

**MINUTES OF HARRISVILLE CITY
CITY COUNCIL MEETING**

Tuesday, October 25, 2016 - 7:00 p.m.
Council Chambers
363 West Independence Blvd
Harrisville, UT 84404

Present: Mayor Bruce Richins, Council Member Jeff Pearce, Council Member Gary Robinson, Council Member Jennifer Jensen, Council Member Ruth Pearce, Council Member Austin Tracy.

Staff: Bill Morris, City Administrator, Bryan Fife, Recreation Director, Shanna Edwards, Planning Commission Secretary.

Visitors: Chase Freebairn.

7:00 P.M. CITY COUNCIL MEETING

1. Call to Order.

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

2. Opening Ceremony.

Council Member Tracy led the pledge of allegiance and Mayor Richins conducted the opening ceremony.

3. Consent Items.

- a. **Approve the minutes of September 27, 2016 as presented.**

MOTION: Council Member Jeff Pearce motioned to approve the minutes of September 27, 2016 as presented. Council Member Ruth Pearce seconded the motion. All Council Members voted aye. Motion passed.

4. Business Items.

- a. Discussion/possible action to grant Final Approval for Thoroughbred Crossing, a 23-lot subdivision located East of Thoroughbred Meadows including access on Larsen Lane.

Chase Freebairn of Ivory Development stated that this 23-lot subdivision fronts on Larsen Lane and is a continuation of Thoroughbred Meadows Subdivision. Mayor Richins noted that storm water flows toward Larsen Lane. Chase Freebairn said storm water goes into the detention basin located in the southwest corner of the development near Larsen Lane which is the lowest elevation point, any excess water should run down the street drains into the inlets and then to the basin. The basin has been sized and meets the required capacity to accommodate a 25-year storm. It is about three feet deep and will be lined with four-inch cobble. The geotechnical study for this

development was done by the same company that did Thoroughbred Meadows, and this development will have the same setup with sump pumps in homes as an emergency backup in case water levels rise. Council Member Ruth Pearce asked about basements. Chase explained that lot numbers with “SR” indicate the lowest habitable floor elevation for those lots. Those with “R” have a more restrictive elevation of 1.0 feet below the curb. Homes built in this development will be raised higher out of the ground and backfilled around the foundation like those in Thoroughbred Meadows. Lots 3, 4, 5, and 6 that back on the canal and the three lots on Larsen Lane will not have basements. Chase Freebairn said in order to accommodate for future street widening, homes on Larsen Lane will be set back the same distance from the road as the existing homes in Greenwood Estates. Homes fronting Larsen Lane will have driveways onto Larsen Lane. Council Member Robinson expressed some concern for those homes backing out onto Larsen Lane.

MOTION: Council Member Jensen motioned to grant Final Approval for Thoroughbred Crossing, a 23-lot subdivision located East of Thoroughbred Meadows including access on Larsen Lane subject to the city engineer’s memo dated October 24, 2016, and any staff or agency comments. Council Member Tracy seconded the motion. All Council Members voted aye. Motion passed.

b. Discussion/possible action to award Harrisville General Plan Update to Rural Community Consultants.

Bill Morris explained this was put out for bid, and he read a list of those companies that responded. The low bid went to Rural Community Consultants for \$21,000. In answer to a question by Council Member Jensen, Bill Morris explained what the company will produce for the city, which will be a development guide for the future. He said there will be a segment included for every policy under the State Code for general plans. There is money set aside in the budget, but Bill Morris said he is hopeful of getting financial help through a grant that he has applied for from the Wasatch front Regional Council. He will not find out until January if the grant is approved. Mayor Richins did recognize Better Cities for the pro bono work they did for the city that will be useful.

MOTION: Council Member Robinson motioned to award Harrisville General Plan Update to Rural Community Consultants for \$21,000. Council Member Jensen seconded the motion. A Roll Call vote was taken.

Council Member Tracy	Yes
Council Member R. Pearce	Yes
Council Member Jensen	Yes
Council Member Robinson	Yes
Council Member J. Pearce	Yes

Motion passed 5-0.

c. Discussion/possible action to approve Recreation Compound Fence.

Bryan Fife provided pictures of two types of fencing and the estimated cost of each: Option #1 - standard vinyl fence (tan) \$11,024.000, and Option #2 - rock vinyl fence (tan/brown) \$24,080.00, plus a number of four-foot parking stop curbs at \$1,483.79. Both options are below what was budgeted. The parking stop curbs indicated by the dash marks on the aerial photo he provided will be placed along the outside and inside of the fence to protect it. The estimate includes enclosing both bunkers and putting gates on the front of each. Council Member Robinson asked what the rating is for strength of the fence. Bryan Fife said there may be something stronger, but this is standard. He will check into a warrantee on the fence. Council members agreed to leave it up to Bryan Fife on whether to do vinyl or chain link gates for the compound. Council Member Robinson wondered if contingencies are built into the estimate. Bill Morris said it is required by law to stay within the budgeted amount. Since this is under the \$30,000 amount budgeted, there is enough to cover contingencies. Bryan Fife said the rock vinyl fence, stop curbs, and \$2,200 that was unfortunately spent designing the rock wall that will not work, brings the total to \$27,763, which is still under budget. Council Member Jeff Pearce brought up graffiti removal with this type fence. Bryan Fife will check on that. The contractor is Bob Thorstead.

MOTION: Council Member Council Member Ruth Pearce motioned to approve the rock vinyl Recreation Compound Fence with estimate of \$24,080 with the parking curb stops. Council Member Jensen seconded the motion. A Roll Call vote was taken.

Council Member Tracy	Yes
Council Member R. Pearce	Yes
Council Member Jensen	Yes
Council Member Robinson	Yes
Council Member J. Pearce	Yes

Motion passed 5-0.

5. Public Comments - (3 minute maximum)

No public comments were offered.

6. Mayor/Council Follow-Up:

Mayor Richins asked Bryan Fife to report on improvements planned for the Four-Mile Creek in the main park in the area visible from Highway 89. Bryan Fife said he received a permit to dredge and widen it, and make a pond. The creek has become so shallow in that area, that after a high storm, water overflows out onto grassy areas making it hard to mow. He will keep the same curvature of the creek, but he wants to widen it on the flat area and create the pond. This may require moving Disk Golf hole #7. He said he met with (Division of Wildlife Resources) DWR and they have no state funds available, but the city employees can do all the excavation. Cost of the permit was \$500, and he

felt he might as well put in a little fishery. DWR said they will stock the pond with as many as fish as it can support. He said the main idea is to clean it up. It has probably been dredged 3 times in 15 years. This time he wants to make it deeper. It should last 8 to 10 years before he will need a permit to dredge it again. It bothers him to see people go into the creek after golf disks and stir up silt in the creek. Deepening it may discourage that practice. Council members favored creating a pond and they were in favor of eliminating the 7th hole of the disk golf if necessary as well. Mayor Richins mentioned that improvements to the pond can be ongoing. Bryan Fife said he hopes the pond will be deep enough for fish to survive the winter, but if not, it will be no different than what is happening to the fish now. Council Member Robinson expressed concern for increased mosquitoes.

Mayor Richins referred to staff meeting minutes and the striping that will go in on 4-way stops at several intersections in the city. He said a stop bar will also be striped on 100 East and Pennsylvania.

Council Member Robinson suggested changing the fall clean up schedule to include a Saturday. This may require changing the 40-hour work week for some city employees to accommodate a Saturday. It was pointed out that the dumpsters in the park get overloaded, and there is not a place open on some weekend days to take the trash. Council Member Ruth Pearce suggested once a year having a truck go around and pick up in front of houses. Bill Morris said staff can look into options.

For information, Council Member Jeff Pearce left a flyer from the Utah League of Cities and Towns announcing training 9:00 a.m. to 1:00 p.m. Saturday, November 12, 2016, in Brigham City. He also reported on the North View Fire Department open house held recently and the new fire truck displayed.

7. CLOSED EXECUTIVE SESSION: Utah State Code §52-4-204 & §52-4-205(1)(a): The Council may consider a motion to enter into Closed Executive Session for the purpose of discussion of character, professional competence, or physical or mental health of individual(s).

MOTION: Council Member Ruth Pearce motioned to enter into a Closed Executive Session for the purpose of discussion of character, professional competence, or physical or mental health of individual(s). Council Member Jensen seconded. A Roll Call vote was taken:

Council Member Tracy	Yes
Council Member R. Pearce	Yes
Council Member Jensen	Yes
Council Member Robinson	Yes
Council Member J. Pearce	Yes

Motion passed 5-0.

Mayor and Council convened into a Closed Executive Session.

MOTION: Council Member Jeff Pearce motioned to return to the regular session. Council Member Ruth Pearce seconded. A Roll Call vote was taken:

Council Member Tracy	Yes
Council Member R. Pearce	Yes
Council Member Jensen	Yes
Council Member Robinson	Yes
Council Member J. Pearce	Yes

Motion passed 5-0.

8. Adjourn

Mayor Richins declared the meeting adjourned at 8:25 p.m.

ATTEST:

BRUCE RICHINS
Mayor

JENNIE KNIGHT

City Recorder

Approved this 22nd day of November, 2016