

**MINUTES OF HARRISVILLE CITY
CITY COUNCIL
January 11, 2022
363 West Independence Blvd
Harrisville, UT 84404**

Present: Mayor Michelle Tait, Council Member Steve Weiss, Council Member Blair Christensen, Council Member Max Jackson, Council Member Kenny Loveland.

Staff: Bill Morris, City Administrator, Jennie Knight, City Recorder, Cynthia Benson, Deputy Recorder, Justin Shinsel, Public Works Director, Mark Wilson, Police Chief, Dennis Moore, Assistant Chief, Jessica Hardy, Finance Director, Rick Hill, Bailiff, John Millaway, Police Officer.

Visitors: Brad Elmer, Timothy Millaway, Jordan Millaway, John Millaway, Blaine Barrow, Scott Smoot, Brenda Nelson, Nathan Averill, Annette Loveland, John Macedone, Jake Thompson, Rod Thompson, Deanne Aguilar, Carlos Aguilar, Austin Moffit, Arnold Tait.

7:00 P.M. CITY COUNCIL MEETING

1. Call to Order.

Mayor Tait called the meeting to order and welcomed all visitors.

2. Opening Ceremony.

Council Member Jackson led the pledge of allegiance and conducted the opening ceremony.

3. Oaths of Office.

Jennie Knight administered the Oaths of Office to Mayor Michelle Tait, Council Member Steve Weiss, Council Member Max Jackson, Council Member Kenny Loveland and Officer John Millaway.

4. Consent Items.

- a. Approve the minutes of December 14, 2021 as presented.

MOTION: Council Member Wilhelmsen motioned to approve the minutes of December 14, 2021 as presented. Council Member Weiss seconded the motion. All Council Members voted aye. Motion passed.

- b. Mayor Pro-Tem

MOTION: Council Member Weiss motioned to approve the appointment of Blair Christensen as Mayor Pro Tem. Council Member Loveland seconded the motion. All Council Members voted aye. Motion passed.

- c. Advice and consent to appoint Planning Commissioners.

MOTION: Council Member Loveland motioned to approve the appointment of Brenda Nelson, Nathan Averill, and Brad Elmer (alternate) as Planning Commissioners for 5-year terms. Council Member Christensen seconded the motion. All Council Members voted aye. Motion passed.

5. Business Items.

- a. PUBLIC HEARING – Harrisville City Council will take comments for or against Harrisville Resolution 22-01; a resolution authorizing the surplus of certain real properties owned by the city.**

Bill Morris explained the city properties being considered for surplus. The parcels were reviewed and the plan to surplus the Public Works building on Washington Boulevard, which was originally intended to be a park. A developer of the south parcel will be taking over the entire project and rededicating approximately 11 acres back to the city in a conservation easement for a park.

MOTION: Council Member Weiss motioned to open the public hearing on Harrisville Resolution 22-01; a resolution authorizing the surplus of certain real properties owned by the city. Council Member Loveland seconded the motion. All Council Members voted aye.

No public comment was given.

MOTION: Council Member Weiss motioned to close the public hearing. Council Member Wilhelmsen seconded the motion. All Council Members voted aye. Motion passed.

- b. Discussion/possible action to adopt Harrisville Resolution 22-01; a resolution authorizing the surplus of certain real properties owned by the city.**

Council Member Loveland requested additional information regarding the parcel description in the notice. Staff reported a typo was corrected in the original posting. The parcel is on the west side of Washington Boulevard. This resolution allows for the sale of this property. Council Member Christiansen asked if the developer was in agreement with this process. Mr. Morris explained there is a contract for the sale. Mayor Tait asked for Scott Smoot, the developer for the project, to answer any questions the Council may have. Mr. Smoot said they have reviewed the contract and have very few changes. Mr. Morris commented Mr. Smoot has been very easy to work with. Council Member Jackson asked if the family who originally deeded the property to the city has been contacted. Mr. Morris said an attempt was made but they were unable to be located. Mr. Morris said that the park could be named after the family that originally donated the parcel. Council Member Jackson asked if the plaque on the shop building will be removed. Mr. Morris said that is the intent. Council Member Wilhelmsen asked about the lining up of the roads for the UDOT requirements and how they line up within the property. Mr. Smoot said that the road will end at a parking lot at the park.

Mr. Morris discussed the other property listed for surplus on 700 N. He said the parcel is only being surplused at this time. The city plans to make two lots paper ready as residential subdivision before they go on the market. The city will be the developer. He also explained a portion of the land will be repaired to help soften the traffic along this road. Mr. Shinsel said a portion of the road will be widened as well.

Council Member Jackson asked about the wetlands behind the city shops and how it will be developed. Mr. Morris said it would be developed as state code allows.

Council Member Loveland asked for clarification on the 700 N parcel. He asked why the city is moving to surplus. Mr. Morris reviewed UCA §10-3-8 which requires a public hearing be held before city owned property is surplused. Mr. Morris explained that when the city is ready to sell this land it will be paper ready. The intent is to help the residents along 700 North instead of allowing a developer to develop as they see fit.

MOTION: Council Member Weiss motioned to adopt Harrisville Resolution 22-01; a resolution authorizing the surplus of certain real properties owned by the city. Council Member Christensen seconded the motion. A Roll Call Vote was taken.

Council Member Wilhelmsen	Yes
Council Member Weiss	Yes
Council Member Christensen	Yes
Council Member Jackson	Yes
Council Member Loveland	Yes

Motion passed 5-0.

c. Discussion/possible action to adopt Harrisville Resolution 22-02; a resolution to adopt a purchase, lease and dedication agreement.

Mr. Morris explained that Ms. Knight coordinated with Mr. Smoot to make the changes in the contract. Mr. Morris read through the contract and explained how the fair market value was obtained. The Public Works property value was \$875,000. Since the city is going to lease the buildings while the new city shops are being built and develop the road, a contribution needs to be kept. The rent and road costs to be developed are \$225,000. The purpose of the agreement is to align the road and access to the future park. The agreement goes through what the city's responsibilities along with allowance for developer access for surveys. Council Member Loveland asked who would be responsible to the removal of the buildings. Mr. Morris asked Mr. Smoot if this could be clarified in the contract. He updated paragraph "8" to read "The Developer is responsible, at the Developer's sole expense, for any demolition on the Premises after the structures have been vacated by the City." Mr. Smoot said that was the intent to demolish once the city vacates the premises. Mr. Morris said the city can salvage what he wishes from the building as per the contract.

MOTION: Council Member Wilhelmsen motioned to adopt Harrisville Resolution 22-02; a resolution to adopt the purchase, lease and dedication agreement with

the amended changes. Council Member Loveland seconded the motion. A Roll Call Vote was taken.

Council Member Wilhelmsen	Yes
Council Member Weiss	Yes
Council Member Christensen	Yes
Council Member Jackson	Yes
Council Member Loveland	Yes

Motion passed 5-0.

d. Discussion/possible action to grant preliminary approval for The Copperwoods Subdivision a 65-unit mixed-use development located at approximately 1956 North Highway 89.

Mr. Shinsel explained this project has already been through Project Management and Preliminary Review by the Planning Commission. Staff is excited to see this development in the city. The developers have been great to work with. Council Member Jackson asked how this development will aesthetically blend with the developments to the south. Mr. Shinsel said that the renderings match with the south developments. Council Member Weiss asked about the traffic. Mr. Shinsel said this is being addressed with a light on HWY 89 and they have been in constant contact with UDOT to address this issue. There will be no left turn off 2000 North to help with this issue. Mr. Thompson, the developer, was asked to address a question about the commercial element that will be going in off 750 West by Council Member Christensen. Mr. Thompson said there is no interest yet and he will have more information when the development begins.

MOTION: Council Member Christensen motioned to grant preliminary approval for The Copperwoods Subdivision a 65-unit mixed-use development located at approximately 1956 North Highway 89. Council Member Jackson seconded the motion. All Council Members voted aye. Motion passed.

e. Discussion/possible action to approve 750 West Public Works Building Concept Plan.

Mr. Shinsel explained this project is referred to as the Municipal Center. It will house Public Works and the City Offices. Mr. Shinsel explained how the parcel will be accessed from HWY 89 and 750 West. The first leg will be the city shops along with the infrastructure for the entire project. The monies for this facility will come from the sale of surplus properties, impact fees, and from ARPA funds for infrastructure. Mr. Morris asked about how Bryan Fife feels about the project. Mr. Fife feels it is easier access for him to manage the parks by staying at the parks building. Council Member Loveland asked for more detail. Mr. Shinsel moved to the whiteboard to further clarify each building along with outlining the accesses. Council Member Jackson asked if this concept was strapping us and will not allow a future plan with North View fire District. Mr. Shinsel and Mayor Tait explained that discussions have occurred with the fire department on possibilities for them to be a part of the development. It will depend on what UDOT will allow for access for them on where the new possible station can be placed. Council Member Jackson asked

about the light that will be on HWY 89. He wanted to know if it had been approved with UDOT and if it could have an automatic switch when an emergency vehicle is nearby. Mr. Shinsel said that the light itself has already been approved but the switch would need to be approved through UDOT. Mr. Shinsel will look more into this during engineering. Mayor Tait clarified that the only part the city is looking at developing at this time is the city shop area. Mr. Shinsel further explained that the concept is just that. It can be changed as the project needs grow. Jones and Associates are already working on an RFP for an architect and the engineering of the site plan. The goal is to be out of the old city shops within three (3) years. Mr. Morris explained that the next step is for site plan review by the Planning Commission. Tonight, the city staff needs to know if this plan is acceptable to continue with the project. Mr. Morris explained this land has more space to facilitate the needs of the city than the other properties. Council Member Loveland was concerned with the parking for all the recreation activities. Mr. Morris said another thing to consider was angled parking on the side roads. Mr. Shinsel said adjustments like parking and such can be finalized through the engineering. What he is looking for now is the concept being agreeable to the Council. Mr. Morris said if there are any concerns to send them to Mr. Shinsel ahead of time for him to address during the engineering process. He explained a little of the intended interior design of the main city building. Council Member Loveland asked how large the new city shops are compared to what the city currently has. Mr. Shinsel said it is nearly double. The intent was to include interior storage for future equipment the city will most likely need. Mr. Shinsel further explained the interior intent of the building. The growth of the city will go from a small city to a mid-size city with all the new developments. His intent is to plan for that future growth. Council Member Jackson asked if the building will have a lift system. Mr. Shinsel said yes there will be a full drive on lift system and a crane system installed.

MOTION: Council Member Weiss motioned to approve the 750 West Public Works Building Concept Plan. Council Member Loveland seconded the motion. All Council Members voted aye. Motion passed.

6. Public Comments - (3 minute maximum)

John Macedone asked for the city to relook at the illegal trucking company on 750 West. He said it has increased in double since he last brought this matter before Council.

Blaine Barrow rose and spoke on the concept plan for the new municipal center. He asked how many streets will be available for access to the parcel. Mr. Shinsel explained that it will border the south and north property lines surrounding the parcel. He said he heard about this project by the residents around the new development. He and those that brought this to his attention are concerned that they do not have a voice in the project. Mr. Barrows asked why the public buildings were on the frontage of 750 West. He also asked if there will be a fire station, about access to the highway and if there will be any access points. [All questions and concerns were addressed by Mr. Shinsel after the meeting due to time allotment being used.]

Diane Aguilar addressed the Harrisville City Park. She asked if the Harrisville City Park was disappearing with the current developments. She asked about the fish being placed in the pond. Mayor Tait explained the city does not have any control of when the fish are placed. Ms. Aguilar further expressed how much she loves the park and the pond at Harrisville Park.

7. Mayor/Council Follow-up

Council Member Weiss asked about the white board and if something can be done so he and Council Member Wilhelmsen can have a better view of the packet material. Discussion about options occurred ending with city staff looking into the matter. He also addressed the Ben Lomond project and expressed his displeasure with what he was seeing being done. Mr. Shinsel explained work is being done behind the scenes with engineering, demolitions, etc outside of the cleaning of the lot that is currently visible. Council Member Weiss also addressed the meeting promised to the city by BLD Investments showing the full concept to the city residents. Mr. Shinsel said he would address this personally with the developer. He further explained that the project is moving forward on the smaller matters like the demolitions and utility disconnects. Mr. Shinsel said that they are working on the engineering now with the developer's engineer.

Council Member Jackson also asked about Ben Lomond project. It is a concern that nothing is being done. Mr. Shinsel stated again, what is being completed right now is the behind the scenes matters.

Mayor Tait thanked Mr. Shinsel for all his work on the snow these past weeks. She also presented a thank you note from Liesa-Mari Rodriguez for helping her pass her lobbying class with 100% because of being one of the few that completed their project.

Council Member Wilhelmsen said he wanted to thank the city staff for not ignoring the complaints about the missed trash pickup this past week along his street and for making certain it was completed in a timely manner.

Assistant Chief Moore addressed the encryption on the radios has been put on hold.

8. Adjourn 8:12

MOTION: Council Member Jackson motioned for the meeting to adjourn at 8:12 p.m. Council Member Weiss seconded the motion. All Council Members voted aye. Motion passed.

Meeting adjourned at 8:12 p.m.

ATTEST:

MICHELLE TAIT
Mayor

JENNIE KNIGHT

City Recorder

Approved this 8th day of February, 2022