

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

**March 10, 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  
Johnny Ferry  
David Marriott  
Sara Urry  
Sean Wilkinson

**STAFF:**

Andrea Z Steiniger  
Laurie Hellstrom  
Tyson Jackson  
Stetson Talbot  
Michael Littlefield  
Matt Wilson-attorney

**VISITORS:**

Dana Gibson	Sarah Wichern
Robert Echard	Dusty Rayland
S. Peterson	Shayden Peterson
David Fjeldsted	Ashlee Cauley

**1. Introduction.**

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

**2. Consent Items. Minutes of January 27, 2026, February 4, 2026, and February 10, 2026 (open & closed)**

Motion was made by CM Arrington to approve the minutes of January 13, 2026 (open & closed), February 24, 2026 (open & closed) and February 28, 2026. 2<sup>nd</sup> by CM Wilkinson. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

**3. Caught Being Good. Presentation of award. (Presenters: Neighborhoods in Action Committee - Mayor Gibson & Dana Gibson)**

Dana Gibson introduced Bob Echard and being noted for his kindness and service. Bob has offered free legal advice, helped neighbors with everyday tasks, and especially noted for using

his tractor to clear snow for others over many years. Mayor Gibson presented the 'Caught Being Good' award for his selfless contributions. Bob Echard thanked the community and reflected on Pleasant View as a wonderful place to live and expresses appreciation for its people and leadership.

#### **4. TUF Presentation. Presentation on the Transportation Utility Fee (TUF) Update. (Presenter: Sarah Wichern with Jones & Associated)**

Sarah Wichern gave a presentation on the TUF fee update (presentation attached).

Summary: The presentation explains transportation utility fees (TUFs) as a funding method for road maintenance, where property owners pay based on their use of the road system (measured by trip generation). These fees were introduced because traditional funding sources (taxes and state funds) are insufficient to maintain roads.

##### Key Points:

- Road maintenance is time-sensitive: Preventive maintenance (like chip sealing every 5–7 years) is far cheaper than letting roads deteriorate and requiring full reconstruction. Every \$1 spent early can save \$6–\$10 later.
- Current situation in Pleasant View:
  - About 10 million sq ft of roads to maintain.
  - Current funding provides roughly \$800,000/year, but about \$1 million/year is needed just for basic maintenance.
  - Many roads are nearing critical condition:
    - 44% have ≤6 years of life remaining.
    - 72% have ≤10 years remaining.
- If funding stays the same (\$4 fee):
  - Road conditions will continue to decline.
  - Around 20% of roads may reach failure within 10 years.
- Recommended option:
  - Increase fee to about \$15/month per unit, generating ~\$1.3M annually.
  - This would allow:
    - ~\$1M for maintenance
    - ~\$300K for major repairs
  - Still not perfect, but significantly slows deterioration.
- Alternative idea:
  - Issue a bond (e.g., \$5M) to fix roads sooner, reducing long-term deterioration, though politically and financially challenging. Mayor Gibson: we will not entertain a bond.

##### Additional Context:

- Current fee (\$4) generates only about \$185K, far below needs.
- Other funding sources (like state road funds) are decreasing, worsening the problem.
- Construction costs have risen significantly in the past decade.
- A similar issue was identified 10 years ago, but action was limited, leading to the same problem today.

#### **5. Preliminary Subdivision. Discussion and possible action to approve a preliminary subdivision approval for the subdivision of two vacant parcels of land, Weber County Parcels: 19-017-0146 & 19-017-0147 (located east of I-15 at approximately 2750 N) (Presenter: Andrea Steiniger)**

Andrea Steiniger: this was a minor subdivision. It has been to the planning commission and they recommend approval. This is by the Farr West boundary. 8.01 acres are in Pleasant View.

It is an MCM zone. This has gone the rounds in engineering. There is a detention basin on the north end.

Motion was made by CM Ferry to approve the preliminary subdivision approval for the subdivision of two vacant parcels of land, Weber County Parcels: 19-017-0146 & 19-017-0147 (located east of I-15 at approximately 2750 N). 2<sup>nd</sup> by CM Marriott. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

**6. Development Agreement. Discussion and possible action to approve a Development Agreement for a commercial development project in Pleasant View City and Farr West City. Applicant: Woodsonia Farr West, LLC. (Presenter: Andrea Steiniger)**

Andrea Steiniger: this has been beaten to death. This agreement does not affect the land use. It is specifically for how funding is dispersed. It is a 70' road and the city wants an 80' road. Pleasant View City is the administer of the WACOG funds and how to submit for reimbursement. UDOT also awarded to Pleasant View City \$250k for 2 left turn lanes and Pleasant View will dispersing those funds.

Motion was made by CM Arrington to approve the Development Agreement for a commercial development project in Pleasant View City and Farr West City. 2<sup>nd</sup> by CM Marriott. Roll call vote. Voting Aye: CM Wilkinson, CM Marriott, CM Urry, CM Arrington and CM Ferry. 5-0.

**7. Franchise Agreement. Discussion and possible action to approve a Franchise Agreement with Woodsonia Farr West, LLC regarding secondary water for Farr West Landing, a commercial development project . (Presenter: Andrea Steiniger)**

Steve Gibson: Matt Willson, city attorney, got the paper work together for this one. Andrea Steiniger: the agreement is between us and the developers. It is like a fiber or power franchise agreement but for secondary water lines.

Motion was made by CM Marriott to approve the Franchise Agreement with Woodsonia Farr West, LLC regarding secondary water for Farr West Landing. 2<sup>nd</sup> by CM Urry. Roll call vote. Voting Aye: CM Ferry, CM Arrington, CM Marriott, CM Urry, and CM Wilkinson. 5-0.

**8. Property Acquisitions-Skyline Drive. Discussion and possible action to approve property acquisition for property located at 540 W 4300 N for Skyline Drive. (Presenter: Tyson Jackson)**

Tyson Jackson: this is a property acquisition for the Skyline Drive project at 540 West 4300 North. This is from WACOG funding. The final offer of \$51,200 was accepted after the seller declined a "cost to cure" adjustment. As part of the agreement, the city will cover certain lien-related costs, estimated to be around \$2,500, consistent with previous acquisitions in the project. This property represents the last active willing seller in Phase 2, meaning all property owners in that section have now either accepted or declined offers. Staff recommended moving forward to finalize the remaining parcels.

Motion was made by CM Marriott to approve the property acquisition for property located at 540 W 4300 N for Skyline Drive. 2<sup>nd</sup> by CM Urry. Roll call vote. Voting Aye: CM Urry, CM Marriott, CM Wilkinson, CM Ferry and CM Arrington. 5-0.

**9. Parking and Backing Policy. Discussion and possible action to adopt a parking and backing policy, Policy 2026-2. (Presenter: Tyson Jackson)**

Tyson Jackson: this is part of the safety and Trust program for insurance. We took their template and review it. We took out the requirement of putting out cones. The cones are just a recommendation. After approval we will make staff aware of the policy. I feel that this is manageable and standard practice and it is good for all to follow. Stetson Talbot: the Circle of Safety walk on hot calls we will not do. Matt Wilson: change from 'must' to 'should' on the Circle of Safety.

Motion was made by CM Marriott to adopt a parking and backing policy, Policy 2026-2. 2<sup>nd</sup> by CM Arrington. Roll call vote. Voting Aye: CM Ferry, CM Arrington, CM Wilkinson, CM Urry and CM Marriott. 5-0.

**10. 'Acquisition Pool' Amendment. Discussion and possible action to amend the acquisition pool agreement with Avenue Consultants, Inc. with an updated cost table. (Presenter: Andrea Steiniger)**

Andrea Steiniger: this is to update the price table for Avenue Consultant who are already in our acquisition pool. This is in line with the other ones in the pool. We don't have to go with them but it adds to the pool.

Motion was made by CM Arrington to amend the acquisition pool agreement with Avenue Consultants, Inc. with an updated cost table. 2<sup>nd</sup> by CM Ferry. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

**11. Garbage Cans. Presentation on different options on changing the garbage can fee structure. (Presenter: Mike Littlefield)**

Mike Littlefield gave a presentation (attached).

Summary: The discussion focuses on deciding how to handle the city's garbage and recycling cans, including replacement, costs, and management.

- The city currently uses rotationally molded cans and replaced 161 cans in 2025 (about 13/month), with more breakage in colder months.
- Staff presented three main can options:
  - Current rotational molded cans: familiar, ~15-year lifespan, but only a 5-year warranty and higher monthly cost increase (~\$1.48).
  - Totter cans: similar lifespan, compatible with trucks, moderate cost increase (~\$0.80/month).
  - Schaefer cans: cheapest option (~\$0.60/month increase), lighter lids, widely used, but require larger bulk orders and storage.
- Two Republic-managed options were also discussed:
  - City owns cans, Republic handles delivery/replacement (~\$100 per replacement).
  - Republic owns all cans and replaces them on a 5-year cycle, but this increases monthly fees (\$1.50–\$5) and creates risk if the contract ends (city would need to replace all cans).
- Key issues raised:
  - Upfront cost vs. monthly fees for residents.
  - Storage and logistics of ordering and handling cans.
  - Staff time, estimated at ~30 minutes per can replacement.
  - Damage causes (weather, heavy lids, handling by trucks).
  - Warranty limitations and replacement rules.
  - Concerns about tracking cans and preventing unnecessary replacements.
- Additional concern: the cost-effectiveness of recycling, with some suggesting eliminating it due to high processing costs and limited benefit.

Overall, the group is weighing cost, durability, logistics, and responsibility (city vs. Republic) to decide the most efficient long-term solution. It should be address in the budget process with other budgetary factors.

**12. America250 & PV175 Coins. Discussion on coins purchase for America250 & PV175 celebration. (Presenter: Mayor Gibson)**

Mayor Gibson: I would like to have coins this year. It is a month out on ordering and getting them here. I would sell some of them. We could start with 2,000 coins and charge \$5. No action. This will be a budget amendment item.

**13. Communication Program. Discussion and possible action to contract with Constant Contact for six months for emails, text messaging, etc. in the amount of \$300 in lieu of the monthly newsletter sent to non-utility billed residents. (Presenter: Ann Arrington)**

CM Arrington: this is to eliminate the by-mail newsletter sent to non-utility billed residents at a \$900 cost each month and replace it with a contract with Constant Contact for communications. It allows 6,000 emails and 500 text messages per month.

Motion was made by CM Urry to contract with Constant Contact for six months for emails, text messaging, etc. in the amount of \$300 in lieu of the monthly newsletter sent to non-utility billed residents. 2<sup>nd</sup> by CM Marriott. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

**14. Other Business.**

Tyson Jackson: we are in the clean up phase of the storm sewer project and they have been given a punch list. If any of the council wants a tour, let us know. We are getting ready for budget season. The parks staff are at a conference. Staff is working on getting certified, CDL's and etc. We posted the Utility Tech I job opening.

Stetson Talbot: we had a critical incident and we did a good job with SWAT and WC Sherriff. It triggered training and equipment that we need.

Mayor Call: thank you Matt for attorney help. I would like to consider in the future a 30x30 fitness pad for \$160k with a \$30k grant.

CM Urry: the YCC is doing a service project and cleaning out detention basins. Their final dinner is in May.

CM Arrington: we are working on EZ grants for an RC crawler park, pickleball paddle holders and back stop and banners on light poles.

CM Ferry: can we get a recap of the legislation bills? Andrea Steiniger: the League has a wrap up session on Thursday. There will be some ordinance changes and we will give you an update.

CM Marriott: we need to take a tour of the parks.

**15. Adjournment: 8:47 P.M.**