

**MINUTES OF HARRISVILLE CITY  
CITY COUNCIL WORK SESSION  
April 19, 2022  
363 West Independence Blvd  
Harrisville, UT 84404**

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**Present:** Mayor Michelle Tait, Council Member Max Jackson, Council Member Kenny Loveland, Council Member Weiss, Council Member Wilhelmsen. [Council Member Blair Christensen was excused]

**Staff:** Jennie Knight, City Administrator, Cynthia Benson, Deputy Recorder, Justin Shinsel, Public Works Director, Jessica Hardy, Financial Director, Brody Flint, City Attorney, Matt Robertson, City Engineer.

**Visitors:** No visitors.

**7:00 P.M. CITY COUNCIL WORK SESSION**

**1. Business Items.**

**a. Municipal Bond Discussion for 750 W Municipal City Complex**

Mayor opened the meeting, welcomed all in attendance, and excused Council Member Blair Christensen. The discussion opened with a short presentation by Jennie Knight, City Administrator on bonding. After introducing Brody Flint, the new City Attorney/Prosecutor, Ms. Knight reviewed the key items from the bond presentation with Zion Bank in the City Council meeting from March. The items in consideration to bond are; a new city hall, a new police station, a recreation/community center, a new public works facility, parks facilities/landscaping and site work and Utilities with an approximate total cost of \$17,542,647. The original intent, when beginning this process, was to put everything out there to see where the city assessment would fall. We found the city can afford to bond for the whole amount if need be. It is up to the council on how much they wish to bond for and what type. The initial idea for funding was to utilizing 33% of the Class C Road funds, 33% Sewer Funds, 33% Storm Water funds, the funds from the sale of Public Work building, our ARPA funds, and the sale of the 700 North properties, then bond for the remaining. With this, the city would have approximately \$2.5 million to utilize up front. The projected projects would be completed in phases.

Discussion occurred about the available bonding options and how they will affect the residents. They also discussed what available funds the city has to begin the project until the bonding comes available. The council discussed future sales of city owned property including the current city hall. With the help of Ms. Hardy and Ms. Knight, the council was able to discuss which bonding options would be best to be utilized along with which funding to use to keep cash flow coming in without harboring the city resources. The general concern from the council was to not strap the city into being unable to maintain the growth, staffing and other everyday incidentals as Council Member Wilhelmsen expressed. Timelines for each bonding options will be looked at once the information is made available to city staff. The council also looked at the possibility of obtaining private funding to help offset some of the items on the list. Council Member Weiss suggested this for the pickleball courts or other smaller items. Ms. Knight suggested the city look into CDBG funding or RAMP funding to help offset the costs as well. Council Member Jackson asked about how the Impact Fees will affect the amount needed for bonding. Mr. Shinsel addressed this by saying if we

implement the impact fees now, we will have more to utilize as the growth comes in. If we wait, we will have missed out on those funds.

Various items were asked to be considered when the new complex was discussed in more detail like covered parking, solar panels and such. Council Member Wilhelmsen asked about the contingency plan for expansion within the city once all the developments are established. Staff said the city is taking this into account with the developments as they work their way through the process. Currently between two different developments the city will have obtained thirty (30) acres of land for future use.

The council ended with a discussion on bonding amounts to include the future growth of the economy. They do not wish to begin this project and not have enough funding to complete it. This was addressed with the City Engineer's cost estimates. Mr. Robertson is to double the contingency estimate he originally allotted for the entire project.

Mayor thanked the council and staff for coming together this evening.

**2. Adjourn.**

Mayor Tait declared the meeting adjourned at 8:17 PM.

**ATTEST:**

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**MICHELLE TAIT**  
Mayor

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**JENNIE KNIGHT**

City Recorder

Approved this 10<sup>th</sup> day of May, 2022