

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

January 13, 2026

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

MAYOR:

Steve Gibson

COUNCILMEMBERS:

Ann Arrington (via Zoom)
Johnny Ferry
David Marriott
Sara Urry
Sean Wilkinson

STAFF:

Andrea Z Steiniger
Laurie Hellstrom
Tyson Jackson
Tammy Eveson
Brian Jacobs
Brody Flint (city attorney)

VISITORS:

Heather Swanson	Jon Cunningham
Cam Arrington	Dana Gibson
Daniel Harris	Lynn Humphreys
Jerry Burns	Roy Lunsford
Larae Lunsford	Kerry Humphreys
Mike Humphreys	Elaine Pitcher
Paul Pitcher	Kevin Morris
Rebecca Morris	Donna Johnson
Claron Haglund	Sharlene Call
Shandi Call	Leonard Call
Christy Bailey	Mary Williams
Carol Smedley	Richard Saunders
Bret White	Deborah White
Phil Nelsen	Paige Nelsen
Merrill Harris	Addison Scoville
Wynn Philips	Scott Nicholson
Corey Urie	Geneva Blanchard

1. Introduction.

- a. Pledge of Allegiance and Opening Prayer, Reading, or Expression of Thought: (*Councilmember Sara Urry*).**
- b. Declaration of Conflicts of Interest.** None given.
- c. Public Comments/Questions for the Mayor & Council (limited to 3 minutes).**
None.

2. Elected Officials. Swear-in and welcome the newly elected Mayor and Councilmembers and honor the outgoing Mayor and Councilmember.

Laurie Hellstrom swore in the elected Mayor Steve Gibson and elected Sean Wilkinson and Johnny Ferry councilmembers. The out-going Mayor Call and Councilmember Nelsen were honored.

3. Consent Items. Minutes of December 9, 2025

Motion was made by CM Marriott to approve the consent item (minutes of December 9, 2025). 2nd by CM Ferry. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

4. Audit Report. Presentation of the Audit Report for the fiscal year ending June 2025. (Presenter: Corey Urie with Wood Richards & Associates)

Corey Urie presented the Audit report for the fiscal year ending June 2025 with an unmodified opinion, meaning a clean audit.

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

Laurie Hellstrom provided a simplified form of the conflict of interest disclosure forms and reviewed with the council. If any conflicts apply please fill out the form and provide to mayor or as directed.

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)

Tammy Eveson: this is a lot in Fox Meadows and the Scott's property. It is a rezone to CP-2. The proposed use is a veterinarian clinic which is a C.U.P. There will be a boundary adjustment to combine the lots. The planning Commission recommend approval. CM Urry: is the C-2 and CP-2 different. Tammy Eveson: they are two different zones.

Motion was made by CM Marriott to go into a public hearing to 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. 2nd by CM Urry. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

Mayor Gibson asked for comments from the public. Elaine Pitcher: what does a conditional use mean? Andrea Steiniger: it's a permitted use but put on conditions. Elaine Pitcher: my concern is if the zone is changed and the veterinarian clinic falls through it will be something else that will come in. I am happy with animals. Mary Williams: I am the president of the HOA in Fox Meadows. I am looking forward to something being there. Will the approach come off of 600 W or 2700 N? Andrea Steiniger: I had a meeting with UDOT. There is no access off 2700 N. 600 W is our access. Mayor Gibson: that is why the road loops. Mary Williams: we have to maintain the road and with the increased traffic and elderly live on that road. Andrea Steiniger: they may participate in the HOA. This is just the rezone. Debra White: I am concerned with the CP-2 if it is

not a vet clinic. It opens it up to undesirable businesses. What is our protection? Mayor Gibson: we don't want undesirable businesses either but, it opens it up. Dan Harris (from Michigan): are there any questions for me? We are under contract to purchase and build a business for household animals. It is not a pet ambulance.

Motion was made by CM Marriott to close the public hearing. 2nd by CM Wilkinson. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

Motion was made by CM Urry to rezone 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. 2nd by CM Marriott. Roll call vote. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

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)

Tammy Eveson: there is a temporary turnaround easement on 226 W (lot 214-R) and trading to be located on 238 W. The map was shown.

Motion was made by CM Marriott to vacate the temporary turnaround easement located in Weber View Subdivision on Lot 214-R (226 W 3175 N). 2nd by CM Wilkinson. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

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)

Tammy Eveson: Jones & Associates did the final punch list and they met the requirements. We recommend release of escrow. We check if they owed any accounts receivable with the city and they don't.

Motion was made by CM Marriott to grant final acceptance to Rulon White Business Park and end the guarantee period. 2nd by CM Arrington. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

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

Andrea Steiniger: in the spring we approved a contract in deficit and brought the contract down. The lower amount was not approved by the city council, and this is back for formalization.

Motion was made by CM Arrington to consider approving a change order for the Pickleball Courts. 2nd by CM Urry. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

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)

CM Wilkinson: this agreement has been rescinded by Weber County and it is not to be considered tonight. There will be a new proposal in the future.

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)

Andrea Steiniger: in the future you will hear a lot about the Farr West Development. This is for a dual left-turn that the developers have asked UDOT to help. UDOT agreed to help up to \$250,000 but the funding has to go to the city and then we disperse the funds to the developers.

Motion was made by CM Marriott 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. 2nd by CM Wilkinson. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

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

Andrea Steiniger: our attorney Mike Houtz is retiring. We have done an RFQ and are recommending the acceptance of Matt Wilson and Brody Flint to act as the city attorneys. Brody Flint gave an introduction of themselves.

Motion was made by CM Marriott to accept the contract for Attorney Services to Matt Wilson and Brody Flint with the addition of 1.1(i)-review and update ordinances. 2nd by CM Urry. Roll call vote. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

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)

Andrea Steiniger: the state renumbered LUDMA from 10-9a to 10-20 and our code needs to be updated to refer to the new code.

Motion was made by CM Marriott to amend the Pleasant View City Municipal Code to update references to the recodified Land Use, Development and Management Act (LUDMA), Ordinance 2026-2. 2nd by CM Ferry. Roll call vote. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

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

Motion was made by CM Marriott to amend the Personnel Policy to address changes under the One Big Beautiful Bill Act 'OBBBA' regarding income tax deduction for qualified overtime compensation and consolidate prior policies, Policy 2026-1 with a change to section 5 to be 40 hours for both overtime banks. 2nd by CM Urry. Roll call vote. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

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)

Motion was made by CM Urry 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. 2nd by CM Marriott. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

16. Meeting Schedule. Set the 2026 City Council meeting schedule, Ordinance 2026-3.

Motion was made by CM Wilkinson to set the 2026 City Council meeting schedule, Ordinance 2026-3. 2nd by CM Marriott. Roll call vote. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

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.

Motion was made by CM Marriott to appoint Steve Gibson to a 4-year term on the Central Weber Sewer Improvement District Board. 2nd by CM Ferry. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

18. Council Assignments. Discussion and possible action to set the 2026 Council Liaison Assignments.

The council discussed their assignments for 2026.

Mayor Gibson

- Provide overall leadership and coordination.
- Stay involved in Founders Day, even though Dave is chair.
- Oversee organization of events and ensure ideas pass through Dave and the Mayor before moving forward.
- Emphasize council ownership of Founders Day.
- Encourage public involvement and formation of committees.
- Help coordinate planning for Pleasant View 175 and America 250 initiatives.

CM Marriott

- Serve as Chair of Founders Day.
- Schedule and lead kickoff/planning meetings (within the next few weeks).
- Coordinate major event logistics.
- Work closely with the Mayor on Pleasant View 175 planning.
- Act as central point for ideas and approvals related to Founders Day.
- Provide guidance based on past years’ experience.

CM Wilkinson

- Oversee the race/early morning activities (taking over Phil’s former role).
- Work with race organizers.
- Assist with breakfast-related coordination.
- Expected to actively participate in Founders Day.

CM Ferry

- Lead and “own” the Car Show.
- Coordinate with sponsors and existing helpers.

- Continue general participation in Founders Day activities (has helped with breakfast previously).

CM Arrington

- Serve as Mayor Pro Tem.
- Provide leadership and counsel.
- Likely assist with parade-related activities (discussion implied involvement).
- Help ensure pickleball is included in Founders Day.

CM Urry

- Assist with various Founders Day activities.
- Help with fundraising and securing money.

Cindy Harrison

- Help coordinate the parade.
- Involved in event planning discussions (including possible additional event for the 175 celebration).
- Potential liaison for recreation (to be clarified).

Tyson Jackson

- Continue overseeing Public Works support during Founders Day week.
- Assist with logistics such as grounds, setup areas, and facilities.

Dana Gibson

- Work on Pleasant View 175 initiatives.
- Coordinate involvement of spouses (wives/husbands) who want to participate.

Heritage Committee

- Work on Pleasant View 175 efforts.
- Coordinate historical/heritage-related elements.
- Collaborate with city leadership while remaining a separate committee.

Becky Stokes

- In charge of a specific giveaway or Founders Day item (implied key responsibility).
- Considered essential to continuing that portion of the event.

Leigh Marriott

- Assist with creating and selling 175-themed shirts.

General Council Expectations

- Each major event/activity has one council member assigned to lead it.
- Other council members are encouraged to help but not required to attend every planning meeting.
- Be mindful of quorum requirements when meeting.
- Participate actively — involvement is “expected.”
- Attend future work sessions and city tours.
- Help recruit community members for committees and planning roles.

19. Purchase Requisition Form. Presentation on purchase requests by elected officials.

(Presenter: Laurie Hellstrom)

Laurie Hellstrom reviewed the ‘purchase requisition form’ for the council with the council. Elected officials are not authorized purchasing agents and cannot make purchases on behalf of the city without prior approval. For any city-related expense (e.g., events like Founders Day), a purchase requisition form must be completed and approved in advance by an authorized purchasing agent to ensure the expense fits within the approved budget.

Key points:

- Get approval before buying anything. Do not make purchases first and request reimbursement later.
- Attach receipts to approved requisitions.

- Only designated purchasing agents (e.g., specific city staff) can authorize purchases.
- Avoid informal “just bill the city” arrangements.
- Reimbursements are discouraged but allowed if pre-approved.
- Donations or payments (cash/checks) should be made directly to the city and preferably delivered to the city office to avoid any appearance of wrongdoing.
- The goal is to improve budget tracking, accountability, and professionalism.

20. Celebrations Committee. Explore the idea of forming a ‘Pleasant View Utah250’ and ‘Pleasant View175’ Celebrations Committee.

The council discussed the celebration.

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).

Andrea Steiniger: funding is available.

Motion was made by CM Marriott to approve the Resolution supporting America250 Utah and recognizing and approving of the Pleasant View Utah250 Community Committee, Resolution 2026-A. 2nd by CM Urry. Roll call vote. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

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).

Motion was made by CM Marriott to go into a closed meeting to discuss property acquisition. 2nd by CM Urry. Roll call vote. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

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

Motion was made by CM Ferry to end the closed meeting. 2nd by CM Marriott. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

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)

CM Wilkinson: does the cost estimate include property outside UDOT’s ROW? Geneva Blanchard: no, just the deceleration lane. CM Wilkinson: is the agreement intended to address just the deceleration lane or driveway in as well? Geneva Blanchard: the agreement is just for the land swap. There is no value because of the access agreement is 100% on E.K. Bailey’s property. The access agreement talks about us having the burden of maintenance. CM Wilkinson: what is the cost of that? Geneva Blanchard: it was not intended on cost share. Why do you want to know? CM Wilkinson: who is responsible for the deceleration lane? Trying to equate value to value. If E.K. Bailey has to install the deceleration lane for UDOT requirement, the city is not really getting value out of that. Geneva Blanchard: it really is a matter on whoever develops first. We were looking at as taking a cost off the city but with shared access and giving parking and future maintenance. I still say there is a large part on our side. CM Wilkinson: can

you quantify that? CM Ferry: and the long-term maintenance. Geneva Blanchard: we take care of access and allow overflow parking. Your parking is your maintenance. CM Urry: can you put that on paper? Geneva Blanchard: yes. CM Arrington: I am not opposed to the idea but can I look a resident in eye and say this is a good decision? Geneva Blanchard: argue, whoever uses property in the back there is no value in that. What would the city sell to who for what? CM Urry: valid point but still need info. CM Arrington: just show us. I am talking to approve with conditions. CM Ferry: can put money on it? Mayor Gibson: as long as we come up with \$207K. CM Urry: I want to see how to quantify. Mayor Gibson: look at the whole package. Geneva Blanchard: the deceleration is only in the ROW and no other ask from us.

Motion was made by CM Marriott to approve the real estate purchase contract for land and deceleration lane construction at 3528 N HWY 89 as discussed. 2nd by CM Arrington. Voting Aye: CM Marriott, CM Arrington and CM Ferry. Voting Nay: CM Wilkinson and CM Urry. 3-2 motion passed.

24. Other Business.

Tyson Jackson: audit items are still being worked on. The ARPA funds need to be spent by December 2026 and projects will be coming. MJM is working on the last major portion. A job offer letter was sent out. there are two positions still to be filled. Still working on code amendments and inspection processes per the state. CM Marriott: I am holding off on 5S meetings. I will look into the sandbags on 750 W.

Andrea Steiniger: Stetson Talbot is out due to illness. It appears there has been some accounts hacked and I will have IT look at it.

CM Urry: there were 20 kids at the Day at the Legislative.

CM Marriott discussed the website on adding additional information.

CM Arrington is coordinating the website and communications.

Mayor Gibson: keep track of your ideas for our work session.

25. Adjournment: 9:39 P.M.