

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

October 11, 2022

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

MAYOR:

Leonard Call

COUNCILMEMBERS:

Ann Arrington
Steve Gibson
David Marriott
Philip Nelsen
Sara Urry

STAFF:

Amy Mabey
Laurie Hellstrom
Ryon Hadley
Paul Smith

VISITORS:

Mrs. Paul Smith	Devin Laughter
Cameron Cook	Greg Timothy
Susie Tracy	

1. Introduction.

a. Pledge of Allegiance and Opening Prayer, Reading or Expression of Thought

Phil Nelsen.

b. Declaration of Conflicts of Interest

None given.

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

None given.

2. Consent Items.

a. Minutes of September 27, 2022

b. Bill of Pleasant View City

Motion was made by CM Gibson to approve the consent items (minutes of October 11, 2022 and the bills of Pleasant View). 2nd by CM Arrington. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

3. Recognition. Recognition of Officer Paul Smith for receipt of the American Spirit Award.

Paul Smith was given recognition for the receipt of the American Spirit Award.

4. Boyer Pleasant View Subdivision Final Plat Approval with Financing Agreement for Completion of Improvements. Discussion and possible action to consider approval of

subdivision plat approval and a bond agreement for the Boyer Pleasant View Subdivision located at 3205 North Highway 89. (Presenter: Amy Mabey)

Amy Mabey: the letter of credit was verified with the city attorney. In section 3 there is a one-year option for an extension. We need to make sure this is a two-year agreement and then they city can pull funds out of the letter in 11 months if items are not completed. The plat is included in the document and there are no red line corrections. The letter of credit is not included in the packet because there is sensitive information. The building will be similar to the Boyer buildings in the BDO.

Motion was made by CM Urry to approve the Boyer Pleasant View Subdivision Final Plat Approval with Financing Agreement for Completion of Improvements as noted in the staff report. 2nd by CM Nelsen. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

5. Four (4) Public Hearings - Vacation of Public Utility Easement. Discussion and possible action to consider removing unused utility easements at the following locations:

- a. **Harris Hills, Phase 5, at 4193 N 1075 W, Ordinance 2022-26.**
- b. **Willow Brook Village Subdivision lots 3, 4 and 5 at Lynne Street (2243 N) and HWY 89, Ordinance 2022-27.**
- c. **Willow Brook Village Subdivision lots 6 and 7 at Lynne Street (2243 N) and HWY 89, Ordinance 2022-28.**
- d. **Weber View Subdivision located approximately between Pleasant View Drive, 3275 N 200 W and 400 W, Ordinance 2022-29. (Presenter: Amy Mabey)**

a. Harris Hills, Phase 5, at 4193 N 1075 W, Ordinance 2022-26

Motion was made by CM Arrington to go into a public hearing to consider the vacation of public utility easement at Harris Hills, Phase 5, at 4193 N 1075 W. 2nd by CM Nelsen. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

Amy Mabey: this is to remove unused easement on the northeast side for the construction of a garage. Mayor Call: any comments from the public? None were given.

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

CM Marriott: why is there not an easement on the southwest side? Mayor Call: it appears the easement goes between two parcels. Amy Mabey: we are looking at the how we approach easements and reduce them.

Motion was made by CM Nelsen to approve vacating the easement for Harris Hills, Phase 5, at 4193 N 1075 W, Ordinance 2022-26. 2nd by CM Urry. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

b. Willow Brook Village Subdivision lots 3, 4 and 5 at Lynne Street (2243 N) and HWY 89, Ordinance 2022-27

Motion was made by CM Urry to go into a public hearing to consider the vacation of public utility easement at Willow Brook Village Subdivision lots 3, 4 and 5 at Lynne Street (2243 N) and HWY 89. 2nd by CM Marriott. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

Amy Mabey: this is in the Willow Brook Village Subdivision. They are looking at combining the lots. This needs to occur in order to that. Tyson Jackson and Dana Shuler has signed off on this. We are waiting to hear from the other utilities. Planning Commission will be hearing this item on the 20th. If the council feels comfortable to have this contingent upon receipt of those letter from other utilities and if contingent if any letter is for a denial it needs to come back to the city council. This is for an assisted living center. Susie Tracy: this is for lots 6 & 7? How

do we get the letters? Mayor Call: this is for lots 3, 4 & 5. Amy Mabey: the next public hearing is for lots 6 & 7.

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

CM Gibson: has there ever been a time we vacated and easement and then needed it? Mayor Call: like we said there are easements thrown on there that are not needed. Amy Mabey: we have purchased easements. CM Gibson: will we ever need them in the future for cable?

Amy Mabey: the easement is still along HWY 89.

Motion was made by CM Gibson to approve vacating the easement for Willow Brook Village Subdivision lots 3, 4 and 5 at Lynne Street (2243 N) and HWY 89, Ordinance 2022-27 with the stipulation that utilities letters are submitted and any denials come back to the city council. 2nd by CM Arrington. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

c. Willow Brook Village Subdivision lots 6 and 7 at Lynne Street (2243 N) and HWY 89, Ordinance 2022-28

Motion was made by CM Nelsen to go into a public hearing to consider the vacation of public utility easement at Willow Brook Village Subdivision lots 6 and 7 at Lynne Street (2243 N) and HWY 89. 2nd by CM Arrington. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

Amy Mabey: this item was referred to in the prior item. This is to remove the easement between the two lots for the Kidz Town-child care center. There have been questions on the letters from utilities and we require the outreach to the other utilities for the removal the easements. CM Urry: can we help them with examples? Amy Mabey: yes. CM Marriott: if they combine the lots there will be easement around the lot. Amy Mabey: because the easements have been established there is a right. CM Nelsen: they have property rights. Are they going to building in the middle of the two lots? Susie Tracy: yes. Mayor Call: are there comments from the public? None. Were give.

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

Motion was made by CM Arrington to approve vacating the easement for Willow Brook Village Subdivision lots 6 and 7 at Lynne Street (2243 N) and HWY 89, Ordinance 2022-28 with the stipulation that utilities letters are submitted and any denials come back to the city council. 2nd by CM Nelsen. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

d. Weber View Subdivision located approximately between Pleasant View Drive, 3275 N 200 W and 400 W, Ordinance 2022-29. (Presenter: Amy Mabey)

Motion was made by CM Urry to go into a public hearing to consider the vacation of public utility easement at Weber View Subdivision located approximately between Pleasant View Drive, 3275 N 200 W and 400 W. 2nd by CM Marriott. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

Amy Mabey: this is to vacate a lot of easements. This is for Weber View Subdivision, Ivory Homes. There are several parcels and the plat area was shown. This is an old subdivision with many easements. We are recommending removal all easements and establish new easements with the new subdivision. CM Nelsen: vacate and then record with new easements. Mayor Call: any comments from the public? None were given.

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

Motion was made by CM Gibson to approve vacating the easement for Weber View Subdivision located approximately between Pleasant View Drive, 3275 N 200 W and 400 W,

Ordinance 2022-29 as stated. 2nd by CM Marriott. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

6. Public Hearing - Amend Budget. Discussion and possible action to consider amending the 2022-2023 fiscal year budget, Resolution 2022-T. (Presenter: Laurie Hellstrom)

Motion was made by CM Arrington to go into a public hearing to consider amending the 2022-2023 budget. 2nd by CM Nelsen. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

Laurie Hellstrom: this is to increase the budget for the food trucks and pumpkin palooza in the amount of \$1,000. The city received a donation of \$600 last fiscal year for this.

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

Motion was made by CM Urry to amend the 2022-2023 fiscal year budget, Resolution 2022-T. 2nd by CM Nelsen. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

7. Vehicle Leases. Discussion and possible action to approve one three-year lease with The Bancorp for one police vehicle. (Presenter: Ryon Hadley)

Laurie Hellstrom: this is for vehicle #10 again. Ryon Hadley: this is the Ford Explorer for the canine officer. I thought it would be the same \$5k lease but with the stripped-out package the residual is low so the upfront cost is more. No one wants a stripped out canine officer vehicle. The lease cost is \$9k for the three years. At the end of the lease we hope to purchase the vehicle for \$18k. CM Marriott: why not buy now? Ryon Hadley: we don't want it now. We want to wait three years and see the shape it is in. We only had to transfer equipment and we didn't have to purchase new equipment. Bancorp gave us \$20k on the leased vehicles they purchased. We are still ahead of the game with costs. CM Marriott: do we want to keep the current vehicle? Ryon Hadley: it was hit by a deer a few months ago. We want to keep the dog program.

Motion was made by CM Arrington to approve the one three-year lease with The Bancorp for one police vehicle. 2nd by CM Marriott. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

8. 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).

None.

9. Adjournment: 6:45 P.M.