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

October 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
Johnny Ferry
David Marriott
Sara Urry
Sean Wilkinson

STAFF:
Andrea Z Steiniger
Laurie Hellstrom
Tyson Jackson
Stetson Talbot
Matt Wilson-attorney

VISITORS:

Andy Neff	Brad Jones
John Morris	Tim Walkins
Dean Stokes	Dave Laloli
Dave Gossner	Joseph Wirthlin (zoom)

1. Introduction.

a. Pledge of Allegiance and Opening Prayer, Reading, or Expression of Thought: (*Councilmember Sean Wilkinson).*

b. Declaration of Conflicts of Interest. None were given.

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

None were given.

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

None.

3. Work Session. Joint City Council/Planning Commission work session for the General Plan.

Tim Walkins (with WFRC) and Joseph Wirthlin (with Zions Public Finance) gave a presentation on the General Plan update (attached).

4. Building and Construction Code. Discussion and consideration to repeal and replace Title 15-Building and Construction, Ordinance 2026-28. *(Presenter: Andrea Steiniger)*

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

5. Animal Licensing Code. Discussion and consideration to amend Section '6.04.180-Dog-License Required-Inoculation' of Title 6-Animal Regulations, Ordinance 2026-29. *(Presenter: Stetson Talbot)*

Stetson Talbot: most of the dog licensing happen in December to April. The purpose of the amendment is to simplify. The suggested fee is $15 and a $5 discount for an early purchase before March 1st. I didn't like the late fee, and we did away with the replacement tag fee. Service dogs are now everyone's dog, and they are no longer an exception from the fees. CM Arrington can the discount be changed to an early purchase of $10?

Motion was made by CM Urry to amend Section '6.04.180-Dog-License Required-Inoculation' of Title 6-Animal Regulations, Ordinance 2026-29 with the change from discount of $5 to an early purchase fee of $10. 2nd by CM Arrington. Roll call vote. Voting aye: CM Marriott, CM Urry, CM Ferry, CM Arrington and CM Wilkinson. 5-0

6. Elections Interlocal Agreement. Discussion and consideration to enter into an Interlocal Agreement for Election Services with Weber County, Resolution 2026-AA. *(Presenter: Laurie Hellstrom)*

Laurie Hellstrom: this is the same as before but with a $1 increase and they will help with any special elections. The estimated maximum cost could be $40k with no participation but if there is participation with any other entities the fees shared.

Motion was made by CM Marriott to approve the Interlocal Agreement for Election Services with Weber County, Resolution 2026-AA. 2nd by CM Ferry. Roll call vote. Voting aye: CM Urry, CM Wilkinson, CM Ferry, CM Arrington and CM Marriott. 5-0

7. Appeal Process Policy. Discussion and consideration to clarify the 'Appeal Process for Fees Assessment Waivers and Rebates', Policy 2026-4. *(Presenter: Andrea Steiniger)*

Andrea Steiniger: when the TUF was adopted an appeal process was also adopted. We have received some appeals and realized that we need to clarify the policy and separate out the TUF process to make it more clear but the same rules.

Motion was made by CM Arrington to clarify the 'Appeal Process for Fees Assessment Waivers and Rebates', Policy 2026-4. 2nd CM Marriott. Roll call vote. Voting aye: CM Ferry, CM Wilkinson, CM Marriott, CM Urry and CM Arrington. 5-0

8. RFP. Discussion and consideration regarding an RFP for a Financial Analyst Pool. *(Presenter: Andrea Steiniger)*

Andrea Steiniger: this pool is similar to the acquisition agent pool but for financial needs. We will need it for bonding, utility rate structures, impact studies, etc. We will have a pool to choose from when needed.

Direction was given to Andrea in support of an RFP.

9. Skyline Drive Funding. Discussion and possible approval of a contract with Wasatch Front Regional Council (WFRC) / UDOT for a funding exchange on the Skyline Drive Phase 1 (500 West–1100 West) Project. ***(Presenter: Andrea Steiniger)***

Andrea Steiniger: we have federal funding for the entire Skyline. The re-alignment and environmental assessment need to be redone. We are going to do it in a phased approach. We are going to exchange federal funding for local funding. In the exchange we are walking away with less but we are going to come out ahead. Mayor Gibson: it will be easier. Andrea Steiniger: there is no environmental assessment for the this phase (500 W to 1100 W) and we will apply for WACOG funding. To use these funds we need to start construction in 3 years. We will get funding for the 2029 budget year. CM Urry: where are the savings? Andrea Steiniger: federal work costs and engineering on the entire project. (attached is exchange worksheet).

Motion was made by CM Marriott to approve the contract with Wasatch Front Regional Council (WFRC) / UDOT for a funding exchange on the Skyline Drive Phase 1 (500 West–1100 West) Project. 2nd by CM Arrington. Roll call vote. Voting aye: CM Wilkinson, CM Urry, CM Marriott, CM Arrington and CM Ferry. 5-0

10. Disposal of Real Property. Discuss the disposal of real property owned by the City located at 2739 N Parkland Blvd. ***(Presenter: Mayor Gibson)***

Mayor Gibson: we have a parcel that we purchased with WACOG funds in the amount of $300k. If we sell, we need to give the funds back to WACOG. CM Marriott: don't they need the property? Mayor Gibson: another person may want it. CM Marriott: isn't that to protect the city for access? Mayor Gibson: they can get access by the winery. CM Arrington: can we go into a closed meeting? Matt Wilson: no. Andrea Steiniger: we need a public hearing to dispose of real property. Mayor Gibson: this is just a discussion.

Direction given to update the appraisal, set a public hearing.

11. Planner Job Title. Review the Planner Job Title. ***(Presenter: Andrea Steiniger)***

Andrea Steiniger: hiring a planner has not been successful. We are wanting to change the title from Planner I/II to Principal Planner and wage change for education. This is a department of one. CM Wilkinson: they should be able to step in and go on day one. CM Arrington: we won't need as much engineering.

Motion was made by CM Marriott to change the title to Principal Planner and adjust the salary to appropriate and post. 2nd by CM Wilkinson. Voting aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0

12. Other Business.

Andrea Steiniger: you can check out our code on General Code.

Stetson Talbot: winter parking notice in newsletter. We are looking at code updates on violations, Class B, infractions, etc. We have not had as many tickets in the school zones. 500 W opened and some residents looked at speed trailer to check speeds and vehicles are not going as fast as they thought.

Tyson Jackson: 500 W projects is moving along and need to raise collars but no road closures for that. We are testing water, looking at colors for the buildings, and hoping for asphalt in before winter on the decant project. Several communities are asking for interlocal agreements

to use the decant center. We found one illicit sewer connection to the storm sewer system. That has been taken care of. We did great during the last storm with storm sewer and there were a few getting sand bags.

CM Wilkinson: a thank you to the planning commission members.

CM Urry: a reminder on Pumpkin Palooza.

CM Arrington: we have 2,000 door hangers and the YCC is helping disperse. We have about 300 Constant Connect signups.

Mayor Gibson: who want to go the Brent Taylor Gala? It is $100 per person or a table for $1,000. It is tax payer funds. Get with Andrea if you want to go.

13. Closed Meeting. Consideration for a closed meeting regarding property acquisition pursuant to 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 regarding property acquisition pursuant to the Utah Open and Public Meetings Law, Utah Code § 52-4-205(1) and to be held here. 2nd by CM Arrington. Roll call vote. Voting aye: CM Wilkinson, CM Arrington, CM Urry, CM Marriott and CM Ferry. 5-0

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

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

14. Adjournment: 8:46 P.M.