

MINUTES OF HARRISVILLE CITY
CITY COUNCIL MEETING
Tuesday, July 31, 2012 – 7:00 p.m.
Council Chambers
363 West Independence Blvd
Harrisville, Utah 84404

Present: Mayor Richard Hendrix, Council Member Chad Allen, Council Member Bruce Richins, Council Member Paula Knighton, Council Member Michelle Tait.

Staff: Bill Morris, City Administrator, Jennie Knight, City Recorder, Lynn Fortie, City Treasurer.

Visitors: Ruth Pearce, Jeff Pearce, Matt Jensen.

7:00 P.M. CITY COUNCIL MEETING

1. Call to Order.

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

2. Opening Ceremony.

Council Member Chad Allen led the Pledge of Allegiance and opening ceremony.

3. Consent Items.

- a. Approve the minutes of July 10, 2012 as presented.

MOTION: Council Member Tait motioned to approve the minutes of July 10, 2012 as presented. Council Member Allen seconded the motion. All Council Members voted aye. Motion passed.

4. BUSINESS ITEMS

- a. Discussion/possible action on motion to table indefinitely Weber County Sheriff Contract proposal for Law Enforcement Services.

Bill Morris advised council the Weber County proposal for law enforcement services can be tabled indefinitely. He also advised that Council Member Chad Allen is able to vote whether or not to table this proposal, even though he is employed by Weber County Sheriff's Office. Based on the discussion at the last budget work session, it appears council has been able to find more options to solve the budget deficit. Mayor Hendrix asked about the truth in taxation survey results. Bill Morris instructed Jennie Knight to prepare the results and email them to the council members. Council Member Richins expressed his satisfaction with having good information from the sheriff's department on this proposal. He said this offers information not only for this budget year but also for future budget years. Bill Morris reported that he thanked Sheriff Thompson and staff for their time and efforts on the proposal presentation, and expressed appreciation for the good working relationship Harrisville Police Department enjoys with the Sheriff's Department.

Mayor Hendrix thanked council for their efforts and weighing all possible options available to balance the budget. Michelle Tait pointed out this process has brought forth information that can be used in future budget discussions, and commented the next budget session is only six months away.

Bill Morris reported that he and Mayor Hendrix explored the Unified Police option but received negative results during the tri-city meeting with North Ogden and Pleasant View. Council Member Richins wondered if creating a Unified Police Department might be a more difficult path. Mayor Hendrix confirmed that a Unified Police force would be entering new territory.

MOTION: Council Member Richins motioned to table indefinitely Weber County Sheriff Contract proposal

for Law Enforcement Services. Council Member Tait seconded the motion. All Council Members voted aye. Motion passed.

- b. Discussion and/or possible action on Planning Commission recommendation for final approval of amended Phase 4 of Wildflower Subdivision with the addition of four lots.

Bill Morris reminded council of the proposed changes to Wildflower Subdivision Phase 4, which were discussed at a previous council meeting, adding four more lots to the development. He said the developer, Matt Jensen, will sign the developer's agreement and he will notarize the signature. He further stated that escrow is being setup and reminded the developer they have six months to have the plat recorded. If the plat is not recorded in that time frame they will be required to start over in the application process.

MOTION: Council Member Allen motioned to give final approval to amended Phase 4 of Wildflower Subdivision with the addition of four lots. Council Member Richins seconded the motion. All Council Members voted aye. Motion passed.

- c. Discussion and/or possible action on Harrisville City Ordinance 454, an ordinance approving Harrisville City Planning Commission's recommendation for amending the General Plan Land Use Map for approximately 21.81 acres presently owned by Five "T" Corporation located approximately 600 feet west of Wall Avenue on the north side of North Street from Rural Residential and Commercial to Medium Density Residential. Also amending the Zoning Map for this same property from A-1 and CP-2 to R-1-10 for development of approximately 45 lots of varying sizes for single family homes a combination of A-1, RE-15, and R-1-10.

Bill Morris informed council of the need for a required detention pond in the early proposed design of this development. One of the lots will be recorded as an easement with an attached agreement with the HOA (Home Owner's Association), and the City for storm water retention. The area held in easement will also allow for public works to address the issue of snow removal, which is difficult in a cul-de-sac. The request will be for R-1-10 and A-1 lots. There will not be any RE-15. The R-1-10 lots will border the backside of the Deseret Industries building and the A-1 lots will border the already existing lots. The existing lots on West North Street have varying frontage sizes, some as low as 60 feet. Council Member Knighton clarified there are no adjustments being made to lots in the proposed subdivision. Bill Morris said the development will progress to medium density the closer the subdivision moves toward the DI. Council Member Allen expressed his concern with losing the commercial property. Bill Morris recognized the loss of commercial property, and said they will have opportunity to reallocate that commercial property along Hwy 89. He further explained that the development of the DI eliminated the possibility of future commercial development largely due to access. Council Member Knighton inquired as to how much land will be changed from A-1 to R-1-10. Using the current zoning map, Bill Morris pointed out the property involved with regard to current zoning. He recommended council include this loss of commercial property to institutional memory for future decisions regarding commercial property. The attached ordinance defines the zoning of each parcel.

MOTION: Council Member Allen motioned to approve Harrisville City Ordinance 454, amending the General Plan Land Use Map from Rural Residential and Commercial to Medium Density Residential for land parcels 110420027, 30, and 31; also amending the Zoning Map for this same property from A-1 and CP-2 to A-1 and R-1-10. Council Member Tait seconded the motion.

A Roll Call vote was taken.

Council Member Allen	Yes
Council Member Richins	Yes
Council Member Knighton	Yes
Council Member Tait	Yes
Council Member Wilhelmsen	Excused

The motion passed 4-0.

- d. Discussion and/or possible action on Harrisville City Ordinance 455, an ordinance approving Harrisville City Planning Commission's recommendation amending the Zoning Map to revert back in part from CP-2 to RE-15 for property at 417 North Harrisville Road.

Bill Morris explained this property was included in the application to become 7-eleven. Since the property will not be developed commercially, the property owners do not want to pay commercial taxes, and residential is not an allowed use in the commercial zone, so they asked that the property be changed back to residential. He referenced the parcel number in the ordinance and explained the original zone was RE-15. However, due to the lot size it does not meet qualifications for RE-15, so he changed the zoning to R-1-10. The required fees have been paid, and a public hearing was held on July 11, 2012.

MOTION: Council Member Richins motioned to approve Harrisville City Ordinance 455. Council Member Allen seconded the motion. All Council Members voted aye. Motion passed.

- e. Discussion and/or possible action on Harrisville City Resolution 2012-06, a resolution increasing the rates for the Storm Water Utility fees for areas located in a Special Area Plan (SAP) Zone, and providing an effective date.

Bill Morris explained the city newsletter is sent to residents with the Bona Vista water billing. The city originally received a complaint from residents in the cottages subdivision about not receiving the newsletter. An agreement was reached to individually mail the newsletter to these residents, resulting in a significant increase in costs, since there is no individual water billing for these residents. The city newsletter is printed and mailed through Freedom Mailing Services. The city has recently received a similar complaint from residents in Golf Crest subdivision. They have an issue with the developer not sharing the monthly newsletter with the residents. With multiple residents in these areas, there is not money to fund this project. Bill Morris explained that storm water pamphlets are also sent out with the Bona Vista billing. Council Member Knighton inquired as to why the fees are not increased for the storm water pamphlets. Bill Morris said these fees are included as part of the education for storm water. This ordinance includes an increase in storm water fees to recoup the cost of mailing the city newsletter to these areas. This increase will cover only the cost of mailing, not the printing and stuffing of the newsletter. Council Member Allen asked what cost the city will incur on this distribution. Bill Morris said the cost will be a few hundred dollars a month. Council Member Richins asked how many households are affected. Bill Morris said they are still developing some of these areas, the final number is not known. Council Member Richins said he hopes this will open the lines of communications for these households and the city.

MOTION: Council Member Tait motioned to approved Harrisville City Resolution 2012-06. Council Member Allen seconded the motion with clarification the effective date will be September 1, 2012.

A Roll Call vote was taken.

Council Member Allen	Yes
Council Member Richins	Yes
Council Member Knighton	Yes
Council Member Tait	Yes
Council Member Wilhelmsen	Excused

Motion passed 4-0.

4. Public Comments.

No public comments were offered.

5. Mayor/ Council Follow-up.

Mayor Hendrix noted most issues have been addressed in the regular meeting.

6. Adjourn.

Mayor Hendrix motioned to adjourn at 7:31 pm.

7. BUDGET/HERITAGE DAYS WORK SESSION-

Mayor Hendrix called the budget work session to order. He said there is a \$24,000 deficit that will have to come from the rainy day fund to balance the budget as the final draft stands. He said there is still the possibility of the budget balancing over the course of the next year if revenue from building permits and sales tax increases. He informed council of a recent meeting Max Jackson, Harrisville Police Chief, had with the General Manager at Wal-

Mart about their willingness to pay all of the disproportionate business license fees to maintain law enforcement services with Harrisville Police Department. That would add \$40,000 to business license revenue in the budget. Mayor Hendrix informed council the final budget worksheet includes 2% 401K contribution for all employees. The two employees receiving more 401K contribution have been reduced to 20%. Council Member Richins asked for clarification on the proposed cuts by the department heads as to how much money was actually cut. Mayor Hendrix responded that both Max Jackson and Gene Bingham have cut several items. He also informed council there will be a Request for Proposal sent out for custodial services. He said the current contract for cleaning services has expired but the city will go through the proper process to obtain a new contract. Council Member Allen said there are several areas of concern for him in the final budget worksheet. He said he has concern with the 401K contribution for two employees receiving more than 20% contribution by the city. Mayor Hendrix informed council there is a written agreement with one employee and the city that guarantees at least 20% contribution. Council Member Allen asked about the other employee. Council Member Knighton commented if this benefit was promised to this employee when hired, she believes the city should honor this agreement. Council Member Allen stated in his opinion this is unfair to other city employees. Council Member Knighton said if this is something this employee was promised when hired, and is comparable to what other employees are receiving by way of benefits, she does not see a conflict. Mayor Hendrix indicated the 20% contribution will be included for these two employees as part of the final budget worksheet for FY 2012-2013. Council Member Richins asked if the city is held to a signed contract with a previous mayor. Council Member Knighton said if the mayor enters into a contract with someone on behalf of the city, the contract should be honored. Council Member Allen expressed his concern for the \$3,000 budget reduction in the Heritage Days budget. Although he is confident Heritage Days will come in under budget, he was concerned with reducing the budget by \$3,000. Mayor Hendrix gave his assurance this lower budget number could easily be met with the reductions that are already in place. Council Member Knighton said council could possibly use this reduction as an opportunity to explain to residents how the council has reduced activities to avoid a property tax increase during the upcoming public hearing. Mayor Hendrix reminded council of the upcoming truth in taxation public hearing that will be held August 7, 2012 at 7:00p.m. He said if there are no major changes in the final budget worksheet, the budget will be approved on August 14, 2012 at the regularly scheduled city council meeting. Mayor Hendrix then turned the time over to Council Member Allen for Heritage Days discussion. Council Member Allen stated he is pleased the council decided against running the costly advertisement and felt that would not have been an appropriate use of money. He said council may want to consider advertising on KSL or the Standard Examiner websites to increase publicity for next year's event. Council Member Knighton expressed her disappointment the local newspaper didn't feel the 50th year celebration was reason enough to spotlight Heritage Days this year. Mayor and Council discussed items such as large poster advertisements that were hung by public works, the small poster size signs that were hung by Council Member Allen. Council Member Allen said Craig Stephens, who is organizing the 5K run is ready, 22 shirts were ordered for the timed runners and he hopes other people will show up for the fun run. He indicated he will pick up several cases of water and have them available for staff and volunteers. Mayor and council agreed official times will be posted on the city website and only people who paid for the timed run will be eligible for prizes. Mayor Hendrix reported he will be contacting Larry H. Miller car dealership in Riverdale about borrowing cars for the parade. The kid's parade will begin at 4:45 p.m., and the regular parade will follow immediately. Mayor and council discussed the logistics of running the parade, and a note to drivers to avoid the direct parade route during the event. Mayor and Council discussed whether or not to include a flag ceremony with the singing of the National Anthem. They agreed to hold a flag ceremony at the park immediately following the parade to kick off the opening of the history program. Council Member Allen said he will have twenty flags setup by the boy scouts in the area to run along the parade route. Mayor and Council discussed the serving of free cake and ice cream for residents. Council Member Allen confirmed that Jennie Knight, who has a food handler's permit, will be present during the serving as required by Weber-Morgan Health Department. They discussed where and when to serve. Mayor and Council discussed the off-site permit requirements for food vendors. Council Member Allen said he will have additional signs made up for activities that may be needed. Council agreed to setup at 3:00p.m. They discussed where and when to set up the kids game and activities, and agreed to use the leftover vendor booth space rather than having public works setup the large bingo tent. Council Member Allen said the final cut off for supplies is Friday afternoon as he will be shopping Friday evening. Mayor and Council said any further details will be discussed through email. Mayor Hendrix moved to adjourn at 8:47 p.m.

RICHARD HENDRIX
Mayor

ATTEST:

JENNIE KNIGHT
City Recorder
Approved this 28th day of August, 2012