

Pleasant View City Council

Meeting Agenda

Tuesday, January 13, 2026
6:00 p.m.

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

- a. Pledge of Allegiance and Opening Prayer, Reading or Expression of Thought: (*Mayor 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. Elected Officials.** Swear-in and welcome the newly elected Mayor and Councilmembers and honor the outgoing Mayor and Councilmember.

6:20 P.M. **3. Consent Items.**

- a. Minutes of December 9, 2025

6:25 P.M. **4. Audit Report.** Presentation of the Audit Report for the fiscal year ending June 2025. (*Presenter: Corey Uri with Wood Richards & Associates*)

6:40 P.M. **5. Conflict of Interest Disclosure Forms.** Presentation on required disclosures as part of the Municipal Officers' and Employee' Ethic Act. (*Presenter: Laurie Hellstrom*)

6:50 P.M. **6. Rezone-Public Hearing.** Consider a rezone for approximately 1.03 acres of land located at 615 Fox Meadow Drive, Planned Commercial (CP-1) to Planned Commercial (CP-2), Weber County Parcel 17-418-0022, Ordinance 2026-1. Applicant: 814 Services LLC, Daniel Harris. (*Presenter: Tammy Eveson*)

7:05 P.M. **7. Vacate Easement.** Consider vacating and relocating a temporary turnaround easement located in Weber View Subdivision at 226 W 3175 N and 238 W 3175 N. (*Presenter: Tammy Eveson*)

7:15 P.M. **8. Subdivision Final Acceptance.** Discussion and possible action to consider granting final acceptance to Rulon White Business Park and end the guarantee period. (*Presenter: Tammy Eveson*)

7:20 P.M. **9. Change Order-Pickleball Courts.** Discussion and possible action to consider approving a change order for the Pickleball Courts. (*Presenter: Andrea Steiniger*)

7:25 P.M. **10. Interlocal Agreement.** Discussion and consideration to enter into an Interlocal Agreement with Weber County for the delivery of municipal solid waste to the Weber County Transfer Station. (*Presenter: Sean Wilkinson, Weber County Director of Community Development*)

7:40 P.M. **11. Interlocal Agreement.** Discussion and consideration to enter into an Interlocal Agreement with UDOT to reimburse Pleasant View for a portion of the cost associated with constructing dual left-turn lanes at SR-134 (2700 N) and 1740 West in the amount of \$250,000. (*Presenter: Andrea Steiniger*)

7:50 P.M. **12. Attorney Services Contract.** Discussion and possible action to accept the contract for Attorney Services to Matt Wilson and Brody Flint. (*Presenter: Andrea Steiniger*)

8:00 P.M. **13. Municipal Code Amendment.** Discussion and consideration to amend the Pleasant View City Municipal Code to update references to the recodified Land Use, Development and Management Act (LUDMA), Ordinance 2026-2. *(Presenter: Andrea Steiniger)*

8:10 P.M. **14. Personnel Policy Amendment.** Discussion and possible action to amend the Personnel Policy to address changes under the One Big Beautiful Bill Act 'OBBA' regarding income tax deduction for qualified overtime compensation and consolidate prior policies, Policy 2026-1. *(Presenter: Laurie Hellstrom)*

8:20 P.M. **15. Roth Service Agreement.** Discussion and possible action to adopt the 'Designated Roth Service Agreement' with Utah Retirement Systems (URS) to allow employees to participate in the new Roth 401(k) and Roth 457(b) plans. *(Presenter: Laurie Hellstrom)*

8:25 P.M. **16. Meeting Schedule.** Set the 2026 City Council meeting schedule, Ordinance 2026-3.

8:30 P.M. **17. Appointment to the CWSID.** Discussion and possible action to appoint Steve Gibson to a 4-year term on the Central Weber Sewer Improvement District Board.

8:35 P.M. **18. Council Assignments.** Discussion and possible action to set the 2026 Council Liaison Assignments.

8:45 P.M. **19. Purchase Requisition Form.** Presentation on purchase requests by elected officials. *(Presenter: Laurie Hellstrom)*

8:55 P.M. **20. Celebrations Committee.** Explore the idea of forming a 'Pleasant View Utah250' and 'Pleasant View175' Celebrations Committee.

9:05 P.M. **21. America 250 Utah Resolution.** Discussion and possible to approve a Resolution supporting America250 Utah and recognizing and approving of the Pleasant View Utah250 Community Committee, Resolution 2026-A. *(Presenter Andrea Steiniger)*.

9:10 P.M. **22. 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).

9:30 P.M. **23. Real Estate Purchase Contract for Land and Deceleration Lane Construction Exchange.** Discussion and possible action approve a Real Estate Purchase Contract for Land and Deceleration Lane Construction at 3528 N HWY 89. *(Presenter: Andrea Steiniger)*

9:35 P.M. **24. Other Business.**

25. 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, January 13, 2026, 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.

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

December 9, 2025

**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
David Marriott
Sara Urry
Excused: Steve Gibson
Excused: Philip Nelsen

STAFF:

Andrea Z Steiniger
Tyson Jackson
Stetson Talbot
Debbie Minert

VISITORS:

Mayan Gongora
Isaac Higbee
Johnny Ferry

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).** None.

2. Consent Items.

- a. **Minutes of November 18, 2025**
- b. **Bills of Pleasant View City.**

Motion was made by CM Arrington to approve the consent items as stated. 2nd by CM Marriott. Voting Aye: CM Arrington, CM Marriott, and CM Urry. 3-0.

3. Interlocal Agreement. Discussion and consideration to enter into an Interlocal Agreement with Farr West City regarding infrastructure and services impacting both

jurisdictions with the Farr West Landing Development located at the municipal boundaries of both cities on the north side of 2700 North. (*Presenter: Andrea Steiniger*)

Andrea Steiniger: There is a development that is going in behind Maverik that is mostly in Farr West. It incorporates commercial and residential. In order to get access to the property, they have to come in on 1740 West, north, then westward to the freeway, then coming back eastward by the Winery. It impacts both jurisdictions. We have worked on this for several months. It allows us to swap land use authority on two small pieces of land.

Andrea used maps and other visual aids to describe the two small pieces of land where land use authority will be swapped between Pleasant View and Farr West, and to answer questions. The maps showed how the interlocal agreement will establish the service areas for sanitary sewer. Each city will collect impact fees for the areas they are servicing. It also allows Pleasant View to be paid 50% of the monthly service fees collected by Farr West. Storm sewer service areas were defined similarly, but Pleasant View will provide service to the majority of area. Pleasant View will collect storm sewer impact fees for the entire area, minus the small section that will be serviced by Farr West. There won't be any split of monthly storm sewer service fees because it comes into our system and then back into Farr West's system. Storm sewer and sanitary sewer infrastructure will be maintained by the city in which the lines lie. Long term road maintenance will be coordinated for cost sharing between both cities. Short term road maintenance (snow plowing) will be provided entirely by Farr West.

Motion was made by CM Marriott to approve the Interlocal Agreement with Farr West City regarding infrastructure and services impacting both jurisdictions with the Farr West Landing Development located at the municipal boundaries of both cities on the north side of 2700 North as presented by Andrea Steiniger. 2nd by CM Arrington. Voting Aye: CM Arrington, CM Marriott, and CM Urry. 3-0.

4. Memorandum of Understanding (MOU). Discussion and possible action to consider creating a Tri-City Active Shooter Task Force. (*Presenter: Stetson Talbot*)

Chief Stetson Talbot: We are getting Pleasant View, North Ogden, and Harrisville Police Departments and North View Fire Department together to establish a Tri-City Active Shooter Task Force. The four agencies will commit to active shooter training that is tailored to our area on a regular basis. We will assign an active shooter commander who will ensure that the training is happening. This won't replace SWAT or the training we are currently doing called ALERT. Legal has reviewed and accepted it with a few minor changes (added "mass casualty" to active shooter, and changed "shall" to "should" in a few places).

CM Marriott: I think it's a good thing and I'm surprised we haven't had this formalized before. Is the commander for training purposes only? Mayor Call: there is a section that says that command should be established by the agency having geographical jurisdiction. Chief Talbot: The command portion is just to make sure that the training is happening. Harrisville will take the first year, and the agencies will rotate annually. CM Arrington: please clarify how often you will meet. Chief Talbot: We'll meet together monthly to plan trainings, and the actual trainings will happen quarterly. CM Marriott: Who will represent us on the task force? Chief Talbot: Sgt. Jacobs attended the first meeting and will lead our task force, but everyone will attend the trainings.

Motion was made by CM Arrington to adopt the Memorandum of Understanding for the Tri-City Active Shooter Task Force with the changes mentioned on the newest edition, and Chief Talbot will sign in behalf of our city. 2nd by CM Marriott. Voting Aye: CM Arrington, CM Marriott, and CM Urry. 3-0.

5. Personnel Policy Amendment. Discussion and possible action to amend the personnel policy by replacing the maternity leave with family care and postpartum accommodation, Policy 2025-3 (*Presenter: Andrea Steiniger*).

Andrea Steiniger: We are considering policy changes to our personnel policy to comply with the Pregnant Workers Fairness Act. It has been changed from maternity leave to parental leave, and postpartum is the additional leave. The only difference between the two options is the postpartum leave. You are considering between establishing paid parental leave or paid parental leave and postpartum leave.

Andrea's presentation included data from studies and charts to support the positive effects of these types of leave on employees and employers. She answered questions from the council, with a few key points provided here.

Mayor Call: Is option 1 proposing 2 weeks postpartum, and then start parental leave for another 3 weeks? Andrea: That's correct. In option 1 the birthing parent would have a total of 5 weeks, and the non-birthing parent would have 3 weeks. Option 2 takes out the postpartum recovery leave, so it would just be 3 weeks for either parent. CM Arrington: I would like to add that they must use the provided room to breast feed or pump. Mayor: We're going from nothing to five weeks. CM Marriott: In industry it's longer than that.

Andrea: FMLA allows 12 weeks. This would just affect what the city covers. FMLA acts as an umbrella. This time would run concurrently with FMLA. If you run out of leave before the umbrella is gone, you take that time unpaid. As it is currently written, they have to use the time immediately. If you would like to change it to intermittently, I can make that edit. After discussion it was decided that postpartum leave should be used immediately, but parental leave can be used intermittently for up to three months, still within the FMLA window. Also, they have to use their parental leave before unpaid leave, and lactating mothers shall use the room provided to breast feed or pump.

Motion was made by CM Arrington to adopt Policy 2025-3, parental leave and family care option 1 with the changes that were discussed. 2nd by CM Marriott. Roll call vote. Voting Aye: CM Arrington, CM Marriott, and CM Urry. 3-0.

6. Sewer Easement Vacation. Discussion and possible action to vacate sewer easement through Wasatch View Mobile Home Park (in conjunction with grant of replacement easement).

Andrea Steiniger: presented a map to show the current sewer easement. This will shift the sewer easement from 10 feet on either side of the sewer line to 5 feet on one side and 15 feet on the other side. The easement will be the same size, and will allow the same space for maintenance. It will just allow them to place mobile homes a little closer to the sewer line, without interference. It has been reviewed by engineers and legal.

Motion was made by CM Marriott to approve the sewer easement vacation through Wasatch View Mobile Home Park in conjunction with the grant of replacement easement. 2nd by CM Arrington. Voting Aye: CM Arrington, CM Marriott, and CM Urry. 3-0.

7. Other Business.

Chief Stetson Talbot: It was good for our officers to get to know elected officials at the Christmas party. Several of our officers participated in Shop With a Cop, and there is one more coming up. Through Walmart we were able to feed three families for Thanksgiving, and we'll do three more for Christmas.

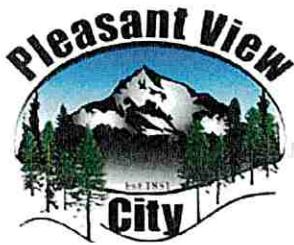
Andrea Steiniger: I attended an outdoor recreation grants workshop today. There is a lot of money available through the state of Utah and federal. If any of you have ideas for outdoor recreation, we should try. There are 13 different agencies offering grants that we can apply for. A lot of them have matching funds that are required.

CM Urry: The school district voted to keep Lomond View Elementary open for now. They will have an outside independent analysis to look at the entire district. The Santa event is this Saturday from 10am to noon.

Mayor Call: Thanks for giving me the opportunity to serve the public for the last 8 years. Thanks to fantastic council and employees. I'm going to miss the people I work with. It's been a great opportunity and we've accomplished a lot.

11. Adjournment: 7:18 P.M.

Motion was made by CM Marriott to adjourn. 2nd by CM Arrington. Voting Aye: CM Arrington, CM Marriott, and CM Urry. 3-0.



Conflict of Interest Disclosure Forms

(for members of the city council, planning commission or board of adjustment)

The following disclosure is required to be made when a potential conflict arises from any appointed or elected officer of the City pursuant to Utah Code Annotated 10-3-1305 et seq.

Compensation for Assistance

It is an offense for any appointed or elected officer who receives or agrees to receive compensation for assisting a person or business in a transaction involving the City unless the officer:

- 1) files a sworn statement with the mayor, the earlier of 10 days before entering into an agreement or 10 days before receiving compensation.
- 2) disclose the information in an open meeting immediately before the discussion.
- 3) files the sworn statement with the city recorder the earlier of 10 days before entering into an agreement or 10 days before receiving compensation, required if the person is an elected officer.

Interest in a Business Doing Business with the City

Any appointed or elected officer who is an officer, director, agent, or employee, or the owner of a *substantial interest in a business entity that does or anticipates doing business with the city shall:

- 1) publicly disclose the conflict of interest to the members of the body of which the officer is a member immediately before any discussion concerning matters relating to the business and the nature of the officer's interest in the business.
- 2) the disclosure shall be entered into the minutes of the meeting.
- 3) file a sworn statement with the city recorder, required if the person is an elected officer.

Interest in a Business Regulated by the City

Any appointed or elected officer who is an officer, director, agent, or employee or the owner of a *substantial interest in a business entity that is subject to the regulation of the city shall disclose the position held and the nature and value of the officer's interest:

- upon first becoming appointed or elected
- when the officer's position in the business entity changes significantly
- when the officer's interest in the business entity changes significantly above the most recent disclosure.

- 1) file a sworn statement with the mayor.
- 2) The Mayor shall report the substance of the sworn statement to the council or provide a copy of the sworn statement to the council within 30 days after receiving the statement.
- 3) files the sworn statement with the city recorder, required if the person is an elected officer.

This does not apply to instances where the value of the interest doesn't exceed \$5k and a life insurance policy or an annuity may not be considered in determining the value of the interest.

Personal Interest/Investment

Creating Conflict of Interest with Duties

Any appointed or elected officer who has a personal interest or investment that creates a conflict between the officer's personal interest and the officer's public duties shall disclose the conflict as follows:

- upon first becoming appointed or elected
- when the officer's position in the business entity changes significantly
- when the officer's interest in the business entity changes significantly above the most recent disclosure.

- 1) file a sworn statement with the mayor.
- 2) The Mayor shall report the substance of the sworn statement to the council or provide a copy of the sworn statement to the council within 30 days after receiving the statement.
- 3) files the sworn statement with the city recorder, required if the person is an elected officer.

* Substantial Interest means the ownership, either legally or equitably, by an individual, the individual's spouse, or the individual's minor children, of at least 10% of the outstanding shares of a corporation or 10% interest in any other business entity.

Conflict of Interest - Sworn Statement Compensation for Assistance

Under the provisions of the Municipal Officers and Employees Ethics Act, Utah Code sections 10-3-1305 et seq. I, the undersigned, under penalties of perjury, make the following statement regarding my private business interests:

Officer's name: _____

Address: _____

Officer's Position: _____

Name of Person or Business being assisted: _____

Address: _____

Description of the transaction as to which service rendered or to be rendered and the nature of the service performed or to be performed:

Officer's Signature

Subscribed and sworn to before me this _____ day of _____, 20____.

Notary Public

(This sworn statement will be posted on the city's website and remain on the website until the elected officer leaves office.)

Conflict of Interest - Sworn Statement

Substantial Interest in a Business

Under the provisions of the Municipal Officers and Employees Ethics Act, Utah Code sections 10-3-1305 et seq. I, the undersigned, under penalties of perjury, make the following statement regarding my private business interests:

Officer's name: _____

Address: _____

Officer's Position: _____

Name of Business that the Officer has substantial Interest in:

Address:

Description of position held and the nature and value of the interest:

Officer's Signature

Subscribed and sworn to before me this _____ day of _____, 20____.

Notary Public

(This sworn statement will be posted on the city's website and remain on the website until the elected officer leaves office.)

Conflict of Interest - Sworn Statement

Creating Conflict of Interest with Duties

Under the provisions of the Municipal Officers and Employees Ethics Act, Utah Code sections 10-3-1305 et seq. I, the undersigned, under penalties of perjury, make the following statement regarding my private business interests:

Officer's name: _____

Address: _____

Officer's Position: _____

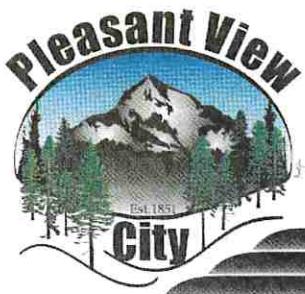
Description of the conflict between the officer's personal interest or investment and the officer's public duties:

Officer's Signature

Subscribed and sworn to before me this _____ day of _____, 20____.

Notary Public

(This sworn statement will be posted on the city's website and remain on the website until the elected officer leaves office.)



520 W. Elberta Dr.
Pleasant View, Ut 84414
Main Office (801) 782-8529
Police Dept. (801) 782-6736

CONFLICT OF INTEREST DISCLOSURE STATEMENT

pursuant to Utah Code Annotated 10-3-1313

*To be submitted by each person seeking to become a candidate for a municipal office.
This statement will be published on the Pleasant View City's website.*

Name:

Office:

1A) The name(s) and address(es) of each of the individual's current employer(s) and name(s) and address(es) of each of the individual's employers during the preceding year.

Current Employer(s):

Previous Employer(s):

1B) For each employer described in Item 1A, a brief description of the employment, including the individual's occupation, and, as applicable, job title.

Current Employment:

Previous Employment:

2A) The name of any entity* in which the individual is an owner or officer, or was an owner or officer during the preceding year.

2B) A brief description of the type of business or activity conducted by the entity(ies) described in Item 2A.

2C) Individual's position in the entity(ies) described in Item 2A.

3A) The name of each individual from whom, or entity from which, the individual has received \$5,000 or more in income during the preceding year.

3B) A brief description of the type of business or activity conducted by the individual or entity described in Item 3A.

4A) The name of each entity in which the individual holds any stocks or bonds having a fair market value of \$5,000 or more as of the date of the disclosure form or during the preceding year (excluding funds that are managed by a third party, including blind trusts, managed investment accounts, and mutual funds).

4B) A brief description of the type of business or activity conducted by the entity(ies) described in Item 4A.

5A) The name of each entity or organization not described in Items 2A through 4B of this form in which the individual currently serves, or served in the preceding year, on the board of directors or in any other type of paid leadership capacity.

5B) A brief description of the type of business or activity conducted by the entity(ies) or organization(s) described in Item 5A.

5C) Description of the type of advisory position held by the individual within the entity(ies) organization(s) described in Item 5A.

6A) Description of any real property in which the individual holds an ownership or other financial interest that the individual believes may constitute a conflict of interest.

6B) Description of type of interest held by the individual in the property(ies) described in Item 6A.

7) The name(s) of the individual's spouse and any other adult residing in the individual's household who is not related by blood or marriage, as applicable.

8) For the individual's spouse, the name(s) and address(es) of each current employer(s) and name(s) and address(es) of each employer(s) during the preceding year.

9) A brief description of the employment and occupation of each adult who resides in the individual's household and is not related to the individual by blood or marriage.

10) A description of any other matter or interest that the individual believes may constitute a conflict of interest.

Part 13
Municipal Officers' and Employees' Ethics Act

10-3-1301 Short title.

This part is known as the "Municipal Officers' and Employees' Ethics Act."

Amended by Chapter 147, 1989 General Session

10-3-1302 Purpose.

The purposes of this part are to establish standards of conduct for municipal officers and employees and to require these persons to disclose actual or potential conflicts of interest between their public duties and their personal interests.

Amended by Chapter 438, 2024 General Session

10-3-1303 Definitions.

As used in this part:

- (1) (a) "Appointed officer" means an individual appointed to:
 - (i) a statutory office or position; or
 - (ii) a position of employment with a city or with a community reinvestment agency under Title 17C, Limited Purpose Local Government Entities - Community Reinvestment Agency Act.
- (b) "Appointed officer" includes an individual serving on a special, regular, or full-time committee, agency, or board, regardless of whether the individual is compensated for the individual's services.
- (c) "Appointed officer" does not include an elected officer.
- (2) "Assist" means to act, or offer or agree to act, in such a way as to help, represent, aid, advise, furnish information to, or otherwise provide assistance to a person or business entity, believing that such action is of help, aid, advice, or assistance to such person or business entity and with the intent to assist such person or business entity.
- (3) "Business entity" means a sole proprietorship, partnership, association, joint venture, corporation, firm, trust, foundation, or other organization or entity used in carrying on a business.
- (4) "Compensation" means anything of economic value, however designated, which is paid, loaned, granted, given, donated, or transferred to a person or business entity by anyone other than the governmental employer for or in consideration of personal services, materials, property, or any other thing whatsoever.
- (5) "Elected officer" means:
 - (a) an individual elected or appointed to fill a vacancy in the office of mayor, commissioner, or council member; or
 - (b) an individual who is considered to be elected to the office of mayor, commissioner, or council member by a municipal legislative body in accordance with Section 20A-1-206.
- (6) "Improper disclosure" means the disclosure of private, controlled, or protected information to a person who does not have both the right and the need to receive the information.
- (7) "Municipal employee" means an individual who is employed on a full or part-time basis by a municipality or by a community reinvestment agency under Title 17C, Limited Purpose Local Government Entities - Community Reinvestment Agency Act.

- (8) "Officer" means an appointed officer or an elected officer.
- (9) "Private, controlled, or protected information" means information classified as private, controlled, or protected under Title 63G, Chapter 2, Government Records Access and Management Act, or another applicable provision of law.
- (10) "Substantial interest" means the ownership, either legally or equitably, by an individual, the individual's spouse, or the individual's minor children, of at least 10% of the outstanding shares of a corporation or 10% interest in any other business entity.

Amended by Chapter 443, 2024 General Session

10-3-1303.5 Statutory construction.

The definition of appointed officer in Section 10-3-1303 does not have the effect of making an appointed individual or employee an officer of the municipality.

Enacted by Chapter 443, 2024 General Session

10-3-1304 Use of office for personal benefit prohibited.

- (1) As used in this section, "economic benefit tantamount to a gift" includes:
 - (a) a loan at an interest rate that is substantially lower than the commercial rate then currently prevalent for similar loans; or
 - (b) compensation received for a private service rendered at a rate substantially exceeding the fair market value of the service.
- (2) Except as provided in Subsection (4), it is an offense for an officer or municipal employee to:
 - (a) disclose or improperly use private, controlled, or protected information acquired by reason of the officer's or municipal employee's official position or in the course of official duties in order to further substantially the officer's or municipal employee's personal economic interest or to secure special privileges or exemptions for the officer or municipal employee or for others;
 - (b) use or attempt to use the officer's or municipal employee's official position to:
 - (i) further substantially the officer's or municipal employee's personal economic interest; or
 - (ii) secure special privileges for the officer or municipal employee or for others; or
 - (c) knowingly receive, accept, take, seek, or solicit, directly or indirectly, for the officer or municipal employee or for another, a gift of substantial value or a substantial economic benefit tantamount to a gift that:
 - (i) would tend improperly to influence a reasonable person in the person's position to depart from the faithful and impartial discharge of the person's public duties; or
 - (ii) the person knows or that a reasonable person in that position should know under the circumstances is primarily for the purpose of rewarding the person for official action taken.
- (3) Subsection (2)(c) does not apply to:
 - (a) an occasional nonpecuniary gift having a value of less than \$50;
 - (b) an award publicly presented in recognition of public services;
 - (c) any bona fide loan made in the ordinary course of business; or
 - (d) a political campaign contribution.
- (4) This section does not apply to an officer or municipal employee who engages in conduct that constitutes a violation of this section to the extent that the officer or municipal employee is chargeable, for the same conduct, under Section 76-8-105.

Amended by Chapter 443, 2024 General Session

10-3-1305 Compensation for assistance in transaction involving municipality -- Public disclosure and filing required.

- (1) As used in this section, "municipal body" means any public board, commission, committee, or other public group organized to make public policy decisions or to advise persons who make public policy decisions.
- (2) Except as provided in Subsection (9), it is an offense for an officer who is a member of a municipal body to receive or agree to receive compensation for assisting a person or business entity in a transaction involving the municipality of which the officer is elected or appointed unless the officer:
 - (a) files with the mayor a sworn statement disclosing the information described in Subsection (8);
 - (b) discloses the information described in Subsection (8) in an open meeting to the members of the municipal body of which the officer is a member immediately before the discussion; and
 - (c) for an officer who is an elected officer, files the sworn statement described in Subsection (2)(a) with the city recorder or town clerk.
- (3) It is an offense for an appointed officer who is not a member of a municipal body or a municipal employee to receive or agree to receive compensation for assisting a person or business entity in a transaction involving the municipality by which the appointed officer or municipal employee is employed unless the appointed officer or employee:
 - (a) files with the mayor a sworn statement disclosing the information described in Subsection (8); and
 - (b) discloses the information described in Subsection (8) to:
 - (i) the appointed officer's or municipal employee's immediate supervisor; and
 - (ii) any other municipal officer or employee who may rely on the appointed officer's or municipal employee's representations in evaluating or approving the transaction.
- (4) An officer or municipal employee shall file the sworn statement described in Subsection (2)(a) or (3)(a), as applicable, on or before the earlier of:
 - (i) 10 days before the date on which the officer or municipal employee and the person or business entity being assisted enter into an agreement; or
 - (ii) 10 days before the date on which the officer or municipal employee receives compensation.
- (5) In accordance with Subsection (2)(c), an elected officer shall file the sworn statement with the city recorder or town clerk on or before the earlier of the deadlines described in Subsections (4)(a)(i) and (ii).
- (6) A municipal recorder or town clerk who receives a sworn statement described in Subsection (2)(a) shall:
 - (a) post a copy of the sworn statement on the municipality's website; and
 - (b) ensure that the sworn statement remains posted on the municipality's website until the elected officer leaves office.
- (7) The sworn statements described in this section are public information and shall be available for examination by the public.
- (8) The sworn statement and public disclosure described in Subsections (2) and (3) shall contain:
 - (a) the name and address of the officer or municipal employee;
 - (b) the name and address of the person or business entity being or to be assisted or in which the officer or municipal employee has a substantial interest; and
 - (c) a brief description of the transaction as to which service is rendered or is to be rendered and of the nature of the service performed or to be performed.

(9) This section does not apply to an officer who is a member of a municipal body and who engages in conduct that constitutes a violation of this section to the extent that the officer is chargeable, for the same conduct, under Section 76-8-105.

Amended by Chapter 443, 2024 General Session

10-3-1306 Interest in business entity regulated by municipality -- Disclosure statement required.

(1) An officer under this part, or a municipal employee, who is an officer, director, agent, or employee or the owner of a substantial interest in a business entity that is subject to the regulation of the municipality in which the officer or municipal employee is elected, appointed, or employed, shall disclose the position held and the nature and value of the officer's or employee's interest:

- (a) upon first becoming appointed, elected, or employed by the municipality; and
- (b) when the officer's or municipal employee's position in the business entity changes significantly or when the value of the officer's or municipal employee's interest in the entity significantly increases above the officer's or municipal employee's most recent disclosure.

(2) An officer or municipal employee shall make the disclosure described in Subsection (1) in a sworn statement filed with:

- (a) the mayor; and
- (b) for an officer who is an elected officer, the city recorder or town clerk.

(3) The mayor shall:

- (a) report the substance of the sworn statement described in Subsection (2) to the members of the governing body; or
- (b) provide a copy of the sworn statement to the members of the governing body no later than 30 days after the date on which the mayor receives the statement.

(4) The municipal recorder or town clerk who receives the sworn statement described in Subsection (2) shall:

- (a) post a copy of the sworn statement on the municipality's website; and
- (b) ensure that the sworn statement remains posted on the municipality's website until the elected officer leaves office.

(5)

- (a) This section does not apply to an instance where the value of the interest does not exceed \$ 5,000.
- (b) A life insurance policy or an annuity may not be considered in determining the value of the interest.

Amended by Chapter 443, 2024 General Session

10-3-1307 Interest in business entity doing business with municipality -- Disclosure.

(1) An officer under this part, or municipal employee, who is an officer, director, agent, employee, or owner of a substantial interest in a business entity that does or anticipates doing business with the municipality in which the officer or municipal employee is appointed, elected, or employed, shall:

- (a) publicly disclose the conflict of interest to the members of the body of which the officer is a member or by which the municipal employee is employed, immediately before any discussion by the municipal body concerning matters relating to the business entity, the nature of the officer's or municipal employee's interest in the business entity; and

- (b) for an officer who is an elected officer, file a sworn statement describing the conflict of interest with the city recorder or town clerk.
- (2) The public disclosure described in Subsection (1)(a) shall be entered in the minutes of the meeting.
- (3) A city recorder or town clerk who receives the sworn statement described in Subsection (1)(b) shall:
 - (a) post a copy of the sworn statement on the municipality's website; and
 - (b) ensure that the sworn statement remains posted on the municipality's website until the elected officer leaves office.
- (4) Disclosure by a municipal employee under this section is satisfied if the municipal employee makes the disclosure in the manner described in Section 10-3-1305 or Section 10-3-1306.

Amended by Chapter 443, 2024 General Session

10-3-1308 Investment creating conflict of interest with duties -- Disclosure.

An officer or municipal employee who has a personal interest or investment that creates a conflict between the officer's or municipal employee's personal interests and the officer's or municipal employee's public duties shall disclose the conflict in the manner described in Section 10-3-1306.

Amended by Chapter 443, 2024 General Session

10-3-1309 Inducing officer or employee to violate part prohibited.

It is a class A misdemeanor for any person to induce or seek to induce an officer or a municipal employee to violate any of the provisions of this part.

Amended by Chapter 443, 2024 General Session

10-3-1310 Penalties for violation -- Dismissal from employment or removal from office.

In addition to any penalty contained in any other provision of law, any person who knowingly and intentionally violates this part, with the exception of Sections 10-3-1306, 10-3-1307, 10-3-1308, and 10-3-1309, shall be dismissed from employment or removed from office and is guilty of:

- (1) a felony of the second degree if the total value of the compensation, conflict of interest, or assistance exceeds \$1,000;
- (2) a felony of the third degree if:
 - (a) the total value of the compensation, conflict of interest, or assistance is more than \$250 but not more than \$1,000; or
 - (b) the elected or appointed officer or municipal employee has been twice before convicted of violation of this chapter and the value of the conflict of interest, compensation, or assistance was \$250 or less;
- (3) a class A misdemeanor if the value of the compensation or assistance was more than \$100 but does not exceed \$250; or
- (4) a class B misdemeanor if the value of the compensation or assistance was \$100 or less.

Amended by Chapter 147, 1989 General Session

10-3-1311 Municipal ethics commission -- Complaints charging violations.

- (1) A municipality may establish by ordinance an ethics commission to review a complaint against an officer or a municipal employee subject to this part for a violation of a provision of this part.
- (2)
 - (a) A person filing a complaint for a violation of this part shall file the complaint:
 - (i) with the municipal ethics commission, if a municipality has established a municipal ethics commission in accordance with Subsection (1); or
 - (ii) with the Political Subdivisions Ethics Review Commission in accordance with Title 63A, Chapter 15, Political Subdivisions Ethics Review Commission, if the municipality has not established a municipal ethics commission.
 - (b) A municipality that receives a complaint described in Subsection (2)(a) may:
 - (i) accept the complaint if the municipality has established a municipal ethics commission in accordance with Subsection (1); or
 - (ii) forward the complaint to the Political Subdivisions Ethics Review Commission established in Section 63A-15-201:
 - (A) regardless of whether the municipality has established a municipal ethics commission; or
 - (B) if the municipality has not established a municipal ethics commission.
- (3) If the alleged ethics complaint is against a person who is a member of the municipal ethics commission, the complaint shall be filed with or forwarded to the Political Subdivisions Ethics Review Commission.

Amended by Chapter 443, 2024 General Session

10-3-1312 Violation of disclosure requirements -- Penalties -- Rescission of prohibited transaction.

If a transaction is entered into in connection with a violation of Section 10-3-1305, 10-3-1306, 10-3-1307, or 10-3-1308, the municipality:

- (1) shall dismiss or remove the officer or municipal employee who knowingly and intentionally violates this part from employment or office; and
- (2) may rescind or void a contract or subcontract entered into pursuant to that transaction without returning any part of the consideration received by the municipality.

Amended by Chapter 443, 2024 General Session

10-3-1313 Annual conflict of interest disclosure -- City recorder or town clerk -- Posting of written disclosure statement -- Penalties.

- (1) In addition to any other disclosure obligation described in this part, an elected officer shall, no sooner than January 1 and no later than January 31 of each year during which the elected officer holds the office of mayor, commissioner, or council member:
 - (a) prepare a written conflict of interest disclosure statement that contains a response to each item of information described in Subsection 20A-11-1604(6); and
 - (b) submit the written disclosure statement to the city recorder or town clerk.
- (2)
 - (a) No later than 10 business days after the day on which the elected officer submits the written disclosure statement described in Subsection (1) to the city recorder or town clerk, the city recorder or town clerk shall:
 - (i) post an electronic copy of the written disclosure statement on the municipality's website; and
 - (ii) provide the lieutenant governor with a link to the electronic posting described in Subsection (2)(a)(i).

- (b) The city recorder or town clerk shall ensure that the elected officer's written disclosure statement remains posted on the municipality's website until the elected officer leaves office.
- (3) A city recorder or town clerk shall take the action described in Subsection (4) if:
 - (a) an elected officer fails to timely submit the written disclosure statement described in Subsection (1); or
 - (b) a submitted written disclosure statement does not comply with the requirements of Subsection 20A-11-1604(6).
- (4) If a circumstance described in Subsection (3) occurs, the city recorder or town clerk shall, within five days after the day on which the city recorder or town clerk determines that a violation occurred, notify the elected officer of the violation and direct the elected officer to submit an amended written disclosure statement correcting the problem.
- (5)
 - (a) It is unlawful for an elected officer to fail to submit or amend a written disclosure statement within seven days after the day on which the elected officer receives the notice described in Subsection (4).
 - (b) An elected officer who violates Subsection (5)(a) is guilty of a class B misdemeanor.
 - (c) The city recorder or town clerk shall report a violation of Subsection (5)(a) to the attorney general.
 - (d) In addition to the criminal penalty described in Subsection (5)(b), the city recorder or town clerk shall impose a civil fine of \$100 against an elected officer who violates Subsection (5)(a).
- (6) The city recorder or town clerk shall deposit a fine collected under this section into the municipality's general fund as a dedicated credit to pay for the costs of administering this section.

Enacted by Chapter 443, 2024 General Session

ORDINANCE 2026-1

AN ORDINANCE OF THE PLEASANT VIEW CITY COUNCIL FOR THE AMENDMENT OF THE ZONING MAP OF THE CITY.

WHEREAS, Pleasant View City finds that an update to the official City zoning map is needed to accommodate the request of a particular property owner in the City; and

WHEREAS, Pleasant View City finds that such a zone change is in keeping with the desires and intents of the City as stated in the General Plan; and

WHEREAS, Pleasant View City finds that such an amendment is in the best interest of the City; and

WHEREAS, Section 10-20-503 of the Utah Code provides for the amendment of municipal ordinances, including zoning maps, after receiving a recommendation from the Planning Commission; and

WHEREAS, The Pleasant View City Planning Commission has made a positive recommendation.

NOW THEREFORE, Be it hereby ordained that:

SECTION ONE: The zoning map of Pleasant View, Utah is hereby amended by reclassifying the following described portion of the incorporated area classified CP-1 (Planned Commercial) to CP-2 (Planned Commercial) for approximately 1.03 acres of land located at 615 Fox Meadow Drive as shown on the vicinity map in Exhibit A:

PROPERTY DESCRIPTIONS

Parcel: 17-418-0022:

ALL OF LOT 22, FOX MEADOW PHASE 5A, PRUD SUBDIVISION, PLEASANTVIEW CITY, WEBER COUNTY, UTAH.

SECTION TWO: This ordinance shall take effect immediately upon posting.

DATED this _____ day of _____, 2026.

PLEASANT VIEW CITY, UTAH

Steve Gibson, Mayor

ATTEST:

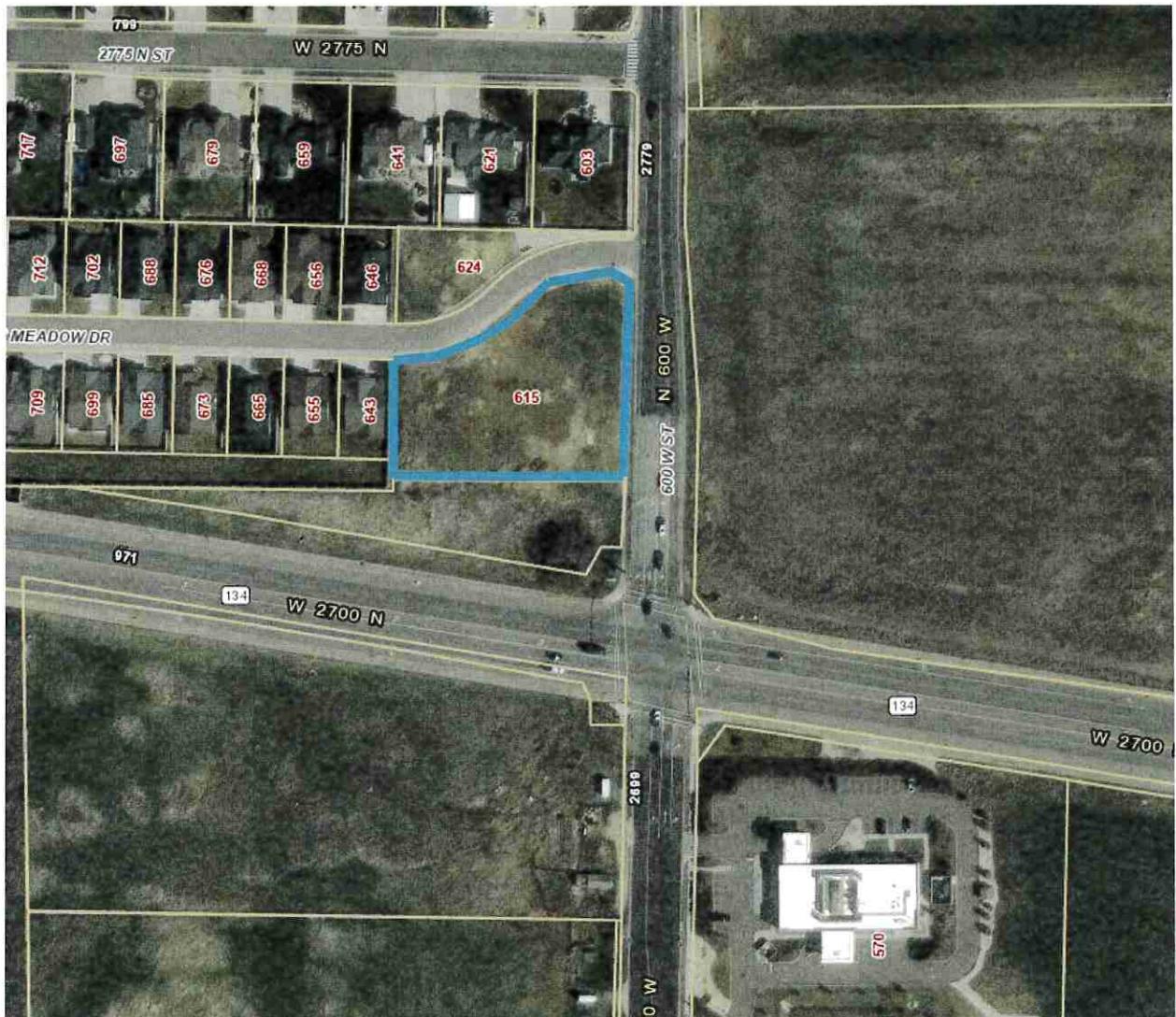
City Recorder

Posted this _____ day of _____, 2026

This ordinance has been approved by the following vote of the Pleasant View City Council:

CM Arrington	_____
CM Ferry	_____
CM Marriott	_____
CM Urry	_____
CM Wilkinson	_____

‘Exhibit A’





City Council Staff Report

Vacation / Replacement of Temporary Turnaround Easement

January 13, 2026

BASIC INFORMATION

Applicant(s): City Initiated Proposal

Location: 226 W 3175 N | Weber County Parcel(s): 17-454-0014
238 W 3175 N | Weber County Parcel(s): 17-454-0013

Current Zone: Residential (RE-20)

BACKGROUND

The City is proposing a vacation and relocation of an existing temporary turnaround in the Weber View Phase II subdivision. This is the request of the developer, Ivory Homes. The existing turnaround is located on Lot 214-R and will be relocated to Lot 213-R.

The existing turnaround is dedicated on the subdivision plat that has been recorded with Weber County. The new easement will remain dedicated to the City until such time that 3175 North is extended.

This request has been reviewed by the Development Review Committee with no concern.

STAFF RECOMMENDATION

Staff recommends approval of the proposed relocation based on their review.

STAFF CONTACT

Tammy Eveson, Planner
teveson@pleasantviewut.gov
801-782-8529

ATTACHMENT(S)

- 1) Vicinity & Zoning Maps
- 2) Plat Map
- 3) Engineer's Memo
- 4) Exhibit

ATTACHMENT 1) Vicinity & Zoning Maps

ATTACHMENT 2) Plat Map

ATTACHMENT 3) Engineer's Memo

ATTACHMENT 4) Exhibit

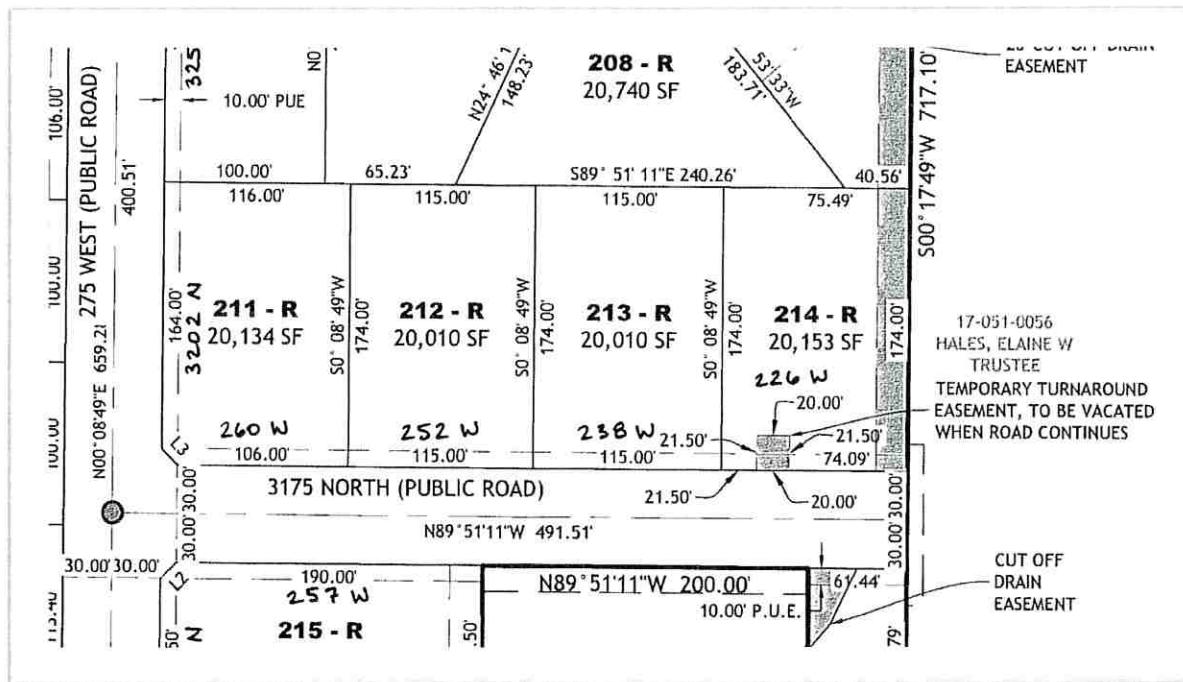
TO: Tammy Eveson, Planner

FROM: Dana Q. Shuler, P.E.

**RE: Weber View Phase II Subdivision
Temporary Turnaround Easement Replacement**

Date: January 8, 2026

Greg Timothy with Ivory Homes has requested a change in location of the temporary turnaround located at the end of 3175 North in the Weber View Phase II Subdivision. The easement is currently located on lot 214-R, as shown in the excerpt of the plat below. Per Mr. Timothy, Ivory typically puts the driveway for homes on the high side of the lot to help eliminate utility conflicts and it helps with drainage and grading.



Per Mr. Timothy, Ivory Homes prefers to put the driveway for homes on the high side of the lot to help eliminate utility conflicts and it helps with drainage and grading. The high side of lot 214-R would be on the east side, however, there isn't adequate back up length for a full hammerhead before the end of the road. Therefore, they are proposing to move the easement to the east side of Lot 213-R. See attached for the exhibit of the new easement.

The Development Review Committee, which includes the Fire Marshall, has no concerns with the relocation of the easement.

Ivory Homes currently owns both lots 213-R and 214-R. A standard temporary turnaround easement document has been provided to Mr. Timothy and is in the process of being executed and recorded.

The release of existing easement will be recorded simultaneously or after the new temporary turnaround easement.

If you have any questions, please let us know.

WHEN RECORDED, RETURN TO:
Pleasant View City
Attn: Laurie Hellstrom
520 W Elberta Drive
Pleasant View, UT 84414

VACATION AND RELOCATION OF TEMPORARY TURNAROUND EASEMENT

affects Weber County Parcels # 17-454-0013, and 17-454-0014

Pleasant View City, a municipal corporation of the State of Utah, hereby vacates all rights to the Temporary Turnaround Easement located on Lot 214-R, parcel # 17-454-0014 in the 'Weber View II Subdivision Amending Weber View Subdivision' recorded with the Weber County Recorder as Entry #3271825 and relocates the Temporary Turnaround Easement to Lot 213-R, parcel #17-454-0013 and as shown on 'Exhibit A' attached.

IN WITNESS of this, the undersigned have executed this Easement as of this _____ day of _____, 2026.

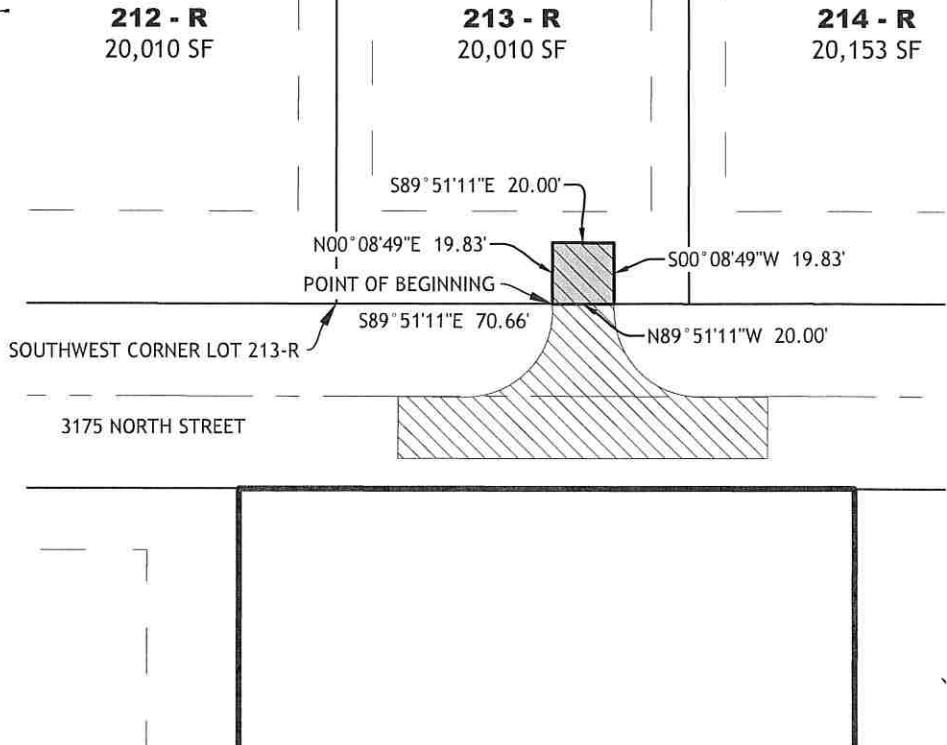
FOR PLEASANT VIEW CITY

By: Steve Gibson
Its: Mayor

Attested:

By: Laurie Hellstrom, City Recorder

'Exhibit A'



THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; PLEASANT VIEW CITY, WEBER COUNTY, UTAH DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY OF 3175 NORTH STREET SAID POINT BEING S89°51'11"E 70.66 FEET FROM THE SOUTHWEST CORNER OF LOT 213-R AS DESCRIBED IN THE WEBER VIEW PHASE 2 SUBDIVISION PLAT AMENDING WEBER VIEW SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AS ENTRY NO. 3271825 IN BOOK 95 ON PAGE 19 OF THE WEBER COUNTY RECORDER'S OFFICE, AND RUNNING THENCE N00°08'49"E 19.83 FEET; THENCE S89°51'11"E 20.00 FEET; THENCE S00°08'49"W 19.83 FEET TO THE NORTHERLY RIGHT OF WAY OF SAID 3175 NORTH STREET; THENCE ALONG SAID NORTHERLY RIGHT OF WAY THE FOLLOWING ONE (1) COURSE: 1.) N89°51'11"W 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 396.58 SQFT IN AREA.

EDM
Partners



SCALE: 1" = 60'

0 30 60 120

WEBER VIEW PHASE 2 TEMPORARY TURNAROUND EASEMENT EXHIBIT

DATE:

12/04/2025

FIGURE:

A

MEMORANDUM

TO: Andrea Steiniger
Pleasant View City Corporation

FROM: Benjamin A. Slater, P.L.S.
Jones & Associates Consulting Engineers

RE: **RULON WHITE BUSINESS PARK – FINAL ACCEPTANCE**

Date: December 30, 2025

Dear Andrea:

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

Date of Final Acceptance to be determined by the City Council

Accepted by Dana Q. Shuler
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.

RULON WHITE BUSINESS PARK

Developer: JLET Holdings

2637 North 400 East, #127
North Ogden, UT 84414

Improvements Total: \$ 1,505,894.94

Total Escrow Amount: \$ 1,719,725.18

Construction Initiation: May 1, 2021

Completion Deadline: May 1, 2022



ESCROW RELEASE SUMMARY

Release Request #: 7

Date: 12/30/25

	PREVIOUS	THIS RELEASE	TO DATE
Total Completed	\$ 1,581,189.69	\$ 138,535.49	\$ 1,719,725.18
Less Previous Releases	\$ 1,581,189.69	-	\$ 1,581,189.69
Net Release (this estimate)			\$ 138,535.49

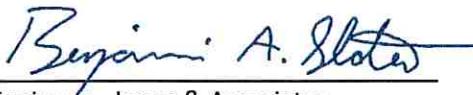
Total Percentage Remaining: 100%

Total Amount Remaining: \$ (0.00)

Approx. Completion Time Remaining (months): 0



City Engineer Review & Recommendation



Engineer - Jones & Associates

12/30/2025

Date

RULON WHITE BUSINESS PARK

Developer: JL ET Holdings

Estimate # 8

Date: 12/30/25

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 SYSTEM								
1	Furnish and install 10" C-900 waterline (includes bedding and testing)	1,478	l.f.	\$ 57.00	-	l.f.	1,478 l.f.	\$ 84,246.00
2	Furnish and install 10" gate valve	4	ea.	3,000.00	-	ea.	4 ea.	-
3	Furnish and install 8" C-900 waterline (includes bedding and testing)	260	l.f.	45.00	-	l.f.	260 l.f.	-
4	Furnish and install 8" gate valve	4	ea.	2,300.00	-	ea.	4 ea.	-
5	Furnish and install 2" blowoff	4	ea.	2,000.00	-	ea.	4 ea.	-
6	Furnish and install fire hydrant assembly	4	ea.	6,200.00	-	ea.	4 ea.	-
7	Connect new waterline to existing 10" DI waterline	1	ea.	3,950.00	-	ea.	1 ea.	-
8	Imported backfill (3' wide x 3' cover avg)	1,095	ton	15.00	-	ton	1,095 ton	-
SANITARY SEWER SYSTEM								
9	Furnish and install 4" ASTM D-3034 SDR 35 sewer service line	300	l.f.	\$ 75.00	-	l.f.	300 l.f.	\$ -
10	Furnish and install 6" ASTM D-3034 SDR 35 sewer service line	155	l.f.	60.00	-	l.f.	155 l.f.	-
11	Furnish and install 8" ASTM D-3034 SDR 35 sewer line	1,789	l.f.	60.00	-	l.f.	1,789 l.f.	-
12	Furnish and install 8"x4" service wye	4	ea.	600.00	-	ea.	4 ea.	-
13	Furnish and install 8"x6" service wye	3	ea.	600.00	-	ea.	3 ea.	-
14	Furnish and install 4' diameter manhole	4	ea.	6,000.00	-	ea.	4 ea.	-
15	Furnish and install 5' diameter manhole	1	ea.	6,000.00	-	ea.	1 ea.	-
16	Construct new 5' diameter manhole on existing sewer line	1	ea.	7,500.00	-	ea.	1 ea.	-
17	Imported backfill (5' wide x 10' cover avg)	6,804	ton	15.00	-	ton	6,804 ton	-
STORM DRAIN SYSTEM								
18	Furnish and install 15" RCP	197	l.f.	\$ 65.00	-	l.f.	197 l.f.	\$ -
19	Furnish and install 18" RCP	1,102	l.f.	55.00	-	l.f.	1,102 l.f.	-
20	Furnish and install 24" RCP	548	l.f.	75.00	-	l.f.	548 l.f.	-
21	Furnish and install combo box	5	ea.	5,500.00	-	ea.	5 ea.	-
22	Furnish and install 4' diameter manhole	2	ea.	3,800.00	-	ea.	2 ea.	-

ITEM NO.	LINE ITEM DESCRIPTION	Qty	Unit	UNIT PRICE	CURRENT UNITS OR % COMPLETE	TO DATE UNITS OR % COMPLETE	CURRENT BILLING	TOTAL BILLED TO DATE
23	Furnish and install 5' diameter manhole	2	ea.	4,000.00	-	ea.	2	ea.
24	Furnish and install diversion structure	0.5	ea.	21,500.00	-	ea.	0.5	ea.
25	Excavate and grade detention basin	1,800	c.y.	18.00	-	c.y.	1,800	c.y.
26	Imported backfill (5' wide x 6' cover avg)	3,879	ton	15.00	-	ton	3,879	ton
SITE GRADING & STREET IMPROVEMENTS								
27	Clear and grub for new roadway	11,636	s.y.	\$ 1.50	-	s.y.	11,636	s.y.
28	Sawcut	82	l.f.	2.50	-	l.f.	82	l.f.
29	Furnish and install 6" concrete flatwork (includes 4" thick UTBC)	14,834	s.f.	8.00	-	s.f.	14,834	s.f.
30	Drive approach	2	ea.	7,000.00	-	ea.	2	ea.
31	Raise manhole to grade following paving with concrete collar	9	ea.	600.00	-	ea.	9	ea.
32	Raise water valve box to grade following paving with concrete collar	8	ea.	475.00	-	ea.	8	ea.
33	Furnish and install 2" electrical conduit (street light)	440	l.f.	20.00	-	l.f.	440	l.f.
34	Furnish and install splice and/or junction boxes (street light)	8	ea.	100.00	-	ea.	8	ea.
35	Excavate and dispose of existing material	6,976	c.y.	12.00	-	c.y.	6,976	c.y.
36	Furnish and install granular borrow	3,630	ton	21.00	-	ton	3,630	ton
37	Furnish and install untreated base course	3,510	ton	25.00	-	ton	3,510	ton
38	Construct hot mix asphaltic concrete pavement	2,524.5	ton	71.92	-	ton	2,524.5	ton
39	Furnish and install concrete curb and gutter	2,992	l.f.	25.00	-	l.f.	2,992	l.f.
MISCELLANEOUS (not included in guarantee)								
40	Mobilization	1	l.s.	\$ 25,000.00	-	l.s.	1	l.s.
41	Prepare and implement SWPPP	1	l.s.	2,500.00	-	l.s.	1	l.s.
42	Provide traffic control (new Rulon White only)	1	l.s.	500.00	-	l.s.	1	l.s.
43	Provide trench safety measures	1	l.s.	11,000.00	-	l.s.	1	l.s.
44	Pothole utility in advance	5	ea.	440.00	-	ea.	5	ea.
45	Construction materials and compaction testing	1	l.s.	12,500.00	-	l.s.	1	l.s.
46	Construction inspection (4 hr x 5 days x 25 wks x 0.5)	250	hr.	50.00	-	hr.	250	hr.
47	Construction management (2 hrs x 25 wks x 0.5)	25	hr.	120.00	-	hr.	25	hr.
48	Furnish and install street light - corridor (paid for by developer, installed by City)	4	ea.	7,225.00	-	ea.	4	ea.
49	Seal coat	7,480	s.y.	3.00	-	s.y.	7,480	s.y.

ITEM NO.		LINE ITEM DESCRIPTION		Qty	Unit	Unit Price	Current Units or % Complete	To Date Units or % Complete	Current Billing	Total Billed To Date
GUARANTEE OF IMPROVEMENTS										
50	5% CONTINGENCY			1	l.s.	\$ 75,294.75	-	1 l.s.	1 l.s.	\$ -
51	10% GUARANTEE			1	l.s.	138,535.49	1	1 l.s.	1 l.s.	138,535.49



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

PLEASANT VIEW PICKLEBALL COURTS TOURNAMENT FACILITY

EXECUTIVE SUMMARY		SITE
CONSTRUCTION SUB-TOTALS		\$599,268
PERMITS & FEES		TBD
TESTING & INSPECTION		BY OWNER
GENERAL CONDITIONS	\$47,147	\$47,147
INSURANCE'S & SAFETY	0.70%	\$4,525
CONTRACTORS FEE	8.00%	\$0
CONSTRUCTION TOTAL		\$650,940

Difference from Contract of \$687,712.00 \$36,772

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 Flatwork Around Court Perimeter	5,410	SQFT	\$2.26	\$12,231.30
2) Concrete Flatwork Sidewalk 6" Thick	1,980	SQFT	\$2.50	\$4,950.00
3) Concrete Stairs	54	SQFT	\$41.67	\$2,250.00
4) Concrete Materials	353	CUYD	\$215.00	\$75,895.00
5) Concrete Washout	353	CUYD	\$4.00	\$1,412.00
6) Concrete Pump	2	EACH	\$1,800.00	\$3,600.00
7) Additional Concrete Around Courts (Donation)	1	LSUM	\$0.00	\$0.00
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
4) Increased Court Sizes	1	LSUM	\$5,681.00	\$5,681.00
POST TENSION COURTS WITH EQUIPMENT TOTAL				\$230,067.66

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
5) Increase to 10' Fence Along North Side	1	LSUM	\$3,630.00	\$3,630.00
6) Addition of (3) 12' Double Drive Gates	1	LSUM	\$5,310.00	\$5,310.00
FENCES TOTAL				\$77,280.00

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
5a) Security Lights with Conduit and Wire	4	EACH	\$5,750.00	\$23,000.00
5b) Omit Security Lights	1	LSUM	(\$23,000.00)	(\$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
8) Misc Electrical to Existing Service	1	LSUM	\$4,500.00	\$4,500.00
ELECTRICAL TOTAL				\$103,401.00

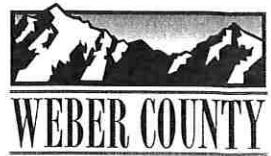
SITE WORK	QNTY	UNIT	PRICE	EXTN
1) Mobilization	1	LSUM	\$1,500.00	\$1,500.00
2) SWPPP	1	LSUM	\$2,000.00	\$2,000.00
3) UTBC Under Sidewalk and Stairs	60	CUYD	\$22.00	\$1,320.00
4) UTBC Under Perimeter Concrete	8,800	SQFT	\$0.95	\$8,360.00
5) Bio Retention System	1	LSUM	\$9,000.00	\$9,000.00
6) Excavation for Bioretention/Gravels	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

MISCELLANEOUS SITE FURNISHING	QNTY	UNIT	PRICE	EXTN
1a) Sponsor Logos	3	EACH	\$1,000.00	\$3,000.00
1b) Omit Sponsor Logos	1	LSUM	(\$3,000.00)	(\$3,000.00)
2) Installation of Donor Pavers (place holder for sloped concrete)	200	EACH	\$25.00	\$5,000.00
3) Railing	34	LNFT	\$65.00	\$2,210.00

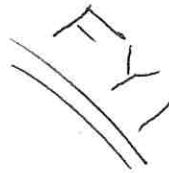


SECTIONAL BREAKDOWN

4) Installation of Benches	8	EACH	\$350.00	\$2,800.00
5a) Supply of Single Benches with Shade Structure	4	EACH	Omitted	Omitted
6a) Supply of Double Benches with Shade Structure	4	EACH	Omitted	Omitted
6b & 7b) New Bench Selection Without Canopies	1	LSUM	\$13,371.00	\$13,371.00
MISCELLANEOUS SITE FURNISHING TOTAL				\$23,381.00



December 23, 2025



Weber County Commission
2380 Washington Blvd.
Ogden, UT 84401

Pleasant View City
520 WEST ELBERTA DRIVE
PLEASANT VIEW, UT 84414

Re: Notice of Termination of Interlocal Agreement

Dear Pleasant View City,

This letter is provided to ensure transparency and to preserve Weber County's rights under the Interlocal Agreement for Municipal Solid Waste Disposal between Weber County and Pleasant View City ("Interlocal").

As a matter of due diligence, Weber County is providing formal written notice that it is exercising its option under Section 2 of the Interlocal to terminate the agreement, with an effective date of June 30, 2026. This date complies with the six-month notice requirement set forth in the Interlocal.

Importantly, this notice is being issued solely to preserve Weber County's right to terminate the Interlocal in the event that ongoing negotiations with ECDC Environmental L.C. and with cities regarding related commitments are not successfully resolved.

Weber County is actively engaging in good-faith discussions intended to maintain continuity of service, and it is our sincere hope that these efforts will allow us to rescind this Notice of Termination prior to the effective date of June 30, 2026.

If the effective termination date is reached, all services and obligations under the Interlocal would cease as of that date. Until then, Weber County intends to continue working collaboratively with the city and all involved partners.

We respectfully request written acknowledgment of receipt of this notice. Please do not hesitate to contact the Weber County Community Development Director if you have any questions or would like to discuss this matter further.

We value our relationship with the city and appreciate your understanding as we work through these issues responsibly and proactively.

Sincerely,

Sharon Bolos
Chair, Weber County Commission

County Commission

Weber Center
2380 Washington Blvd.
Suite 360
Ogden, UT 84401

INTERLOCAL COOPERATION AGREEMENT

by and among

PLEASANT VIEW CITY

and

WEBER COUNTY

Relating to the delivery of municipal solid waste to the Weber County Transfer Station

INTERLOCAL COOPERATION AGREEMENT

THIS IS AN INTERLOCAL COOPERATION AGREEMENT between PLEASANT VIEW CITY, a Utah Municipal Corporation and political subdivision of the State of Utah (“City”), and WEBER COUNTY, a political subdivision of the State of Utah (“County”).

RECITALS

WHEREAS, pursuant to the provisions of the Interlocal Cooperation Act, found in Utah Code Title 11, Chapter 13, public agencies are authorized to enter into written agreements with one another for joint or cooperative action; and

WHEREAS, the Solid Waste Management Act, found in Utah Code Title 19, Chapter 6, Part 5, specifically authorizes public entities to supervise and regulate the collection, transportation, and disposition of solid waste generated within their jurisdiction, and to require municipal residential waste generated within their jurisdiction to be disposed of at a solid waste management facility owned or operated by a public entity; and

WHEREAS, the County owns and operates a transfer station (“Transfer Station”) where solid waste is collected, processed, and then shipped to appropriate disposal sites; and

WHEREAS, the County has invested a significant amount of money in facilities and equipment to provide solid waste disposal services to county residents; and

WHEREAS, as a public benefit, the County accepts waste transported to the Transfer Station by individual county residents; and

WHEREAS, the County also provides or participates in various additional expanded services, including household hazardous waste collection, green waste recycling and

Interlocal Agreement—Municipal Solid Waste Disposal
Weber County and PLEASANT VIEW CITY
compost/wood product sales, electronics recycling, tire recycling, chlorofluorocarbon (Freon)
recovery, and community education; and

WHEREAS, the services provided by the County constitute a direct benefit to the public good by providing an appropriate disposal facility for waste, thereby reducing the unlawful or inappropriate disposal of waste materials and allowing for some of them to be re-used; and

WHEREAS, the long-term committed delivery of municipal residential curb-side collected waste to the Transfer Station is critical to the funding and amortizing of the Transfer Station and its operational expenses, including expanded services; to the ability of the County to provide solid waste services to the general public in an efficient, cost-effective manner; and to the County's ability to obtain better long-term agreements for the transportation and disposal of the waste, thereby providing a lower long-term cost to the residents of the City and other parts of Weber County;

NOW, THEREFORE, the Parties mutually agree, pursuant to the terms and provisions of the Interlocal Cooperation Act, as follows:

Section 1. Purpose.

This Agreement has been established and entered into for the purpose of facilitating the efficient operation of solid waste services provided by the Parties.

Section 2. Effective Date; Duration.

- a. This Agreement shall become effective upon the completion of all of the following actions:
 - i. The Agreement is reviewed as to proper form and compliance with applicable law by the attorney for each Party;

Interlocal Agreement—Municipal Solid Waste Disposal
Weber County and PLEASANT VIEW CITY

- ii. The Agreement is approved and signed by each Party; and
- iii. The Agreement is filed with the keeper of records of each Party.

b. The initial term of this Agreement shall be from the effective date through December 31, 2030.

c. The Agreement shall automatically renew for additional terms of five years each, unless terminated earlier as provided in this Agreement, for a maximum of 20 years (December 31, 2045). Either Party shall have the option to terminate this Agreement at any time, by providing written notice of termination to the other Party at least two years before the date the termination will take effect.

d. This Agreement may also be terminated at any time by mutual written agreement of the Parties.

Section 3. Waste Disposal.

In accordance with the purpose stated above, the Parties agree to the following:

- a. The City agrees to deliver, or cause to be delivered, exclusively to the County's Transfer Station, all of the household waste placed in curb-side containers by the City's residents and picked up by the City or by the company that the City contracts with to collect and dispose of curb-side residential waste. The County agrees to accept such waste, subject to the fee schedules, rules, regulations, and procedures adopted by the County. Other types of waste that are not household waste collected by the City or under a contract with the City, such as curb-side recycling and commercial waste, may be brought to the Transfer Station but are not governed by this agreement.

Interlocal Agreement—Municipal Solid Waste Disposal
Weber County and PLEASANT VIEW CITY

- b. The County agrees to own and operate the Transfer Station throughout the term of this Agreement.
- c. The City shall elect one of the following billing and payment options:
 - i. The County will bill the City for the tipping fees for curb-side waste generated by the City's residents, and the City agrees to pay each bill within 30 days of receipt.
 - ii. Or, the County will directly charge the haulers of curb-side waste generated by the City's residents. The City shall ensure that the haulers timely pay all appropriate fees.

Section 4. Additional Provisions Required by the Interlocal Cooperation Act.

- a. This Agreement and the actions contemplated herein shall not receive separate financing, nor shall a separate budget be required. Each Party to this Agreement shall pay for its own obligations arising under this Agreement.
- b. Each Party shall maintain separate ownership and control over its own real and personal property. Therefore, there will be no need for joint disposal of property upon the termination of the Agreement.
- c. Since this Agreement does not establish an interlocal entity, the Parties agree that the County's Community Development Director, or the Community Development Director's successor or designee, shall act as the administrator responsible for the administration of this Agreement.

Interlocal Agreement—Municipal Solid Waste Disposal
Weber County and PLEASANT VIEW CITY

- d. Since this Agreement relates to the use of the County's Transfer Station, voting shall be weighted in favor of the County, with the County's vote outweighing the City's vote on any vote required by this Agreement.
- e. A copy of this Agreement shall be placed on file in the office of the official keeper of records of each Party.

Section 5. Indemnification.

Each of the Parties is a political subdivision of the State of Utah and claims the privileges, protections, and immunities of the Governmental Immunity Act of Utah. Each of the Parties agrees to indemnify and hold harmless the other for damages, claims, suits, and actions arising out of the indemnifying Party's negligent or intentional errors or omissions in connection with this Agreement.

Section 6. Publication of Notice of Agreement.

Immediately after execution of this Agreement by both Parties, each Party shall cause notice of this Agreement to be published pursuant to Utah Code Section 11-13-219.

Section 7. Notices and Contacts.

Any notice required or permitted to be given under this Agreement shall be deemed sufficient if given by a written communication and shall be deemed to have been received upon personal delivery, actual receipt, or three days after such notice is deposited in the United States Mail, postage prepaid, and certified, and addressed to the Parties as set forth below:

For the County:

Community Development Director
Weber County
2380 Washington Blvd., Ste. 250
Ogden, UT 84401

For the City:

City Administrator
Pleasant View City
520 W Elberta Dr
Pleasant View, UT 84414

Section 8. Miscellaneous Provisions.

- a. Integration. This Agreement constitutes the entire agreement between the Parties pertaining to the subject matter hereof, and supersedes all prior agreements and understandings pertaining to this subject.
- b. Waiver. No failure by any Party to insist upon the strict performance of any provision of this Agreement or to exercise any right or remedy based upon a breach thereof shall constitute a waiver of any such breach or of a breach of any other provision.
- c. Rights and Remedies. Any party in breach of this Agreement shall be liable for all damages arising out of such breach, to the fullest extent permitted by applicable law.
- d. Severability. If any provision of this Agreement, or the application thereof to any person or circumstance, shall be invalid or unenforceable to any extent, then the remaining provisions of the Agreement shall remain in full force and effect, unless the invalidation of the provision materially alters the Agreement by interfering with the purpose of the Agreement or by resulting in non-compliance with applicable law. If the invalidation of the provision materially alters the Agreement, then the Parties shall negotiate in good faith to modify the Agreement

Interlocal Agreement—Municipal Solid Waste Disposal
Weber County and PLEASANT VIEW CITY
to match, as closely as possible, the original intent of the Parties. To the extent
permitted by applicable law, the Parties hereby waive any provision of law which
would render any of the terms of this Agreement unenforceable.

- e. Litigation. If any action, suit, or proceeding is brought by a Party with respect to this Agreement, each Party shall bear its own costs, including attorneys' fees.
- f. Recitals. The Recitals, as set forth above, are incorporated into this Agreement.
- g. Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.
- h. Amendments. This Agreement may not be amended except by an instrument in writing, approved and executed in compliance with the requirements of the Interlocal Cooperation Act.
- i. No Third Party Beneficiaries. The Parties do not confer any rights or remedies upon any person other than the Parties to this Agreement.

IN WITNESS WHEREOF, the Parties have signed and executed this Agreement on the dates listed below:

PLEASANT VIEW CITY

By: _____
Leonard M. Call
Mayor

DATED: _____

Interlocal Agreement—Municipal Solid Waste Disposal
Weber County and PLEASANT VIEW CITY

Approved: _____
Attorney

WEBER COUNTY

By: _____ DATED: _____
Sharon Bolos
County Commission Chair

Attest: _____ DATED: _____
Ricky Hatch, CPA
Weber County Clerk/Auditor

Approved: _____
Deputy County Attorney

Local Agency	Betterment Description: 1. UDOT is reimbursing Pleasant View for a portion of the cost associated with constructing dual left-turn lanes at SR-134 and 1740 West.	Estimated Cost \$250,000.00 from UDOT
PIN: 23063 FINET/CID: *****	Project Number: ### Project Name: Dual Left 2700 N and 1740 West Pleasant View	Agreement Number Date Executed

THIS AGREEMENT, made and entered into the date shown below, by and between the **Utah Department of Transportation, ("UDOT")** and **Pleasant View City** a political subdivision of the State of Utah, ("Local Agency").

Subject to the attached provisions, UDOT will reimburse the cost of the listed item. Upon signing this Agreement, the Local Agency agrees that the costs shown below are estimates only and the Local Agency is responsible for paying all actual costs associated with these items which exceed the cost listed in the table below.

UDOT will reimburse Pleasant View City the amount of \$250,000.00 for costs associated with the construction of dual left-turn lanes at the intersection of SR-134 and 1740 West. Pleasant View City agrees to use the entire amount designated in this agreement within two years of the signing of the agreement.

Bid Item No.	Description	Quantity	Estimated Unit Price	Estimated Cost
	Dual Left-turn Lane Construction	1	\$250,000.00	\$250,000.00
	Total Estimated Cost of Reimbursement	\$250,000.00		



I. Indemnification:

UDOT and the Local Agency are both governmental entities subject to the Governmental Immunity Act. Each party agrees to indemnify, defend, and save harmless the other from and against all claims, suits and costs, including attorneys' fees for injury or damage of any kind, arising out of its negligent acts, errors or omissions of its officers, agents, contractors or employees in the performance of this agreement. Nothing in this paragraph is intended to create additional rights to third parties or to waive any of the provisions of the Governmental Immunity Act. The obligation to indemnify is limited to the dollar amounts set forth in the Governmental Immunity Act, provided the Act applies to the action or omission giving rise to the protections in this paragraph. The indemnification in this paragraph shall survive the expiration or termination of this Agreement.

II. Termination:

This Agreement may be terminated as follows:

- a. By mutual agreement of the parties, in writing.
- b. By either UDOT or the Local Agency for failure of the other party to fulfill their obligations as set forth in the provisions of this Agreement. Reasonable allowances will be made for circumstances beyond the control of the parties. Written notice of intent to terminate is required and shall specify the reasons for termination.
- c. By UDOT for the convenience of the State upon written notice to the Local Agency.
- d. Upon satisfactory completion of the provisions of this Agreement.

III. Payment and Reimbursement to UDOT:

The Local Agencies shall be responsible for all actual costs associated with these betterment items.

The Local Agencies agrees that if it modifies or cancels this Agreement at any time after it has been signed, the Local Agency agrees to pay any cancellation penalties or costs incurred by UDOT

as a result of the betterment work scope being modified or cancelled. In the event the Local Agency fails to reimburse UDOT for the costs included in this Agreement, funding for other Local Agency projects or B&C road funds may be withheld until the entire payment is made.

IV. Change in Scope and Schedule:

The Local Agency recognizes that if its project scope or schedule changes from the terms of this Agreement, Local Agency will notify the UDOT Project Manager or Resident Engineer will be notified prior to changes being made. Any costs incurred by UDOT as a result of these scope or schedule changes will be the responsibility of the Local Agency.

In the event there are changes in the scope of the work, extra work, or changes in the planned work covered by this Agreement, a signed written modification to this Agreement is required prior to the start of work on the changes or additions.

V. Miscellaneous:

This Agreement shall constitute the entire agreement and understanding of the parties with respect to the betterments, and shall supersede all offers, negotiations, and other agreements. Any amendment to this agreement must be in writing and executed by authorized representatives of each party.

Each party agrees to undertake and perform all further acts that are reasonably necessary to carry out the intent and purpose of this agreement at the request of the other party.

The failure of either party to insist upon strict compliance of any of the terms and conditions, or failure or delay by either party to exercise any rights or remedies provided in this Agreement, or by law, will not release either party from any obligations arising under this Agreement.

This Agreement may be executed in counter parts by the parties.

Each party represents that it has the authority to enter into this Agreement.

Language content was reviewed and approved by the Utah AG's office on April 10, 2018.



Local Agencies			Utah Department of Transportation		
By		Date	By		Date
Title/Signature of additional official, Pleasant View City			Program Manager		
			By		Date
			Region Director		
			By		Date
			Comptroller's Office		

AGREEMENT FOR LEGAL SERVICES

This Agreement is made and entered into by and between Pleasant View City (hereinafter "City"), a political subdivision of the State of Utah and Matt Wilson and Brody Flint (hereinafter "Attorney"), individuals who reside within the State of Utah that provides legal services.

RECITALS

WHEREAS, City desires to utilize the legal services of Attorney as its contracted city attorney; and

WHEREAS, City is desirous to retain Attorney subject to the terms and conditions of this Agreement; and

WHEREAS, City and Attorney have determined that this Agreement is mutually beneficial;

NOW THEREFORE, in consideration of the mutual covenants contained herein, it is hereby mutually agreed by and between the parties as follows:

SECTION ONE SCOPE OF SERVICES

- 1.1** Pursuant to this Agreement, Attorney shall act as general legal counsel to City and shall perform the following specific duties and responsibilities:
 - (a) provide competent legal advice to City as requested by its officers and employees;
 - (b) attend required city council and planning commission meetings and other meetings, trainings, and public hearings as requested and subject to Attorney availability;
 - (c) provide support in handling personnel matters including hiring, termination, disciplinary actions, and grievance procedures;
 - (d) review or draft policies and procedures including human resources policies;
 - (e) review and/or draft contracts between City and third parties;
 - (f) conduct training for City from time to time as requested by the Mayor or City Council;
 - (h) provide oversight of all special counsel engagements including review, analysis, and recommendation regarding the hiring and payment of special counsel.

- 1.2** Attorney shall not be obligated to provide the services of bond counsel, representation of City in litigation, or any other services not reasonably contemplated herein. If the parties agree, Attorney may provide additional services not included in this Agreement; however, the parties shall enter into a separate legal agreement for the provision of those services.

SECTION TWO EMPLOYMENT STATUS AND COMPENSATION

- 2.1** Attorney shall be employed as an independent contractor and shall not receive any benefits normally provided to City employees. Attorney shall be responsible to pay any and all taxes and fees from compensation paid to Attorney pursuant to this Agreement.

- 2.2 City shall pay Attorney \$3,000.00 per month during the term of this Agreement. Said amount shall be billed to City monthly.
- 2.3 Attorney shall be responsible for all Attorney operating costs and expenses associated with this Agreement including but not limited to, secretarial expenses, office supplies, and other expenses.
- 2.4 City agrees to reimburse any travel required of Attorney in excess of 50 miles at the State rate. The cost of any travel that is less than 50 miles shall be born solely by Attorney.

SECTION THREE EFFECTIVE DATE, DURATION OF AGREEMENT

- 3.1 This Agreement shall be effective from the date both parties execute this Agreement and shall continue year to year until the Agreement is terminated by either of the parties. City may terminate this Agreement at any time and for any reason. Attorney must provide advanced written notice of 30 days to City prior to terminating this Agreement.

SECTION FOUR INSURANCE

- 4.1 During the term of this Agreement, Attorney shall maintain in full force and effect professional malpractice liability insurance.
- 4.2 It is understood and agreed that failure to obtain or retain the requisite insurance during the term of this Agreement will result in termination of the Agreement.

SECTION FIVE INDEMNIFICATION

- 5.1 Each of the parties shall be solely liable for negligent or wrongful acts or omissions of its representatives, agents or employees occurring in the performance of this Agreement.
- 5.2 If either party becomes liable for damages caused by its representatives, agents, or employees, it shall pay such damages without contribution by the other party.
- 5.3 To the extent permitted by law, City shall indemnify and hold harmless Attorney, and its agents, officers and employees, from claims, damages, losses, judgments, liabilities, expenses and other costs, including litigation costs and attorney fees arising out of, or resulting from, the gross negligence or wrongful acts of City, its agents, officers, or employees.
- 5.4 To the extent permitted by law, Attorney shall indemnify and hold harmless City, and its agents, officers and employees, from claims, damages, losses, judgments, liabilities, expenses and other costs, including litigation costs and attorney fees arising out of, or resulting from, the gross negligence or wrongful acts of Attorney, its agents, officers, or employees.

SECTION SIX

CONFLICT OF INTEREST

6.1 City acknowledges that an attorneys are employed as legal counsel for other entities and that conflicts of interest may arise from time to time between City and these other entities. In such situations, Attorney shall inform City and shall seek to find another qualified attorney to represent City in said conflict.

SECTION SEVEN **MISCELLANEOUS**

7.1 This Agreement may only be changed, modified, or amended by written agreement of the parties.

7.2 This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute one of the same instrument.

7.3 This Agreement shall be governed by the laws of the State of Utah.

7.4 This Agreement shall constitute the entire agreement between the parties and any prior understanding or representation of any kind preceding the date of this Agreement shall not be binding upon either party except to the extent incorporated in this Agreement.

7.5 This Agreement shall not be assigned without the prior written consent of the other Party, which shall not be unreasonably withheld.

7.6 If any provision of this Agreement becomes or is deemed to be legally unenforceable, the remaining provisions shall continue to bind the Parties.

7.7 No waiver of any right under this Agreement will be effective unless there is a knowing, voluntary relinquishment of a known right in writing and signed by the party making the waiver. No delay in acting regarding any breach will be construed as a waiver of the breach.

7.8 Notwithstanding the terms of this Agreement, City retains the right to seek and or retain additional legal advice, consultation, and counsel at City's sole discretion.

APPROVED AND EXECUTED this _____ day of _____, 20_____.

Pleasant View City

Leonard Call, Mayor

ATTEST:

Laurie Hellstrom, City Recorder

APPROVED AND EXECUTED this _____ day of _____, 20_____.

By _____
Matthew Wilson

By _____
Brody Flint

ORDINANCE 2026-2

AN ORDINANCE AMENDING THE PLEASANT VIEW CITY MUNICIPAL CODE TO UPDATE REFERENCES TO THE RECODIFIED LAND USE, DEVELOPMENT, AND MANAGEMENT ACT (LUDMA).

WHEREAS, the Utah Legislature, during the October 2025 First Special Session, renumbered and reorganized provisions of the Land Use, Development, and Management Act (“LUDMA”), previously codified in Utah Code Title 10, Chapter 9a; and

WHEREAS, the Pleasant View City Municipal Code contains multiple references to former LUDMA section numbers; and

WHEREAS, these references require updating to correctly cite the recodified provisions of state law; and

WHEREAS, the City Council finds that updating code citations is a clerical and non-substantive amendment that does not alter any land use regulation, standard, process, or requirement; and

WHEREAS, the City Council desires to ensure accuracy, clarity, and consistency throughout the Municipal Code;

NOW, THEREFORE, be it ordained by the City Council of Pleasant View City, Utah as follows:

SECTION 1. Amendment — Global Update of LUDMA Citations.

All references in the Pleasant View City Municipal Code to former sections of the Land Use, Development, and Management Act (Utah Code Title 10, Chapter 9a, and Title 17, Chapter 27a, as previously numbered) are hereby amended to reflect the current section numbers enacted by the Utah Legislature in the recodification of LUDMA.

The City Recorder is authorized and directed to update all such references throughout the Municipal Code to the corresponding new Utah Code sections, as identified in *Exhibit A* (Old-to-New Citation Crosswalk), incorporated herein by reference.

SECTION 2. Non-Substantive Amendment.

The amendments adopted by this Ordinance are clerical in nature and do not alter the substance, meaning, application, or enforcement of any land use regulation.

SECTION 3. Authority for Future Citation Corrections.

The City Recorder is authorized to make future non-substantive corrections to Utah Code citations within the Municipal Code when such changes occur due to renumbering or recodification by the Utah Legislature, provided no substantive changes are made to City regulations.

SECTION 4. Update of Land Use Applications and Checklists.

All Pleasant View City land use application forms, submittal checklists, written instructions, and related administrative materials that reference former LUDMA citations are hereby amended to reflect the updated Utah Code sections adopted by this Ordinance. The Community Development Department and City Recorder are authorized to make these citation corrections and any similar clerical updates as needed, provided such changes do not modify the substantive requirements or procedures applicable to land use applications.

SECTION 5. Severability.

If any provision of this Ordinance is declared invalid, such invalidity shall not affect the remaining provisions.

SECTION 6. Effective Date.

This Ordinance shall become effective upon publication or posting as required by Utah law.

PASSED AND ADOPTED this _____ day of _____, 2025.

PLEASANT VIEW CITY, UTAH

Steve Gibson, Mayor

Attest:

Laurie Hellstrom, City Recorder

Posted this ____ day of _____, 2026

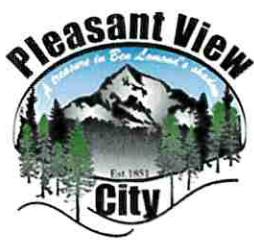
This ordinance has been approved by the following vote of the Pleasant View City Council:

CM Arrington	_____
CM Marriott	_____
CM Nelsen	_____
CM Urry	_____
CM Wilkinson	_____

EXHIBIT A

Exhibit A lists each section of the Pleasant View Municipal Code containing a reference to a renumbered provision of the Land Use, Development, and Management Act. Each listed Utah Code citation is hereby amended to reflect the updated numbering enacted by the Utah Legislature.

CITY CODE SECTION	OLD CITATION	NEW CITATION
17.02.020	10-9a	10-20
17.16.010(1)	10-9a	10-20
17.16.010(2)	10-9a	10-20
17.16.020(3)	10-9a	10-20
17.20.060(2)(A)	10-9a-509.5	10-20-905
17.22 – DEFINITIONS “PLATS”	10-9a	10-20
17.22 – DEFINITIONS “SUBDIVISION”	10-9a (2 references)	10-20 (2 references)



POLICY 2026-1

A policy addressing federal tax law changes regarding overtime and income tax deductions from the (OBBBA).

&

Consolidate prior policy updates relating to vacation, holiday, overtime and comp-time.

CHAPTER 10: GENERAL EMPLOYMENT INFORMATION

9. OVERTIME PAY

- A. Overtime shall be approved by the City Administrator / Mayor, or designee, in writing (where practicable) before worked. Overtime shall be authorized for personnel only when absolutely necessary to provide required services. Violation of this policy may result in disciplinary action, up to and including termination.
- B. Overtime is defined as hours worked in excess of forty (40) hours in a 7-day work week, or eighty-six (86) hours in a 14-day work period for sworn officers and shall be compensated at the rate of one and one-half (1.5) times the regular hourly rate of the employee.
- C. Vacation days and sick days shall not count toward hours worked in a week, **but may be compensated at straight-time**. However, holiday hours do count toward overtime as worked hours in a work week.

10. COMPENSATORY TIME OFF (COMP TIME)

In lieu of being paid for overtime worked, an employee may elect (with approval from the supervisor) to be compensated in the form of compensatory time off. Like overtime pay, comp time is calculated at the rate of one and one-half (1.5) times .

With the approval of leave time from the supervisor, vacation leave and sick leave that creates hours exceeding the work period hours, an employee may elect to be compensated at straight time in the form for compensatory time off.

The maximum accumulation of accrued comp time is 40 hours **for FLSA-eligible hours worked and 10 hours for non-FLSA hours**. Once an employee's comp time balance has reached the maximum, any additional overtime hours worked will be paid out.

To use accrued comp time, employees must first obtain their supervisor's approval—much like scheduling the use of vacation leave. When considering a request to use comp time, supervisors shall be responsible for ensuring that the City's operations are not excessively disrupted. However, supervisors shall not unreasonably withhold approval of the request.

CHAPTER 16: LEAVES OF ABSENCE

2. VACATION LEAVE

A. New employees shall accrue annual leave from the date of hire, but they shall not be eligible to use accrued leave until 30 days after their start date.

B. Each permanent, full-time employee shall receive vacation leave at the following rate:

Years of Continuous Service	Accrual Rate
Less than 5 (0 to 4 years 11 months)	10 days per year (3.08 hours per pay period)
5 to 9 (5 years to 9 years 11 months)	15 days per year (4.61 hours per pay period)
10 or more	20 days per year (6.16 hours per pay period)

Permanent part-time employees may qualify for a pro-rated vacation benefit as described in Chapter 10.

C. Persons hired on an emergency, seasonal, temporary or contract basis shall not accrue or be entitled to paid vacation leave.

D. The maximum vacation leave which can be carried forward from calendar year to calendar year is one hundred and sixty (160) hours. Any unused vacation leave in excess of one-hundred and sixty (160) hours shall be forfeited at the beginning of the first full pay period of the calendar year.

E. A holiday which falls during an employee's vacation leave shall be counted as a paid holiday and not as vacation leave.

F. An employee who is separated from employment may be compensated for all accrued annual vacation leave.

G. All annual vacation leave requests should be submitted in a reasonable time in advance of the desired time off to the City Administrator /Mayor, or designee. If an excessive (being the number of requests if granted that would render the department or organization ineffective) amount of employees request annual vacation leave for the same time period, annual vacation leave shall be granted preferably in order of application (first-come-first-served) but at the discretion of the City Administrator / Mayor or designee.

3. HOLIDAY LEAVE

A. Holidays which apply to full-time and eligible part-time employees are:

- (1) New Years Day..... January 1st
- (2) Martin Luther King Day..... 3rd Monday in January
- (3) Presidents Day..... 3rd Monday in February
- (4) Memorial Day..... Last Monday in May
- (5) Independence Day..... July 4th
- (6) Pioneer Day..... July 24th
- (7) Labor Day..... 1st Monday in September
- (8) Columbus Day..... 2nd Monday in October
- (9) Veterans Day..... November 11th
- (10) Thanksgiving Day..... 4th Thursday in November
- (11) The Day after Thanksgiving
- (12) Christmas Day..... December 25th
- (13) Juneteenth..... June 19th (observed Monday as outlined in Utah Law (*if it falls on Tuesday-Friday, the preceding Monday is the holiday. If it falls on the weekend, the following Monday is the holiday.*))

B. If any of the above holidays fall on Saturday, then the preceding Friday shall be the holiday. If any of the above holidays fall on Sunday, then the following Monday is the holiday.

C. Holidays are paid at a rate of eight (8) hours per day. If any of the above holidays fall on a day when an employee is scheduled to work less than eight hours, the employee shall coordinate with his/her supervisor to schedule time off (on a different day) equal to the difference.

D. Employees who work on a holiday will be compensated at a rate of 1.5 times their hourly rate for all hours actually worked on the holiday. In addition to being paid 1.5 times the hourly salary for the hours actually worked, an employee will still receive 8 hours of paid holiday leave, which will be paid at straight time.

5. COMPENSATORY TIME OFF (COMP TIME)

In lieu of being paid for overtime worked, an employee may elect (with approval from the supervisor) to be compensated in the form of compensatory time off. Like overtime pay, comp time is calculated at the rate of one and one-half (1.5) times .

With the approval of leave time from the supervisor, vacation leave and sick leave that creates hours exceeding the work period hours, an employee may elect to be compensated at straight time in the form for compensatory time off.

The maximum accumulation of accrued comp time is 40 hours **for FLSA-eligible hours worked and 10 hours for non-FLSA hours**. Once an employee's comp time balance has reached the maximum, any additional overtime hours worked will be paid out.

To use accrued comp time, employees must first obtain their supervisor's approval-much like scheduling the use of vacation leave. When considering a request to use comp time, supervisors shall be responsible for ensuring that the City's operations are not excessively disrupted. However, supervisors shall not unreasonably withhold approval of the request.

GLOSSARY OF TERMS

Overtime – Employees who are authorized for overtime are part-time or full-time Hourly classified personnel who work in excess of a standard 40 hour per work week or 86 hour work period for sworn officers. Vacation days and sick days shall not count toward hours worked in a week/work period. However holiday hours do count toward overtime as worked hours in a work week/work period. Part-time employees who exceed 40 hours per week for

three (3) or more consecutive pay periods may be reclassified to Full-time or Salaried. Overtime is not accrued daily – or in excess of 8 hours per day. Exempt employees shall not be permitted to accrue overtime, unless approved by the City Administrator / Mayor to work outside their designated job description. ~~Hourly work on holidays or double-time is paid for hourly employees at 2 x the hourly rate.~~ See definition of Exempt and non-Exempt Employee above.

APPROVED this _____ day of _____, 2026

PLEASANT VIEW CITY

Steve Gibson, Mayor

Attest:

Laurie Hellstrom, City Recorder

This policy has been approved by the following vote of the Pleasant View City Council:

CM Arrington: _____
CM Ferry: _____
CM Marriott: _____
CM Urry: _____
CM Wilkinson: _____



Utah Retirement Systems
PO Box 1590
Salt Lake City, UT 84110-1590
801-366-7720 | 800-688-4015
www.urs.org

DESIGNATED ROTH SERVICE AGREEMENT FORM

INSTRUCTIONS:

1. Use this form to select URS savings plans and/or programs you, as the employer, elect to offer to your employees through URS outside of the mandated participation and requisite contributions for employees in the Tier 2 retirement systems. Please note, if you are currently a participating employer any changes will supersede previous selections.
2. Complete all applicable sections and indicate participation by checking all boxes that apply. You must check the box for any plan or program you wish to participate in. If you do not check the box for a particular option, your employees will not be able to participate in that plan or program through payroll deduction (even if you have previously participated).
3. In order to formally elect an employer pick-up of retirement contributions in the Tier 2 Public Safety and Firefighter Contributory Retirement System, please see form *MEMS-50*.
4. Employers are required to have clearly defined policies outlining non-elective contributions, matching contributions, and/or restrictions to employee elective contributions, in addition to those required by Utah Code Title 49.
5. Contributions into the 401(k) and Roth 401(k) Plans must be coordinated with contributions to other qualified defined contribution plans and code 403(b) plans, for maximum limit testing.
6. Contributions and into the 457(b) and Roth 457(b) Plan must be coordinated with contributions to other employer sponsored governmental 457(b) plans, for maximum limit testing.
7. Employers participating in the Automatic Enrollment Plan are required to have a clear and defined policy regarding automatic contributions.
8. The *401(k) and 457(b) Plan Documents, 401(k), Roth 401(k), 457(b), and Roth 457(b) Summary Plan Descriptions, IRA Disclosures, and IRA Guidebook* are available at www.urs.org or by contacting the Savings Plans Department.

SECTION A » EMPLOYER INFORMATION

Name of Employer <i>Pleasant View City</i>	Unit Number
Email Address	Phone Number

SECTION B » Roth 401(k) PLAN

The employer authorizes the following (check all that apply):

Roth 401(k) Plan Participation – Indicate if you permit your employees to participate and make elective contributions to the Roth 401(k) Plan through after-tax payroll deduction.

Roth 401(k) Matching – Indicate if you offer a Roth 401(k) match for your employees.

This employer match will be posted to the: **401(k) Plan** **457(b) Plan**

Specify your matching formula (e.g. 100% match up to 5%, dollar for dollar match up to \$200, 50% match up to 8%) and which tier (Tier 1, Tier 2, or both) the match applies to:

Continue Section B on Next Page >>

SECTION B » Roth 401(k) PLAN

Automatic Enrollment – Indicate if you automatically enroll new employees and the default percentage to which you enroll them in the Roth 401(k) Plan.

Percent of automatic employee contribution _____ %.

Automatic Escalation – Indicate if you participate in automatic escalation and the percentage you annually escalate employee contributions.

Annual percent of automatic employee contribution escalation _____ %, up to _____ % (max. 15%).

Loans – Indicate if you allow loans from the Roth 401(k) Plan through after-tax payroll deductions for loan repayments.

Indicate if you allow Defined Benefit ineligible employees to make elective contributions to the Roth 401(k) Plan.

Roth 401(k) Restrictions – Indicate if you have restrictions to Roth 401(k) elective contributions and/or matching contributions.

Describe any restrictions you have to employee elective contributions and/or matching contributions:

SECTION C » ROTH 457(b) PLAN

The employer authorizes the following (check all that apply):

Roth 457(b) Plan Participation – Indicate if you permit your employees to participate and make elective contributions to the Roth 457(b) Plan.

Roth 457(b) Matching – Indicate if you offer a Roth 457(b) match for your employees.

This employer match will be posted to the: **401(k) Plan** **457(b) Plan**

Specify your matching formula (e.g. 100% match up to 5%, dollar for dollar match up to \$200, 50% match up to 8%) and which tier (Tier 1, Tier 2, or both) the match applies to:

Continue Section C on Next Page >>

SECTION C » ROTH 457(b) PLAN

Automatic Enrollment – Indicate if you automatically enroll new employees and the default percentage to which you enroll them in the Roth 457(b) Plan.

Percent of automatic employee contribution _____ %.

Automatic Escalation – Indicate if you participate in automatic escalation and the percentage you annually escalate employee contributions.

Annual percent of automatic employee contribution escalation _____ %, up to _____ % (max. 15%).

Loans – Indicate if you allow loans from the Roth 457(b) Plan through after-tax payroll deductions for loan repayments.

Indicate if you allow Defined Benefit ineligible employees to make elective contributions to the Roth 457(b) Plan.

Roth 457(b) Restrictions – Indicate if you have restrictions to Roth 457(b) elective contributions and/or matching contributions.

Describe any restrictions you have to employee elective contributions and/or matching contributions:

SECTION H » EFFECTIVE DATE OF SERVICE AGREEMENT

These changes will only be made prospectively and URS is prohibited from making retroactive changes.

Desired effective date: As soon as administratively possible or Future Date: _____

SECTION I » EMPLOYER AUTHORIZATION

By signing and submitting this Service Agreement Form for processing, I certify that:

- I have the power and authority to sign and make changes on behalf of the named employer;
- I understand and agree on behalf of the named employer to comply with the employer requirements and obligations as found in Utah Code Title 49 and applicable URS rules and policies;
- I understand the URS 401(k) and 457(b) Plans are established and governed by Utah Code Title 49 and are administered as federally qualified plans, which means they must comply with the Internal Revenue Code and applicable IRS regulations and guidance;
- The named employer has reviewed the *Roth 401(k), and Roth 457(b) Summary Plan Descriptions*;
- I agree that the named employer will indemnify URS from and against any claims or other liability including attorney fees based upon the named employer's failure to comply with its obligations under this Agreement;
- I understand the named employer is required to have clearly defined policies outlining non-elective contributions, matching contributions, and/or restrictions to employee elective contributions, in addition to those required by Utah Title 49;
- I understand participating in the Automatic Enrollment Plan requires the employer to have a clear and defined policy regarding automatic contributions;
- I understand and agree that it is the named employer's responsibility to know and comply with its rights, responsibilities, and obligations under Utah Code Title 49.

Print Name	Title
Authorized Signature	Date

New Savings Plans Options » Roth 401(k) / Roth 457(b)

New Plans Offer More Flexibility

URS is adding the Roth 401(k) and Roth 457(b) to our Savings Plan lineup following the Board's approval on November 20. Participating employers can choose whether to offer these plans (see **Page 5**), which will be available after AUREUS launches.

The Roth plans work like our current 401(k) and 457(b) plans, with one key difference: **Contributions are made with after-tax dollars, and qualified withdrawals in retirement are**

» What we need from you if you want to offer the Roth 401(k)/457(b). **Page 5**

» If you don't opt-in, some employees could lose catch-up contributions. **Page 6**

tax-free. This can be especially advantageous if you expect to be in a higher tax bracket in retirement.

Here are a few ways the new Roth

plans may benefit employees:

» **Higher limits for tax-free savings:** Contribution limits for Roth 401(k) and Roth 457(b) are much higher than Roth IRA limits, and each plan has its own separate annual limit.

» **No income limits:** Unlike Roth IRAs, higher-income earners can still contribute.

» **More flexibility:** More ways to optimize your tax and withdrawal options to fit your individual circumstances.

Savings Plan Contribution Limits

Plan	Maximum Employee Contributions	Additional Employee Catch-up Contributions (age 50+/60-63)**	Employee and Employer Combined Contribution Limit (below age 50/age 50+/60-63)**
401(k) / Roth 401(k) Annual contribution limits for the 401(k) and Roth 401(k) apply separately for each plan	2025 » \$23,500 2026 » \$24,500	2025 » \$7,500 2026 » \$8,000/\$11,250	2025 » \$70,000/\$77,500 2026 \$72,000/\$80,000/\$83,250
457(b) / Roth 457(b) Annual contribution limits for the 457(b) and Roth 457(b) apply separately for each plan	2025 » \$23,500 2026 » \$24,500	2025 » \$7,500 2026 » \$8,000/\$11,250	2025 » \$23,500/\$31,000 2026 \$24,500/\$32,500/\$35,750
Traditional IRA IRA limits are combined*	2025 » \$7,000 2026 » \$7,500	2025 » \$1,000 2026 » \$1,100	N/A
Roth IRA IRA limits are combined*	2025 » \$7,000 2026 » \$7,500	2025 » \$1,000 2026 » \$1,100	N/A

* The IRA limit is combined; you're limited to a total of \$7,500/\$8,500 for all of the IRAs (Traditional and Roth combined) you own.

** Assumes an employee catch-up contribution of \$8,000 for ages 50-59 and 64+ and "super" catch-up of \$11,250 for ages 60-63. Starting in 2026, participants in 401(k) and 457(b) plans who are age 50 or older and earned more than \$150,000 in FICA wages in the prior calendar year must make catch-up contributions on an after-tax Roth basis. URS will begin offering Roth 401(k) and 457(b) plans after March 30, 2026.

See Page 6

New Savings Plans Options » Roth 401(k) / Roth 457(b)

It's Simple and Costs Nothing for Employers to Offer New Roth Plans

Offering the new Roth 401(k) and Roth 457(b) Plans cost employers nothing and helps their employees build a secure financial future.

To adopt the new plans, simply fill out a [Designated Roth Service Agreement Form](#) and return it to URS. We must receive your form by **March 6, 2026** in order to have them available to your employees when AUREUS launches on March 30, 2026.

Remember, you must offer the Roth 401(k)/457(b) for some of your employees to make certain catch-up contributions (see [Page 6](#)).

If you have any questions about filling out the form or want to better understand the new Roth plans, join us for a free webinar in early January.

We'll cover all the bases about how these plans work, how they're different from Roth IRAs, and how and why you should offer them to your employees.

Join Us for This Free Employer Webinar



What are Roth 401(k) and 457(b) plans? How can they benefit my employees? How do I offer them?

Join us in January for one of three employer webinars addressing these questions and more.

Representatives from three URS departments, Retirement Planning, Savings Plans, and Employer Services, will be on hand to explain your options and answer questions. We'll walk through the steps to fill out the service agreement so you'll be ready when these plans become available March 30.

Wednesday, January 7, 2026, 8:30-9:30 a.m. | [Register](#)

Thursday, January 8, 2026, 1:30-2:30 p.m. | [Register](#)

Tuesday, January 13, 2026, 3:30-4:30 p.m. | [Register](#)

IRA Contribution Options



Currently, members may only contribute a flat dollar amount to a URS IRA. When AUREUS launches on March 30, 2026, members will also be able to contribute a percentage of their wages to these plans. If you have questions, call us at 801-366-7318 or at 800-753-7318.

New Savings Plans Options » Roth 401(k) / Roth 457(b)

If You Don't Opt-In, Some Employees Could Lose Catch-Up Contributions

Beginning next year, a key provision of the federal SECURE 2.0 Act will shift certain catch-up contributions from pre-tax to after-tax Roth treatment, moving the tax benefit from "now" to "later." Participants in 401(k) and 457(b) plans age 50 or older who earned more than \$150,000 in FICA wages the prior calendar year must make catch-up contributions on an after-tax Roth basis.

These participants will no longer have the option to make pre-tax catch-up contributions. Instead, contributions will go into a Roth account, where growth and retirement withdrawals are tax-free.

What Employers Must Do

To allow affected employees to keep making catch-up contributions, employers must offer the Roth 401(k) and/or Roth 457(b). **URS will begin offering**

Employers that do not adopt these options will, in effect, prevent high-income employees from making any catch-up contributions.

these plans on March 30, 2026.

Employers that do not adopt these options will, in effect, prevent high-income employees from making any catch-up contributions. See **Page 5** for information about how to opt into the URS Roth 401(k) and/or Roth 457(b). If an employer does not opt in, catch-up contributions will not be allowed for affected employees and will be returned as excess contributions.

Employer Reporting

Because the catch-up provision is based on earnings, URS requires that each employer with FICA wage earning employees report each participant who earned more than \$150,000 of FICA wages in 2025 and is age 50 or older by December 31, 2026. This information ensures we can process contributions correctly.

Increased Catch-Up Limits (Ages 60-63)

Another SECURE 2.0 provision raises catch-up limits even further for participants ages 60 through 63. For this specific age group, the "super" catch-up amount is higher than the standard age 50+ catch-up limit (in 2025 it was \$11,250 versus the standard \$7,500). High earners in this age bracket are also subject to the mandatory Roth requirement for these higher limits starting in 2026.

Help Your Employees Save for a Secure Retirement



Opt for automatic enrollment in URS Savings Plans to increase employee participation. Studies show about 40 percent of employees don't participate in their employer's retirement savings plans. However, automatic enrollment increases participation to about 88%. With automatic enrollment, new employees automatically participate in URS Savings Plans at a percentage the employer sets. The employee can opt-out at any time.

ORDINANCE 2026-3

AN ORDINANCE OF PLEASANT VIEW CITY, SETTING THE TIME AND PLACE FOR HOLDING ITS REGULAR CITY COUNCIL MEETINGS.

WHEREAS, Utah Code Ann. § 10-3-502(1) requires the City Council to prescribe by ordinance the time and place for holding its regular meetings and to meet at least once per month; and

WHEREAS, Pleasant View City deems it necessary to establish a clear and consistent schedule and location for its regular meetings to conduct city business and ensure public notice and participation in accordance with the Utah Open and Public Meetings Act (Utah Code Ann. § 52-4-101 et seq.).

NOW THEREFORE, Be it hereby ordained that:

SECTION ONE: the City Council of Pleasant View City, sets its regular meetings for the calendar year 2026, as follows in 'Exhibit A' attached.

SECTION TWO: This ordinance shall take effect immediately.

DATED this 13th day of January, 2026.

PLEASANT VIEW CITY, UTAH

Steve Gibson, Mayor

Attest:

Laurie Hellstrom, City Recorder

Posted this ____ day of _____, 2026

This ordinance has been approved by the following vote of the Pleasant View City Council:

CM Arrington	_____
CM Marriott	_____
CM Nelsen	_____
CM Urry	_____
CM Wilkinson	_____

YEAR 2026
Pleasant View City
Council
meets the
2nd and 4th Tuesdays
at 6:00 P.M.
in the Pleasant View
City Office at
520 West Elberta Dr.

(except: April 28th, June 23rd, July 28th,
November 24th, December 22nd have been
canceled.)

2026 Calendar

January							February							March						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
			1		2	3	1	2	3	4	5	6	7	1	2	3	4	5	6	7
4	5	6	7	8	9	10	8	9	10	11	12	13	14	8	9	10	11	12	13	14
11	12	13	14	15	16	17	15	16	17	18	19	20	21	15	16	17	18	19	20	21
18	19	20	21	22	23	24	22	23	24	25	26	27	28	22	23	24	25	26	27	28
25	26	27	28	29	30	31								29	30	31				

April							May							June						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4						1	2		1	2	3	4	5	6
5	6	7	8	9	10	11	3	4	5	6	7	8	9	7	8	9	10	11	12	13
12	13	14	15	16	17	18	10	11	12	13	14	15	16	14	15	16	17	18	19	20
19	20	21	22	23	24	25	17	18	19	20	21	22	23	21	22	23	24	25	26	27
26	27	28	29	30			24	25	26	27	28	29	30	28	29	30				

July							August							September						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4						1			1	2	3	4	5	
5	6	7	8	9	10	11	2	3	4	5	6	7	8	6	7	8	9	10	11	12
12	13	14	15	16	17	18	9	10	11	12	13	14	15	13	14	15	16	17	18	19
19	20	21	22	23	24	25	16	17	18	19	20	21	22	20	21	22	23	24	25	26
26	27	28	29	30	31		23	24	25	26	27	28	29	27	28	29	30			

October							November							December						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3		1	2	3	4	5	6	7		1	2	3	4	5	
4	5	6	7	8	9	10	8	9	10	11	12	13	14	6	7	8	9	10	11	12
11	12	13	14	15	16	17	15	16	17	18	19	20	21	13	14	15	16	17	18	19
18	19	20	21	22	23	24	22	23	24	25	26	27	28	20	21	22	23	24	25	26
25	26	27	28	29	30	31	29	30						27	28	29	30	31		

Holidays and common observances (United States)

1 Jan.	New Year's Day	25 May	Memorial Day	12 Oct.	Columbus Day
19 Jan.	Birthday of Martin Luther King, Jr.	19 June	Juneteenth	11 Nov.	Veterans Day
16 Feb.	Washington's Birthday (Presidents' Day)	4 July	Independence Day	26 Nov.	Thanksgiving Day
5 Apr.	Easter	7 Sept.	Labor Day	25 Dec.	Christmas

2026 Council Assignments						
Assignment	Mayor Gibson	Arrington	Ferry	Marriott	Wilkinson	Urry
City Signs/Beatification				X		
Central Weber Sewer District	X					
Cemetery Committee	X	X			X	
Public Works West Site						
Community Emergency Response Team (CERT)	Cindy			X		X
Economic Development Committee			X	X		
Planning/Planning Commission Liaison				X		X
Water Committee/Water Tank			X			
Communication		X				
New Community Building	X					
Founder's Day:						
Committee Chair			X			
Day Outreach			X		X	
Parade	Cindy			X		
After Parade Activities	Dean					X
Salmon Bake	Becky	X				
Food Ordering and Purchasing	Becky					
Volunteer Organisor	X					
Car Show		X				
Fireworks Fundraising					X	
Fireworks Stadium and Audience Seating Clean-up					X	
Fun Run	Lee				X	
Breakfast	Bailey/Call				X	
High Performing City			X			
Mayor Pro-tem		X				
Nuisance Complaints	X					
Ordinance Review Committee				X		
RAMP	X			X		X
Recreation Liaison				X		
Point North Area			X		X	
Senior Citizen Liaison			X			
Skyline Drive Committee			X		X	
Taxing Entity Committee	X					
Website oversite					X	
Youth City Council	X				X	
Mayor's Appointments:						
911 Board	Call					
Weber Area Council of Governments (WACOG)	X					
WFRC Transportation Committee	X					
Central Weber Sewer District	X					
Mosquito Abatement District	X					



Purchase Requisition Form

This form must be completed and signed before any purchases can be made by an Elected Official.

Requestor's Name: _____

Vendor Name: _____

Vendor Email: _____

Vendor Address: _____

Vendor Phone: _____

Have we previously used this vendor? Yes No (Attach W-9)

Description of Purchase: _____

Purpose of Purchase: _____

Estimated Cost: (Please refer to the purchasing policy for purchases exceeding \$2,500)

Budgeted GL#: _____

Purchase Method: Card Check Reimbursement

Date Payment is Needed By: _____

Signature of Purchasing Agent

PLEASANT VIEW CITY RESOLUTION 2026-A

A RESOLUTION SUPPORTING AMERICA250 UTAH AND RECOGNIZING AND APPROVING OF THE PLEASANT VIEW UTAH250 COMMUNITY COMMITTEE

WHEREAS, Governor Spencer J. Cox and the Utah State Legislature created the America250 Utah Commission (also known as America250 Utah); and

WHEREAS, the mission of America250 Utah is to commemorate and celebrate, reflect on our nation's past, build community, and look toward the future by educating, engaging, and uniting Utahns and visitors to our state; and

WHEREAS, America250 Utah is seeking partnerships with counties and municipalities to further its mission; and WHEREAS, this partnership will be formed by creating a local committee called the Pleasant View Utah250 Community Committee; and

WHEREAS, the Pleasant View Utah250 Community Committee will focus on important events, people, and places within Weber County to commemorate and celebrate Weber County's role in America's 250th anniversary; and

WHEREAS, local projects will enhance tourism, community building, and economic development opportunities.

NOW, THEREFORE, BE IT RESOLVED that Pleasant View City:

1. Hereby recognizes the Pleasant View Utah250 Community Committee as its official committee.
2. Will partner with America250 Utah.
3. Will support signature programs of the America250 Utah Commission; and
4. Will support the Pleasant View Utah250 Community Committee in its local efforts to educate, engage, and unify Utahns and our visitors in Weber County.

This Resolution shall take effect upon passage.

Approved and adopted by the City Council of Pleasant View City this _____ day of _____, 2026.

PLEASANT VIEW CITY

Steve Gibson, Mayor

ATTEST:

Laurie Hellstrom, City Recorder

Vote of City Council

Yes No

- Council Member Arrington
- Council Member Ferry
- Council Member Marriott
- Council Member Urry
- Council Member Wilkinson

FYI

Effective 7/1/2025**52-4-205 Purposes of closed meetings -- Certain issues prohibited in closed meetings.**

(1) A closed meeting described under Section 52-4-204 may only be held for:

- (a) except as provided in Subsection (3), discussion of the character, professional competence, or physical or mental health of an individual;
- (b) strategy sessions to discuss collective bargaining;
- (c) strategy sessions to discuss pending or reasonably imminent litigation;
- ~~(d) strategy sessions to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares, or to discuss a proposed development agreement, project proposal, or financing proposal related to the development of land owned by the state or a political subdivision, if public discussion would:~~
 - (i) disclose the appraisal or estimated value of the property under consideration; or
 - (ii) prevent the public body from completing the transaction on the best possible terms;
- (e) strategy sessions to discuss the sale of real property, including any form of a water right or water shares, if:
 - (i) public discussion of the transaction would:
 - (A) disclose the appraisal or estimated value of the property under consideration; or
 - (B) prevent the public body from completing the transaction on the best possible terms;
 - (ii) the public body previously gave public notice that the property would be offered for sale; and
 - (iii) the terms of the sale are publicly disclosed before the public body approves the sale;
- (f) discussion regarding deployment of security personnel, devices, or systems;
- (g) investigative proceedings regarding allegations of criminal misconduct;
- (h) as relates to the Independent Legislative Ethics Commission, conducting business relating to the receipt or review of ethics complaints;
- (i) as relates to an ethics committee of the Legislature, a purpose permitted under Section 52-4-204;
- (j) as relates to the Independent Executive Branch Ethics Commission created in Section 63A-14-202, conducting business relating to an ethics complaint;
- (k) as relates to a county legislative body, discussing commercial information as defined in Section 59-1-404;
- (l) as relates to the Utah Higher Education Savings Board of Trustees and its appointed board of directors, discussing fiduciary or commercial information;
- (m) deliberations, not including any information gathering activities, of a public body acting in the capacity of:
 - (i) an evaluation committee under Title 63G, Chapter 6a, Utah Procurement Code, during the process of evaluating responses to a solicitation, as defined in Section 63G-6a-103;
 - (ii) a protest officer, defined in Section 63G-6a-103, during the process of making a decision on a protest under Title 63G, Chapter 6a, Part 16, Protests; or
 - (iii) a procurement appeals panel under Title 63G, Chapter 6a, Utah Procurement Code, during the process of deciding an appeal under Title 63G, Chapter 6a, Part 17, Procurement Appeals Board;
- (n) the purpose of considering information that is designated as a trade secret, as defined in Section 13-24-2, if the public body's consideration of the information is necessary to properly conduct a procurement under Title 63G, Chapter 6a, Utah Procurement Code;
- (o) the purpose of discussing information provided to the public body during the procurement process under Title 63G, Chapter 6a, Utah Procurement Code, if, at the time of the meeting:
 - (i) the information may not, under Title 63G, Chapter 6a, Utah Procurement Code, be disclosed to a member of the public or to a participant in the procurement process; and

- (ii) the public body needs to review or discuss the information to properly fulfill its role and responsibilities in the procurement process;
- (p) as relates to the governing board of a governmental nonprofit corporation, as that term is defined in Section 11-13a-102, the purpose of discussing information that is designated as a trade secret, as that term is defined in Section 13-24-2, if:
 - (i) public knowledge of the discussion would reasonably be expected to result in injury to the owner of the trade secret; and
 - (ii) discussion of the information is necessary for the governing board to properly discharge the board's duties and conduct the board's business;
- (q) as it relates to the Cannabis Production Establishment Licensing Advisory Board, to review confidential information regarding violations and security requirements in relation to the operation of cannabis production establishments;
- (r) considering a loan application, if public discussion of the loan application would disclose:
 - (i) nonpublic personal financial information; or
 - (ii) a nonpublic trade secret, as defined in Section 13-24-2, or nonpublic business financial information the disclosure of which would reasonably be expected to result in unfair competitive injury to the person submitting the information;
- (s) a discussion of the board of the Point of the Mountain State Land Authority, created in Section 11-59-201, regarding a potential tenant of point of the mountain state land, as defined in Section 11-59-102; or
- (t) a purpose for which a meeting is required to be closed under Subsection (2).

(2) The following meetings shall be closed:

- (a) a meeting of the Health and Human Services Interim Committee to review a report described in Subsection 26B-1-506(1)(a), and a response to the report described in Subsection 26B-1-506(2);
- (b) a meeting of the Child Welfare Legislative Oversight Panel to:
 - (i) review a report described in Subsection 26B-1-506(1)(a), and a response to the report described in Subsection 26B-1-506(2); or
 - (ii) review and discuss an individual case, as described in Section 36-33-103;
- (c) a meeting of a conservation district as defined in Section 17D-3-102 for the purpose of advising the Natural Resource Conservation Service of the United States Department of Agriculture on a farm improvement project if the discussed information is protected information under federal law;
- (d) a meeting of the Compassionate Use Board established in Section 26B-1-421 for the purpose of reviewing petitions for a medical cannabis card in accordance with Section 26B-1-421;
- (e) a meeting of the Colorado River Authority of Utah if:
 - (i) the purpose of the meeting is to discuss an interstate claim to the use of the water in the Colorado River system; and
 - (ii) failing to close the meeting would:
 - (A) reveal the contents of a record classified as protected under Subsection 63G-2-305(81);
 - (B) reveal a legal strategy relating to the state's claim to the use of the water in the Colorado River system;
 - (C) harm the ability of the Colorado River Authority of Utah or river commissioner to negotiate the best terms and conditions regarding the use of water in the Colorado River system; or
 - (D) give an advantage to another state or to the federal government in negotiations regarding the use of water in the Colorado River system;
- (f) a meeting of the General Regulatory Sandbox Program Advisory Committee if:

- (i) the purpose of the meeting is to discuss an application for participation in the regulatory sandbox as defined in Section 63N-16-102; and
- (ii) failing to close the meeting would reveal the contents of a record classified as protected under Subsection 63G-2-305(82);

(g) a meeting of a project entity if:

- (i) the purpose of the meeting is to conduct a strategy session to discuss market conditions relevant to a business decision regarding the value of a project entity asset if the terms of the business decision are publicly disclosed before the decision is finalized and a public discussion would:
 - (A) disclose the appraisal or estimated value of the project entity asset under consideration; or
 - (B) prevent the project entity from completing on the best possible terms a contemplated transaction concerning the project entity asset;
- (ii) the purpose of the meeting is to discuss a record, the disclosure of which could cause commercial injury to, or confer a competitive advantage upon a potential or actual competitor of, the project entity;
- (iii) the purpose of the meeting is to discuss a business decision, the disclosure of which could cause commercial injury to, or confer a competitive advantage upon a potential or actual competitor of, the project entity; or
- (iv) failing to close the meeting would prevent the project entity from getting the best price on the market; and

(h) a meeting of the Rules Review and General Oversight Committee to review and discuss:

- (i) an individual child welfare case as described in Subsection 36-35-102(3)(c); or
- (ii) information that is subject to a confidentiality agreement as described in Subsection 36-35-102(3)(c).

(3) In a closed meeting, a public body may not:

- (a) interview a person applying to fill an elected position;
- (b) discuss filling a midterm vacancy or temporary absence governed by Title 20A, Chapter 1, Part 5, Candidate Vacancy and Vacancy and Temporary Absence in Elected Office; or
- (c) discuss the character, professional competence, or physical or mental health of the person whose name was submitted for consideration to fill a midterm vacancy or temporary absence governed by Title 20A, Chapter 1, Part 5, Candidate Vacancy and Vacancy and Temporary Absence in Elected Office.

Amended by Chapter 391, 2025 General Session