom reviewed the details in the resolution.

Mayor Pro-Tem Gibson asked from comments from the public. Kathryn Buxton: I live on 1000 W and I love to hear the pinging from the pickleball courts. Ken Albrechtsen: I am a pickleball addict. I have seen good things and all ages use the courts. My concern is fiscal conservation. The funds are coming from the cemetery road funds? The pickleball court could be a money maker for the city.

Motion was made by CM Marriott to end the public hearing. 2nd by CM Urry. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

Mayor Pro-tem Gibson: Acknowledged the difficulty of budget decisions and the need for future planning and fiscal discipline. Emphasized the importance of community projects and balancing them with budget constraints. Council Members: Echoed sentiments of the need for careful financial planning and recognized the community benefits of the projects discussed.

Motion was made by CM Arrington to approve the amended 2024-2025 fiscal year budget as stated in Resolution 2024-U. 2nd by CM Urry. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

4. Other Business.

Ryon Hadley: Marcie Stromberg's last day of work was Friday. The position is open until filled. We have been using forms for citizens to fill out and we are finding there are more than you's. Me and the lieutenant are keeping track of it.

Tyson Jackson: we have filled one of five positions. We are working on 3 studies, 12 capital projects, 6 future projects to prep, 7 under construction, 2 just finished and a code revision. There were 800 work orders as of today and 200+ Blue Stakes.

Laurie Hellstrom: July's financial are coming. I am still working on them.

CM Urry: YCC is starting.

CM Marriott: I would like us to continue the high-performance training and talk to the police on goals and measures to show success and improvement.

CM Gibson: the next city council meetings are the 10th and 24th of September. We have good business coming in.

Amy Mabey: Ryon Hadley's retirement open house if September 17th at 3:00pm.

5. Closed Meeting. Consideration for a closed meeting pursuant to one or more of the provisions of the Utah Open and Public Meetings Law, Utah Code § 52-4-205(1).

No closed meeting.

6. Adjournment: 10:45 P.M.

DRAFT

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

August 13, 2024

MAYOR:

Leonard Call

COUNCILMEMBERS:

Ann Arrington

Steve Gibson

David Marriott

Phillip Nelsen (*absent*)

Sara Urry

STAFF:

Amy Mabey

Ryon Hadley

The public meeting was held in the city office at 520 West Elberta Dr. in Pleasant View, Utah, commencing at 10:31 P.M.

BUSINESS:

Closed Meeting – Discuss the character and competency of an individual.

Motion was made by CM Arrington to go into a closed meeting to discuss the competency and character of an individual. 2nd by CM Marriott. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Urry. 4-0

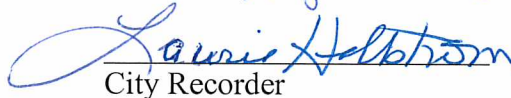
Pursuant to Utah Code Annotated, Sections 52-4-205 & 52-4-206, I, Leonard M. Call, do solemnly swear that the sole purpose for closing the meeting dated August 13, 2024 was to discuss the character and competency of an individual.

Dated this 14th day of August, 2024



Leonard M. Call, Mayor Pleasant View City

Subscribed and sworn to before me this 14th day of August, 2024



City Recorder

Motion was made by CM Urry to end the closed meeting. 2nd by CM Marriott. Voting Aye: CM Arrington, CM Gibson, CM Marriott, and CM Urry. 4-0

Adjournment: 10:45 P.M.

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

August 27, 2024

The public meeting was held at City Hall, 520 W Elberta Drive, Pleasant View, Utah, commencing at 6:00 P.M.

MAYOR:

Leonard Call (*absent*)

COUNCILMEMBERS:

Ann Arrington (*via Zoom*)
Steve Gibson (*Mayor Pro-Tem*)
David Marriott
Philip Nelsen (*via Zoom*)
Sara Urry

STAFF:

Amy Mabey
Laurie Hellstrom
Ryon Hadley
Tyson Jackson

VISITORS:

James Threikeld	Elaine Pitcher
Paul Pitcher	Diane Hibbard
Erin Olson	Ken Albrechtsen
Nickolas Maughan	Gabriel Maughan
Eza Maughan	Kathryn Buxton
Dave Green	

1. Introduction.

a. Pledge of Allegiance and Opening Prayer, Reading or Expression of Thought
(Councilmember Dave Marriott).

b. Declaration of Conflicts of Interest

None given.

c. Public Comments/Questions for the Mayor & Council (limited to 3 minutes)

Justin Urry: acknowledged his and Sara Urry's 25th wedding anniversary. He presented Sara with a bouquet of flowers as a token of appreciation and mentioned her dedication to the city.

2. Public Hearing – Compensation. Discussion and possible consideration to approve amended Compensation Increases for Executive Municipal Officers, Ordinance 2024-18 (Presenter: Amy Mabey)

Motion was made by CM Marriott to go into a public hearing to consider the amended Compensation Increases for Executive Municipal Officers. 2nd by CM Urry. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

Amy Mabey: this is similar to the prior adoption. It is required by state law to address compensation increases for specific city positions. The proposed compensation increases are tied to performance metrics, with the possibility of achieving a 100% performance-based increase. Mayor Pro-Tem Gibson asked from comments from the public. None were given.

Motion was made by CM Marriott to end the public hearing. 2nd by CM Urry. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

Motion was made by CM Marriott to approve the amended compensation increases for executive municipal officers, Ordinance 2024-18. 2nd by CM Urry. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

3. Public Hearing – Amend Budget. Discussion and possible consideration to approve amending the fiscal year budget 2024-2025, Resolution 2024-U (Presenter: Laurie Hellstrom)

Motion was made by CM Urry to go into a public hearing to consider amending the fiscal year budget 2024-2025. 2nd by CM Marriott. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

Laurie Hellstrom reviewed the details in the resolution.

Mayor Pro-Tem Gibson asked from comments from the public. Kathryn Buxton: I live on 1000 W and I love to hear the pinging from the pickleball courts. Ken Albrechtsen: I am a pickleball addict. I have seen good things and all ages use the courts. My concern is fiscal conservation. The funds are coming from the cemetery road funds? The pickleball court could be a money maker for the city.

Motion was made by CM Marriott to end the public hearing. 2nd by CM Urry. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

Mayor Pro-tem Gibson: Acknowledged the difficulty of budget decisions and the need for future planning and fiscal discipline. Emphasized the importance of community projects and balancing them with budget constraints. Council Members: Echoed sentiments of the need for careful financial planning and recognized the community benefits of the projects discussed.

Motion was made by CM Arrington to approve the amended 2024-2025 fiscal year budget as stated in Resolution 2024-U. 2nd by CM Urry. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

4. Other Business.

Ryon Hadley: Marcie Stromberg's last day of work was Friday. The position is open until filled. We have been using forms for citizens to fill out and we are finding there are more than you 's. Me and the lieutenant are keeping track of it.

Tyson Jackson: we have filled one of five positions. We are working on 3 studies, 12 capital projects, 6 future projects to prep, 7 under construction, 2 just finished and a code revision. There were 800 work orders as of today and 200+ Blue Stakes.

Laurie Hellstrom: July's financial are coming. I am still working on them.

CM Urry: YCC is starting.

CM Marriott: I would like us to continue the high-performance training and talk to the police on goals and measures to show success and improvement.

CM Gibson: the next city council meetings are the 10th and 24th of September. We have good business coming in.

Amy Mabey: Ryon Hadley's retirement open house if September 17th at 3:00pm.

5. Closed Meeting. Consideration for a closed meeting pursuant to one or more of the provisions of the Utah Open and Public Meetings Law, Utah Code § 52-4-205(1).

No closed meeting.

6. Adjournment: 7:08 P.M.

RIGHT OF WAY CONTRACT

Easements Only

Project No:		Parcel No.(s):	19-016-0085 & 19-016-0092
Project Location	Sewer Easement Project		
County of Property	Weber County	Tax ID / Sidwell No:	19-016-0085 & 19-016-0092
Property Address:	3042 North Highway 89, Pleasant View, Utah 84404		
Owner / Grantor (s):	Propiedad Del Futuro LLC		
Owner's Address:	3265 Porter Ave. ,Ogden, Utah 84403		
Owner's cell phone			

IN CONSIDERATION of the foregoing and other consideration hereinafter set forth, it is mutually agreed by the parties as follows:

1. The Owner/ Grantor hereby agrees to convey to Pleasant View City a body corporate and politic of the State of Utah, (hereinafter "City"), a permanent, non-exclusive easement, (the "Sanitary Sewer Easement") and a temporary construction easement in return for the full sewer connection of the Owner's house located at 3042 North Highway 89, Pleasant View City, Utah 84404, to the sewer line, more fully described below.
2. The offer is for the permanent, non-exclusive sanitary sewer easement in return for a) the full connection of the house to the sewer line which includes a sewer wye on the main line, 4-inch lateral, service cleanouts, and connection to the sewer exiting the house, b) abandonment of the septic tank and c) the waiving of the connection fee (impact fee, inspection fee). Currently, the fees would amount to about \$650 (City sewer impact fee) + \$2631 (Central Weber Improvement District impact fee) + \$10 (fee to collect CWSID fee) + \$25 (Sewer lateral inspection fee) = Total fees waived \$3316. The property owner shall identify where the sewer leaves the house and the location of the septic tank. The septic tank and drain field will be abandoned in place according to Health Department regulations after the home is connected to the City's sewer system.
3. The permanent easement on the Property will be conveyed from Owner to City by a Sanitary Sewer Easement. The Sanitary Sewer Easement is a permanent, non-exclusive easement over, under, along, across, and upon the front 20-feet of the Grantor's property, solely for the lawful installation, maintenance, operation, repair, replacement, and use of a sanitary sewer line and appurtenances. See Sanitary Sewer Easement for more information.
4. The temporary construction easement on the Property will be conveyed from Owner to City by a Temporary Construction Easement. The Temporary Construction is a temporary easement for the construction of the sewer lateral and septic tank abandonment with its location being generally 20-ft centered on the work. See Temporary Construction Easement for more information.
5. The Sewer main is designed at its maximum depth as it crosses the subject property. While this depth is anticipated to accommodate gravity service to the house, in the case that a sewer pump is required, the City will furnish and install a pump as necessary to achieve sewer service.
6. The City will provide a one-year warranty covering any defects in the installation of the sewer lateral, pump (if applicable), and septic tank abandonment.
7. The City or its agents will ensure that flows into the culvert crossing Hwy 89 from the adjacent properties will be protected and maintained during the construction of the sewer main. After the installation of the sewer lateral the property owner will be responsible to maintain and repair the sewer lateral from the house to the connection to the sewer main.
8. Owner shall make application, at no application cost, to the City for sanitary sewer service within 30 days of connection to the City's sewer line, and thenceforth pay the City's monthly sewer utility fee.
9. City Ordinance 13.04.030 Connection to Sewer System defines the responsibility of the sewer lateral.
10. The Right of Way Contract contains the entire agreement between the Owner and City, and it shall be governed by the laws of the State of Utah. The undersigned represent and warrant that he/she/they have authority to sign on behalf of Owner.

Total Settlement: \$00.00

Owner understands and acknowledges that this Contract is not binding until approved by the City's Mayor.

Owner's Initials X B.F.

IN WITNESS WHEREOF, the parties have executed this Contract as of this the 22nd day of August, 2024.

Ha Mau A Ma
Acquisition Agent

8/21/2024
Date

> Ben Fuentes 8-22-24
Date

Real Estate Manager

Date

Owner/Grantor

Date

Mayor or Designee

Date

Owner/Grantor

Date

WHEN RECORDED, RETURN TO:

Pleasant View City

Attn: Laurie Hellstrom

520 W Elberta Drive

Pleasant View, UT 84414

SANITARY SEWER EASEMENT

(affects Weber County Parcel 19-016-0085)

PROPIEDAD DEL FUTURO LLC ("Ben Fuentes"), for itself and for its successors and assigns, does hereby grant and convey to Pleasant View City, a municipal corporation of the State of Utah ("Grantee"), its successors and assigns, for sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid this day by Grantee to Grantor, the following described real property interest:

A permanent, non-exclusive easement (the "Sanitary Sewer Easement") over, under, along, across, and upon Grantor's Property, solely for the lawful installation, maintenance, operation, repair, replacement, and use of a sanitary sewer line.

The legal description is:

A 20.00 FOOT WIDE SEWER EASEMENT FOR SEWER PURPOSES BEING A PART OF PROPIEDAD DEL FUTURO LLC PROPERTY, TAX ID NO. 19-016-0085 SITUATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID PROPIEDAD DEL FUTURO LLC PROPERTY LOCATED 623.59 FEET SOUTH 00°58'11" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER AND 1087.17 FEET NORTH 89°01'49" WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 25;

RUNNING THENCE SOUTH 84°12'02" WEST 21.80 FEET ALONG SAID SOUTHERLY LINE TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF US-89; THENCE NORTH 29°14'43" WEST 133.91 FEET ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE TO THE NORTHERLY LINE OF SAID PROPIEDAD DEL FUTURO LLC PROPERTY; THENCE NORTH 84°12'02" EAST 21.80 FEET ALONG SAID NORTHERLY LINE; THENCE SOUTH 29°14'43" EAST 133.91 FEET TO THE POINT OF BEGINNING. CONTAINING 2,678 SQUARE FEET OR 0.061 ACRES.

The easement area is depicted on Exhibit A.

Non-Exclusive Use. All right, title and interest in and to any easement area under this Sanitary Sewer Easement which may be used and enjoyed without interfering with the rights conveyed by this Easement are reserved to Grantor, provided, however, that Grantor shall not enact or maintain any buildings,

fences, gates, or other permanent structures which may cause damage to or interfere with the Grantee's use of this easement.

Term of Easement. The Sanitary Sewer Easement shall commence on the execution date of this easement and shall run with the land and continue in full force and effect in perpetuity, unless vacated by Grantee by separate instrument.

Protection and Restoration of Existing Improvements. Grantee shall protect in place all existing improvements on subject property where possible. Where Grantee's use, as defined in this document, will be cause for disturbing existing improvements, Grantee shall restore improvements to a condition equal to pre-disturbance.

(continued on next page)

IN WITNESS of this, the undersigned have executed this Easement as of this 22nd day of August, 2024.

By:

Ben Fuentes 8-22-24

Ben Fuentes, Grantor
Owner, PROPIEDAD DEL FUTURO LLC

Grantor
PROPIEDAD DEL FUTURO LLC

STATE OF UTAH)
§
COUNTY OF WEBER _____)

On this 22nd, day of August, 2024, personally appeared before me, Ben Fuentes, whose identity is personally known to me or proven on the basis of satisfactory evidence and who by me duly sworn/affirmed, did say that he/she is the Owner of PROPIEDAD DEL FUTURO LLC and that said documents was signed by him/her on behalf of said Corporation by Authority of its Bylaws, or Resolution of its Boards of Directors, and said Ben Fuentes acknowledged to me that said Corporation executed the same.

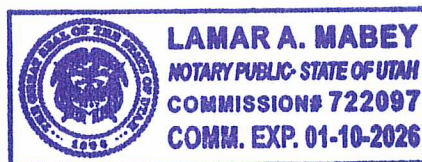
Witness my hand and official seal.

LaMar A. Mabey
Notary Public signature

LaMar A. Mabey
(Printed Name)

My Commission expires: 01-10-2026

(seal)



[illegible]

WHEN RECORDED, RETURN TO:

Pleasant View City

Attn: Laurie Hellstrom

520 W Elberta Drive

Pleasant View, UT 84414

SANITARY SEWER EASEMENT

(affects Weber County Parcel 19-016-0092)

PROPIEDAD DEL FUTURO LLC ("Ben Fuentes"), for itself and for its successors and assigns, does hereby grant and convey to Pleasant View City, a municipal corporation of the State of Utah ("Grantee"), its successors and assigns, for sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid this day by Grantee to Grantor, the following described real property interest:

A permanent, non-exclusive easement (the "Sanitary Sewer Easement") over, under, along, across, and upon Grantor's Property, solely for the lawful installation, maintenance, operation, repair, replacement, and use of a sanitary sewer line.

The legal description is:

A 20.00 FOOT WIDE SEWER EASEMENT FOR SEWER PURPOSES BEING A PART OF PROPIEDAD DEL FUTURO LLC PROPERTY, TAX ID NO. 19-016-0092 SITUATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID PROPIEDAD DEL FUTURO LLC PROPERTY LOCATED 623.59 FEET SOUTH 00°58'11" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER AND 1087.17 FEET NORTH 89°01'49" WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 25;

RUNNING THENCE SOUTH 29°14'43" EAST 263.58 FEET TO THE EASTERLY LINE OF SAID PROPIEDAD DEL FUTURO LLC PROPERTY; THENCE SOUTH 24°27'38" WEST 24.81 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF US-89; THENCE NORTH 29°14'43" WEST 286.94 FEET ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE TO SAID NORTHERLY LINE; THENCE NORTH 84°12'02" EAST 21.80 FEET ALONG SAID NORTHERLY LINE TO THE POINT OF BEGINNING. CONTAINING 5,505 SQUARE FEET OR 0.126 ACRES.

The easement area is depicted on Exhibit A.

Non-Exclusive Use. All right, title and interest in and to any easement area under this Sanitary Sewer Easement which may be used and enjoyed without interfering with the rights conveyed by this Easement are reserved to Grantor, provided, however, that Grantor shall not enact or maintain any buildings,

fences, gates, or other permanent structures which may cause damage to or interfere with the Grantee's use of this easement.

Term of Easement. The Sanitary Sewer Easement shall commence on the execution date of this easement and shall run with the land and continue in full force and effect in perpetuity, unless vacated by Grantee by separate instrument.

Protection and Restoration of Existing Improvements. Grantee shall protect in place all existing improvements on subject property where possible. Where Grantee's use, as defined in this document, will be cause for disturbing existing improvements, Grantee shall restore improvements to a condition equal to pre-disturbance.

(continued on next page)

IN WITNESS of this, the undersigned have executed this Easement as of this __22nd__ day of __August__, 2024.

By:

Ben Fuentes 8-22-24
Ben Fuentes Grantor
Owner, PROPIEDAD DEL FUTURO LLC

Grantor
PROPIEDAD DEL FUTURO LLC

STATE OF UTAH)
§
COUNTY OF WEBER)

On this __22nd__, day of __August__, 2024, personally appeared before me, Ben Fuentes , whose identity is personally known to me or proven on the basis of satisfactory evidence and who by me duly sworn/affirmed, did say that he/she is the Owner of PROPIEDAD DEL FUTURO LLC and that said documents was signed by him/her on behalf of said Corporation by Authority of its Bylaws, or Resolution of its Boards of Directors, and said Ben Fuentes acknowledged to me that said Corporation executed the same.

Witness my hand and official seal.

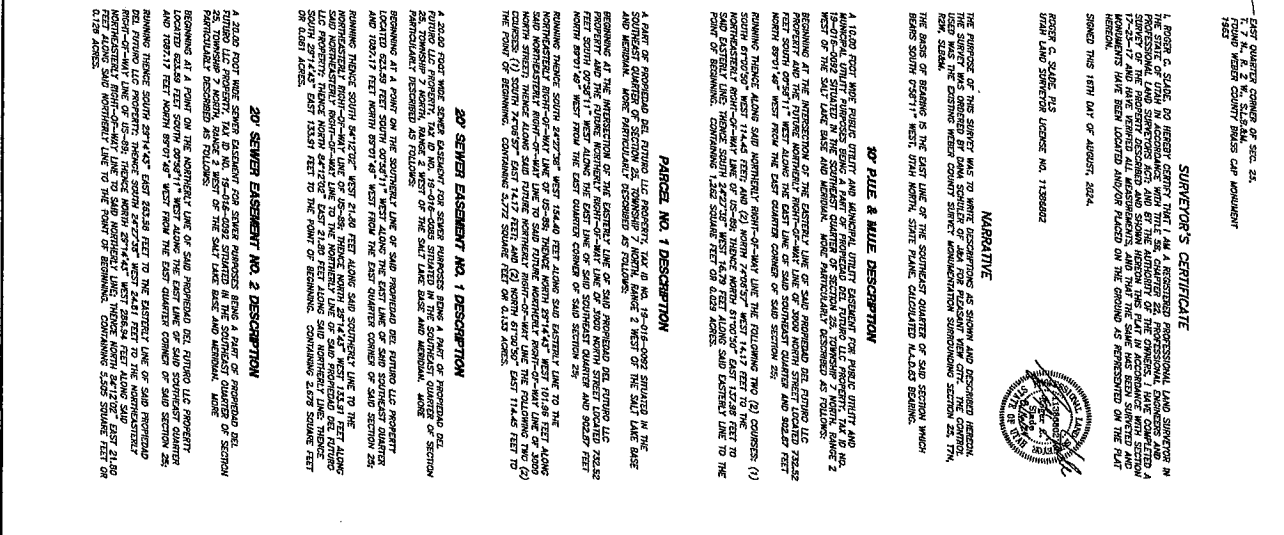
LaMar A. Mabey
Notary Public signature

LaMar A. Mabey
(Printed Name)

My Commission expires: 01-10-2026_____

(seal)



[illegible]

September 6, 2024

Pleasant View City Corporation
Attn: Amy Mabey
520 West Elberta Drive
Pleasant View, Utah 84414

RE: Rockwell Estates - Final Acceptance

Dear Amy:

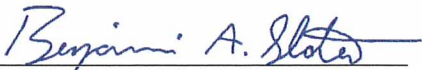
I have completed an inspection of the improvements in the above-mentioned subdivision and found them to be completed satisfactorily and to meet minimum requirements of Pleasant View City standards in accordance with engineering and/or subdivision plans submitted and previously approved. I have presented this request to the DRC (Development Review Committee) where it was accepted. We now recommend granting Final Acceptance of this subdivision.

All remaining escrow funds can be released at this time (See attached escrow release).

If you have any questions, or if I can be of any help, please let me know.

Sincerely,

JONES AND ASSOCIATES
Consulting Engineers
Pleasant View City Engineers


Benjamin A. Slater, P.L.S.
City Inspector

Date of Final Acceptance to be determined by the City Council

Accepted by 
Dana Q. Shuler, P.E.
Engineer

Funds are not releasable based on this summary, as release of funds requires written authorization by Pleasant View City Staff.

Rockwell Estates Subdivision

Developer: Rockwell Renovations



Improvements Total: \$792,057.13

Total Escrow Amount: \$558,848.58

Construction Initiation: 5/19/2021

Completion Deadline: 5/19/2023

ESCROW RELEASE SUMMARY

Release Request #: 6

Date: 9/6/2024

	PREVIOUS	THIS RELEASE	TO DATE
Total Completed	\$486,571.33	\$72,277.25	\$558,848.58
Less Previous Releases	\$486,571.33	-	\$486,571.33
Net Release (this estimate)			\$72,277.25

Total Percentage Remaining: 100%

Total Amount Remaining: \$0.00

Approx. Completion Time Remaining (months): Over

City Engineer Review & Recommendation

Benjamin A. Slater

City Inspector - Jones & Associates

9/6/2024

Date

Rockwell Estates Subdivision

Developer: Rockwell Renovations

Estimate #: 6

Date: 9/6/2024



ITEM NO.	LINE ITEM DESCRIPTION	Qty	Unit	UNIT PRICE	CURRENT UNITS OR % COMPLETE	TO DATE UNITS OR % COMPLETE	CURRENT BILLING	TOTAL BILLED TO DATE
CULINARY WATER IMPROVEMENTS								
1	Furnish and Install 8" C-900 DR-18 Waterline (Includes Bedding and Testing)	0	lf	\$22.50	lf	lf		
2	Furnish and Install 8" Gate Valve	0	ea	\$1,575.00	ea	ea		
3	Furnish and Install Fire Hydrant Assembly (8" Line)	0	ea	\$5,700.00	ea	ea		
4	Connect New Waterline to Existing 8" DI Waterline	0	ea	\$3,375.00	ea	ea		
5	Furnish and Install 8"x1" Service Tap (Pipe Included)	0	ea	\$1,450.00	ea	ea		
6	Furnish and Install 1" Service Line	0	lf	\$12.00	lf	lf		
7	Furnish and Install 2" Blowoff	0	ea	\$1,450.00	ea	ea		
8	Raise Water Valve Box to Grade Following Paving with Concrete Collar	5	ea	\$250.00	ea	5 ea	\$	1,250.00
9	Import Backfill	0	ton	\$18.00	ton	ton		
SECONDARY WATER IMPROVEMENTS								
10	Furnish and Install 8" C-900 DR-18 Waterline (Includes Bedding and Testing)	0	lf	\$22.50	lf	lf		
11	Furnish and Install 2" Air/Vac	0	ea	\$3,500.00	ea	ea		
12	Furnish and Install 8" Gate Valve	0	ea	\$1,575.00	ea	ea		
13	Connect New Waterline to Existing 8" Mainline	0	ea	\$2,250.00	ea	ea		
14	Furnish and Install Double Service Connection on 8" Mainline	0	ea	\$2,800.00	ea	ea		
15	Furnish and Install Single Service Connection on 8" Mainline	0	ea	\$2,100.00	ea	ea		
16	Raise Water Valve Box to Grade Following Paving with Concrete Collar	3	ea	\$250.00	ea	3 ea	\$	750.00
17	Furnish and Install Plug and Block	0	ea	\$950.00	ea	ea		
18	Import Backfill	0	ton	\$18.00	ton	ton		
SANITARY SEWER IMPROVEMENTS								
19	Furnish and Install 8" ASTM D-3034 SDR 35 Sewer Line	0	lf	\$36.00	lf	lf		
20	Furnish and Install 8"x4" Service Wye (Includes 4" Pipe)	0	ea	\$900.00	ea	ea		
21	Furnish and Install 4' Diameter Manhole	0	ea	\$2,750.00	ea	ea		
22	Furnish and Install 5' Diameter Manhole	0	ea	\$3,525.00	ea	ea		
23	Raise Manhole to Grade Following Paving with Concrete Collar	5	ea	\$400.00	ea	5 ea	\$	2,000.00
24	Import Backfill	0	ton	\$18.00	ton	ton		
STORM DRAIN IMPROVEMENTS								
25	Furnish and Install 15" RCP	0	lf	\$42.00	lf	lf		
26	Furnish and Install 54" RCP (Canal)	197	lf	\$340.00	lf	197 lf	\$	66,980.00
27	Furnish and Install Curb Inlet	2.5	ea	\$2,375.00	ea	2.5 ea	\$	5,937.50
28	Furnish and Install 4' Diameter Manhole	1	ea	\$2,675.00	ea	1 ea	\$	2,675.00
29	Raise Manhole to Grade Following Paving with Concrete Collar	1	ea	\$400.00	ea	1 ea	\$	400.00
30	Connect to Existing Manhole/Structure	0	ea	\$500.00	ea	ea		
31	Repair Curb and Gutter on 3000 N	200	lf	\$18.00	lf	200 lf	\$	3,600.00
32	Import Backfill	128	ton	\$18.00	ton	128 ton	\$	2,304.00
33	Furnish and Install Snout	1	ea	\$750.00	ea	1 ea	\$	750.00
LAND DRAIN IMPROVEMENTS								
34	Furnish and Install 8" ASTM D-3034 SDR 35 Drain Line	0	lf	\$35.50	lf	lf		
35	Furnish and Install 8"x4" Service Wye (Pipe Included)	0	ea	\$940.00	ea	ea		
36	Furnish and Install 4' Diameter Manhole	0	ea	\$2,725.00	ea	ea		
37	Furnish and Install 5' Diameter Manhole	0	ea	\$3,500.00	ea	ea		
38	Raise Manhole to Grade Following Paving with Concrete Collar	2	ea	\$400.00	ea	2 ea	\$	800.00
39	Furnish and Install Temporary Plug	0	ea	\$100.00	ea	ea		
40	Import Backfill	0	ton	\$18.00	ton	ton		
SERENITY STORM DRAIN OUTFALL IMPROVEMENTS								
41	Furnish and Install 15" ADS Pipe	456	lf	\$20.00	lf	456 lf	\$	9,120.00
42	Furnish and Install 18" ADS Pipe	631	lf	\$32.00	lf	631 lf	\$	20,192.00
43	Furnish and Install 18" RCP	492	lf	\$49.00	lf	492 lf	\$	24,108.00
44	Furnish and Install 24" RCP	227	lf	\$55.00	lf	227 lf	\$	12,485.00
45	Furnish and Install 4'x4' Irrigation Box with Grate	1	ea	\$2,500.00	ea	1 ea	\$	2,500.00
46	Furnish and Install 6' Diameter SD Manhole on Existing Line	1	ea	\$7,500.00	ea	1 ea	\$	7,500.00
47	Import Backfill	190	ton	\$18.00	ton	190 ton	\$	3,420.00
SITE & STREET IMPROVEMENTS								

ITEM NO.	LINE ITEM DESCRIPTION	Qty	Unit	UNIT PRICE	CURRENT UNITS OR % COMPLETE	TO DATE UNITS OR % COMPLETE	CURRENT BILLING	TOTAL BILLED TO DATE
48	Clear and Grub for New Roadway	0	cy	\$2.00	cy	cy		
49	Sawcut Existing Asphalt	80	lf	\$1.50	lf	80 lf		\$ 120.00
50	Furnish and Install 10" Thick Untreated Base Course	41,804	sf	\$1.50	sf	41,804 sf		\$ 62,706.00
51	Construct 3.5" Thick Hot Mix Asphalt Pavement	41,804	sf	\$1.55	sf	41,804 sf		\$ 64,796.20
52	Furnish and Install Concrete Curb and Gutter	1,941	lf	\$18.00	lf	1,941 lf		\$ 34,938.00
53	Furnish and Install 5' Wide Concrete Sidewalk	1,468	lf	\$38.00	lf	1,468 lf		\$ 55,784.00
54	Furnish and Install ADA Ramps	1	ea	\$1,500.00	ea	1 ea		\$ 1,500.00
55	Construct Street Monuments	1	ea	\$500.00	ea	1 ea		\$ 500.00
56	Construct Hammerhead Turnaround	1	ls	\$8,000.00	ls	1 ls		\$ 8,000.00
MISCELLANEOUS IMPROVEMENTS (ITEMS NOT INCLUDED IN GUARANTEE)								
57	Prepare and Implement SWPPP and Temporary Controls	0.5	ls	\$2,000.00	ls	0.5 ls		\$ 1,000.00
58	Cash in Lieu of Detention Pond (See Development Agreement for More Information)	1	ls	\$40,000.00	ls	1 ls		\$ 40,000.00
59	Street Light - Residential (Paid for by the Developer, Installed by the City)	1	ls	\$7,000.00	ls	1 ls		\$ 7,000.00
60	Street Light - Intersection (Paid for by the Developer, Installed by the City)	1	ls	\$6,000.00	ls	1 ls		\$ 6,000.00
61	Street Signs (Paid for by the Developer, Installed by the City)	1	ea	\$350.00	ea	1 ea		\$ 350.00
62	Seal Coat (Paid for by the Developer, Installed by the City)	4,645	sy	\$3.00	sy	4,645 sy		\$ 13,935.00
GUARANTEE OF IMPROVEMENTS								
63	5% Contingency	1	ls	\$23,170.63	ls	1 ls		\$ 23,170.63
64	10% Guarantee	1	ls	\$72,277.25	1 ls	1 ls	\$ 72,277.25	\$ 72,277.25

TOTALS= \$72,277.25 \$558,848.58

AMOUNT OF REQUEST= \$72,277.25 \$558,848.58



COST ESTIMATE: OPTION 3 (2 DOUBLE and 2 SINGLE COURT)

PLEASANT VIEW PICKLEBALL COURTS TOURNAMENT FACILITY

EXECUTIVE SUMMARY		SITE
CONSTRUCTION SUB-TOTALS		\$635,785
PERMITS & FEES		TBD
TESTING & INSPECTION		BY OWNER
GENERAL CONDITIONS	\$47,147	\$47,147
INSURANCE'S & SAFETY	0.70%	\$4,781
CONTRACTORS FEE	8.00%	\$55,017
BRENT BAILEY - E.K. BAILEY DONATION		-\$55,017
CONSTRUCTION TOTAL		\$687,712

PLEASANT VIEW PICKLEBALL COURTS TOURNAMENT FACILITY

SITE CONSTRUCTION

DESIGN & ENGINEERING	QNTY	UNIT	PRICE	EXTN
1) Design and Engineering Drawings	1	LSUM	\$9,000.00	\$9,000.00
2) Post Tension Engineered Drawings	1	LSUM	\$2,000.00	\$2,000.00
DESIGN & ENGINEERING TOTAL				\$11,000.00

CONCRETE	QNTY	UNIT	PRICE	EXTN
1) Concrete Retaining Wall 0'-2'	0	LNFT	\$31.33	\$0.00
2) Concrete Retaining Wall 2'-4'	0	LNFT	\$50.17	\$0.00
3) Concrete Retaining Wall 4'+	0	LNFT	\$55.61	\$0.00
4) Concrete Flatwork Around Court Perimeter	5,410	SQFT	\$2.26	\$12,231.30
5) Concrete Flatwork Sidewalk 6" Thick	1,980	SQFT	\$2.50	\$4,950.00
6) Concrete Stairs	54	SQFT	\$41.67	\$2,250.00
7) Concrete Materials	353	CUYD	\$215.00	\$75,895.00
8) Concrete Washout	353	CUYD	\$4.00	\$1,412.00
9) Concrete Pump	2	EACH	\$1,800.00	\$3,600.00
CONCRETE TOTAL				\$100,338.30

POST TENSION COURTS WITH EQUIPMENT	QNTY	UNIT	PRICE	EXTN
1) UTBC Under Court Area	12,474	SQFT	\$0.73	\$9,066.66
2) Post Tension Pickleball Court with Final Surfacing and Equipment (2 Court Slab)	2	EACH	\$70,054.00	\$140,108.00
3) Post Tension Pickleball Court with Final Surfacing and Equipment (1 Court Slab)	2	EACH	\$37,606.00	\$75,212.00
POST TENSION COURTS WITH EQUIPMENT TOTAL				\$224,386.66

FENCES	QNTY	UNIT	PRICE	EXTN
1) 4' Fence	114	LNFT	\$50.00	\$5,700.00
2) 6' Fence	516	LNFT	\$60.00	\$30,960.00
3) 8' Fence	384	LNFT	\$70.00	\$26,880.00
4) Fence Gates	6	EACH	\$800.00	\$4,800.00
FENCES TOTAL				\$68,340.00

ELECTRICAL	QNTY	UNIT	PRICE	EXTN
1) Pickleball Court Lights and Outlets	6	EACH	\$5,000.00	\$30,000.00
2) Pickleball Court Lights	6	EACH	\$5,000.00	\$30,000.00
3) Conduit, Wire & Receptacles for Pickleball Court Lights	6	EACH	\$1,600.00	\$9,600.00
4) Conduit and Wire for Pickleball Court Lights	6	EACH	\$1,300.00	\$7,800.00
5) Security Lights with Conduit and Wire	4	EACH	\$5,750.00	\$23,000.00
6) Parking Lot Lights with Conduit and Wire	3	EACH	\$5,750.00	\$17,250.00
7) Light Controller with Conduit and Wire	3	LSUM	\$1,417.00	\$4,251.00
ELECTRICAL TOTAL				\$121,901.00

SITE WORK	QNTY	UNIT	PRICE	EXTN
1) Mobilization	1	LSUM	\$1,500.00	\$1,500.00
2) SWPPP	1	LSUM	\$2,000.00	\$2,000.00
3) UTBC Under Sidewalk and Stairs	60	CUYD	\$22.00	\$1,320.00
4) UTBC Under Perimeter Concrete	8,800	SQFT	\$0.95	\$8,360.00
5) Bio Retention System	1	LSUM	\$9,000.00	\$9,000.00
6) Excavation for Retaining	1,385	LNFT	\$12.00	\$16,620.00
7) General Site Finish Grade	1	LSUM	\$8,500.00	\$8,500.00
8) Landscape/Irrigation	1	LSUM	\$6,500.00	\$6,500.00
SITE WORK TOTAL				\$53,800.00

SECTIONAL BREAKDOWN

MISCELLANEOUS SITE FURNISHING	QNTY	UNIT	PRICE	EXTN
1) Sponsor Logos	3	EACH	\$1,000.00	\$3,000.00
2) Installation of Donor Pavers	200	EACH	\$25.00	\$5,000.00
3) Railing	34	LNFT	\$65.00	\$2,210.00
4) Installation of Benches with Shade Structure	8	EACH	\$350.00	\$2,800.00
5) Supply of Single Benches with Shade Structure	4	EACH	\$4,706.52	\$18,826.08
6) Supply of Double Benches with Shade Structure	4	EACH	\$6,045.66	\$24,182.64
MISCELLANEOUS SITE FURNISHING TOTAL				\$56,018.72

