

**MINUTES
HARRISVILLE CITY COUNCIL
October 8, 2024
363 West Independence Blvd
Harrisville, UT 84404**

Minutes of a regular Harrisville City Council meeting held on October 8th, 2024 at 7:00 P.M. in the Harrisville City Council Chambers, 363 West Independence Blvd., Harrisville, UT.

Present: Mayor Michelle Tait, Council Member Karen Fawcett, Council Member Grover Wilhelmsen, Council Member Blair Christensen, Council Member Max Jackson
Council Member Steve Weiss.

Excused:

Staff: Jennie Knight, City Administrator, Justin Shinsel, Public Works Director, Jack Fogal, City Recorder, Mark Wilson, Chief of Police, Brody Flint, City Attorney, Bryan Fife, Parks and Recreation Director, Jill Hunt, City Treasurer, Sgt. Nick Taylor, Sgt. Alicia Davis.

Visitors: Arnold Tait, Blaine Burrows, Elisabeth Hansen, Sadie Greenhalgh, Sherry Farrell, Mike Farrell, Kevin Karras, Rick Wetz, Steve Hood, Sam Elder, Jason Hadley, Harold Smoot, Roger Shuman, Scott Kirkland, Kathleen Hohosh, Steve Hamel, James Hart.

1. Call to Order.

Mayor Tait called the meeting to order and welcomed all in attendance.

2. Opening Ceremony.

Council Member Jackson opened with the Pledge of Allegiance.

3. Consent Items

a. Approval of Meeting Minutes for September 10th, 2024 as presented.

Motion: Council Member Wilhelmsen made a motion to approve the meeting minutes for September 10th, 2024 as presented, second by Council Member Jackson.

The vote on the motion was as follows:

Council Member Wilhelmsen, Yes
Council Member Weiss, Yes
Council Member Christensen, Yes
Council Member Jackson, Yes
Council Member Fawcett, Yes

The motion passed unanimously

4. Employee Recognition.

a. Chief Wilson recognized Sgt. Davis for ten years of service to the City.

5. Business Items.

a. Youth City Council Presentation

Sadie Greenhalgh presented on future YCC activities. They will be assisting with the Fall Festival. They will run games, take pictures, and have information to help other teens with signing up for the YCC. They will partner with the Marriot Slaterville YCC to assist with a Christmas Carnival. They will help run booths for the kids. She enjoys YCC because she gets to make new friends and make a positive impact on the community. One of her favorite activities was the 9/11 Memorial the YCC participated in.

Elisabeth Hansen is the YCC counselor. She became the advisor in spring of 2023. Since she started, they have added fourteen new YCC members. On average fifteen kids show up to each activity. The kids have spent hundreds of hours volunteering to help the community. They work very hard. They have recently partnered with USU on a teen uplifting program. Research is showing that resiliency in teens is decreasing and social anxiety is increasing. Three things help; positive interactions with a caring adult, peer mentoring, and service to others. If you can incorporate these three things into the kids' lives it can provide positive opportunities. They want more kids to join the YCC so they can help kids have a safe space to grow their leadership skills. She invited the Council to attend the YCC conference at USU with the youth. There is a special Council banquet for them to attend with the youth. The youth would like to invite Council to attend their monthly meetings. They requested that a Council Member be a liaison between the YCC and the City. She thanked Council for the budget provided. It goes directly to the kids and their activities. Council Member Christensen inquired when their meetings are. Elisabeth Hansen answered the second Thursday at 6:30 PM.

b. Proclamation for Mother of The Year.

Mayor Tait stated she received an email from the Ogden Weber Chapter of the American Mothers. They wanted to recognize Lynette Jensen as the Mother of the Year. Mayor Tait issues a proclamation to acknowledge Lynette Jensen as the Mother of the Year.

c. PID Discussion

Marcus Keller explained he wanted to provide information about a Public Infrastructure District. The Ben Lomond Views Subdivision is a large project in the City. It has been requested that the City look at creating a Public Infrastructure District (PID) for Ben Lomond Views. The Council does not need to vote tonight, this is an informative discussion. A PID is a capitol financing mechanism. It can only finance capital projects for public infrastructure. This is a tool to help developers in areas with high costs; allowing developers to access tax exempt bonds for infrastructure that must be dedicated to the public. This cannot be used to build a home but could be used to put in public sewer, roads, or other items that can be dedicated to the public. The district would be able to levy a tax within the developing area. It cannot exceed the boundary of the project. The idea is the new residents or commercial area would pay for the public infrastructure needed. It would not affect the current residents of the City. The developer has requested some amendments to the MDA. The MDA needs to be completed before a vote on the PID would be taken. This is a bond for the PID, it does not affect the City. The City is under no obligation to pay back the bonds pulled from the PID.

Sam Elder, with D.A. Davidson, explained his company focuses on bonds in the Intermountain West. Due to the size of the project, it can be hard to get lenders to issue funds. This is where a PID can help. A PID does not make sense for all projects. PIDs are used a lot to help bring in utilities from offsite. Very few lenders want to pay for infrastructure on a large scale before a home goes vertical. There is approximately \$10,000,000 in offsite infrastructure improvements

needed. The PID property tax must be disclosed to the buyers several times before they can buy the property.

Scott Kirkland, with Sundance Bay, is the current lender for the property. They financed the former developer and now own the property. When they took over ownership, they saw that there were a number of promises that were not kept by the developer. They have started working on fixing them. They completed infrastructure improvements on Highway 89 and are renovating Millennium Park. They have been working with Fieldstone Homes to purchase the property. The PID is critical to this project. As a lender he feels a PID allows lenders to be more patient while infrastructure is built than a typical lender would be. They are trying to fine tune the MDA and project to lower the risk involved.

Jason Harris, with Fieldstone Homes, explained a PID is a good tool for these large projects. The initial funding from their end is approximately \$18,000,000 while a standard project for them costs \$2,000,000-3,000,000. A PID is a tool like zoning that can be utilized to get a project going. He wants Council to feel comfortable and ask questions. Fieldstone has a meeting with the Planning Commission tomorrow about the MDA changes. He is really excited to do this project. Sam Elder inquired how many projects Fieldstone has completed in Utah. Jason Harris explained they have completed over 6,200 homes in Utah. Sam Elder explained this is the first project they have requested a PID for in Utah. Marcus Keller emphasized this would be a separate local government. The City does not collect funds nor are they responsible for the payment of the bond. He recommends the MDA is settled before a proposal for a PID is moved forward.

d. Discussion for Public Safety and City Hall

Jennie Knight presented the programming and site planning phase of the project. This is a good opportunity to review information for the project. If construction were to start next year the projected cost is \$12,852,500. The broken-down cost for each section of the building is: police \$6,921,500, city admin \$2,930,200, and council chambers, court, and community meeting area \$3,000,800. The architect pointed out inflation trends typically are between 4-7% year to year. Phase 1 of public works is under construction currently. During the September Council meeting staff was directed to complete the second floor of the public works building. We have received federal appropriations funding to help complete the road from the public works building to Highway 89. Mayor Tait clarified there is no action tonight this is for discussion.

Marcus Keller explained as has been previously discussed, the City needs to start spending the bond funds or return them. \$9,000,000 were issued, currently there is a balance of \$9,600,000 due to the interest accrued. If we were to pay off the bond the cost would be \$8,700,000. We have to be careful and decide what to do with the bonds. Council Member Christensen inquired if the \$300,000 for the second floor of the public works building comes out of this account.

Marcus Keller answered yes it could. This is a good point to pause the project if Council wants to. If we want to finish the design and schematic phase the cost would be approximately \$549,701.43. Council Member Wilhelmsen inquired if phase 2 of public works was included. Jennie Knight explained public works phase 2 is not included and North View Fire is not included; it is only the public safety building and city hall. Council Member Wilhelmsen inquired would be wasting money if we stopped the project for a few years. Jennie Knight explained some of it could be if we do a design and then need to adjust it to new building codes or standards.

Marcus Keller explained he feels the public was upset about the lack of detail during the public hearing. School districts are the example for G.O. bonds. They provide a lot of details and information for the public. We currently do not have enough money to complete the project and will need to bond for the remainder. The City will need to bond if they want to complete the project. Council Member Fawcett inquired is \$550,000 the cost to provide some of the

information. Jennie Knight explained yes, that would be the plan if Council directs staff to do so. Council Member Fawcett explained she feels the public requested more detailed information and it would be worth spending the money if we want to move forward. Council Member Wilhelmsen inquired about the bidding and negotiation line item. Jennie Knight explained that would be the cost for the architect to start reviewing bids for the project. Council Member Weiss stated every time we press the pause button it will cost us more and more. Marcus Keller explained because the bonds were put on referendum that limits the funding tools available. We cannot look at issuing new bonds until 2025. This is good opportunity to get the information and provide it to the public during the next bond cycle. Council Member Fawcett inquired about building the police station separately. Jennie Knight explained we do not have those figures currently, if Council wants us to pause the combined building and look at that we can. Council Member Fawcett stated she heard comments that the public wants more information. The only way to do that is to continue with the design and schematic phase. Marcus Keller agreed. The best course of action would be to pay off the bond and use the remainder of the bond fund to provide the information requested. We could then start the process for a G.O. bond election next summer.

Council Member Wilhelmsen inquired about the funding for the road and what it will be. Justin Shinsel stated we are approximately \$500,000 into the road. In total the cost will be approximately \$3,200,000. Currently we have received \$2,000,000 in grants for the road and are applying for more. Transportation impact fees can also be used. Jennie Knight explained we were recently notified that we saved approximately \$500,000-\$600,000 on engineering fees for the project by not having to go through the UDOT requirements for the construction of 1750 North.

Marcus Keller explained paying off the bond does not need to be all or nothing. If you want to use the bond to pay for the road you can do that. Mayor Tait inquired about the timeline for the bond funds. Marcus Keller stated the rule of thumb is you have approximately two years to start utilizing the funds. Mayor Tait inquired how far we are into it. Marcus Keller explained we are approximately eighteen months in. Council Member Wilhelmsen wants to work on the design and schematic phase and return the rest of the money. The road is key and should be a top priority. Mayor Tait inquired does Council want to move forward with the design and schematic phase and re-evaluate to send the money back at that point. Council Member Fawcett stated it makes sense to get the requested information and re-evaluate from there. Council Member Weiss inquired can the bond be used for the infrastructure. Marcus Keller answered yes. Council Member Weiss inquired if we could use the money to put in the infrastructure and pay off the remainder. Marcus Keller explained yes you could do that but it could negatively affect public opinion. Brody Flint explained you can do it but you may incur more costs fixing infrastructure if your plans are not set in stone. Council asked staff to proceed with the design and schematic phase.

e. Discussion/possible action for appropriation of FY 2025 budget funds.

Jennie Knight explained the certified tax rate was approved during the August meeting. The tax rate increase will bring approximately \$50,000 in additional revenue. Council inquired about three positions planner, code enforcement, and public information. Staff has gathered a scale of pay rates for the three positions. Currently the police department is providing code enforcement services. Chief Wilson explained right now he believes that the public looks to the police department if code enforcement is not being met. Currently the detective unit is assisting with code enforcement and trying to take that on. Jennie Knight explained we are trying to fill the gaps the best we can. The proposal from staff is to cover code enforcement from the police department budget, continuing the use of contracted planning services with a budget of \$10,000, getting a subscription to Placer.ai for \$15,000, and use of John Guilfoil public relations

for \$800 a month and a website redesign with a one-time fee of \$18,000 and \$4,000 per department and a \$4,000 annual fee. Council Member Jackson inquired if the code enforcement will be proactive. Jennie Knight explained we would be complaint based only. It would not be proactive. Council Member Weiss stated he feels code enforcement is a need because it is putting a strain on the police department. Council Member Wilhelmsen inquired what code enforcement is doing currently. Chief Wilson stated we are only responding to complaints. Brody Flint stated a police officer should not be dealing with code enforcement. It can decrease their response time to real emergencies.

Jennie Knight explained staff's recommendation is to hire a part time complaint-based person working under the police department. Council Member Fawcett stated she feels code enforcement is important but feels a planner is important. Council Member Weiss explained he feels the planner will be more important later when these developments start building. A full-time code enforcement officer may be needed. Brody Flint stated \$50,000 will not pay for a full-time code enforcement. Council Member Fawcett believes this is good information to start with and we can continue working on more solutions later. Council Member Wilhelmsen inquired is the website important. Chief Wilson explained we have received a lot of public feedback stating the website does not give the information needed. Council Member Weiss likes the proposal. Council directed staff to prepare the information for the proposal.

f. Animal Control Discussion

Jennie Knight explained staff has been invited to attend a meeting for the new proposed budget for Weber County Animal Control. There is a proposed staffing increase for the shelter. Several years ago, the shelter became a no kill shelter but did not get an increase in funding. They are run like an enterprise fund. They cannot run a deficit. If they increase the budget, it would directly affect the cost for the City. Council Member Weiss inquired about the cost. Jennie Knight explained we do not have a number for them currently. Council Member Jackson inquired what entities utilize the services. Jennie Knight explained everyone but South Ogden. The county runs on a calendar year not a fiscal year. Their budget will come into effect in January and we will need to address it in our next budget. Council Member Wilhelmsen inquired how their budget got to this point without them notifying us. Why did they go to a no kill and not increase the budget then. Council Member Jackson inquired if the director of the shelter would come here and talk to Council. Council Member Wilhelmsen wants to know how this will solve the problem and not be a band-aid solution. Jennie Knight explained she can take those concerns to the director, but we do not have a lot of options for animal control services. Council Member Fawcett inquired about the fees for adoption and spay and neutering. Jennie Knight explained they have worked with non-profits and USU School for vets to do spay and neutering but she cannot provide exact information. Council Member Christensen inquired about when the shelter went to a no-kill shelter. Jennie Knight explained it has been several years. She clarified Council would like staff to attend the meeting and get more information and inquire about a presentation to this body. Council agreed.

6. Public Comment

Mayor Tait opened the public comment period.

Jason Hadley liked the information provided tonight. He believes the cost for the website is too high. He believes we could save money by getting more bids. He would prefer we utilize a local company.

Rick Wetz does not see why a city office building would cost \$3,000,000. Why does the police station cost \$9,000,000. That seems too high. Why is the current building not compliant. If we are not going to do the building why spend money getting more information.

Roger Shuman appreciated the conversations conducted today. His concern is about the public safety and city hall building. The public is concerned about transparency. Why is the city at risk of being sued. Do we need the new building for public works. Was it worth the cost. Your argument is it will cost more in the future but you will have additional housing by then. Do you need a \$9,000,000 city and police station. Could you get by with a much smaller building. Do you need to have a building that blocks the neighbors' views.

Kathleen Hohosh thanked Council for the discussion. One of her concerns is the shelter. Do they offer fostering programs. Another concern is the new public works building. Are we trying to keep up with the Jones'. What are the other options. Things are being shoved down the people's throats.

Mayor Tait closed the public comment period.

7. Mayor/Council Follow-up

Bryan Fife explained they are currently doing the fall cleanup. It is a bigger event this year than it has been in the past. The Fall Festival is on October 22nd. Mayor Tait inquired if the funding was donated for the Fall Festival. Bryan Fife clarified we had donations but there is a line item for the Fall Festival.

Chief Wilson explained the department has been dealing with staffing issues. The Shop With a Hero event is scheduled for December.

Justin Shinsel explained public works is working on a project on 750 W. for the reinstatement of the quiet zone for the railroad. They are pouring concrete barriers and making sure they are compliant with federal requirements. The new building was designed to be a 50-year building. They did not want to have a building that was outgrown in 10-15 years. They are getting vehicles ready for the season ahead of snow plowing. Mayor Tait inquired about Millennium Park. Justin Shinsel explained a tree was removed due to state requirements of no deep-rooted vegetation in an area that is classified as a dam.

Jennie Knight explained we received our compliance report from the state for our moderate-income housing plan. We are working with the county to schedule a tour with legislatures so they can tour cities and see where the struggle is with moderate income planning.

Mayor Tait explained the lender who owns Ben Lomond has followed through on the promised Millennium Park renovations. New sidewalk was put in, bathrooms, a parking lot, and a playground. There is a large MDA amendment before Planning Commission tomorrow. If it passes, we will need to have a special Council Meeting on October 29th to review it.

Council Member Wilhelmsen reported on the senior luncheon. He wants to start a texting tree to remind seniors. It is a great opportunity for seniors to get out of their homes and socialize.

Council Member Fawcett addressed the cost of the building. Public buildings have lots of requirements like ADA codes, and special building codes that affect the cost of the building.

8. Adjournment

Council Member Jackson motioned to adjourn the meeting, second by Council Member Wilhelmsen.

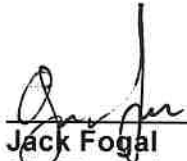
The vote on the motion was as follows:

- Council Member Wilhelmsen, Yes
- Council Member Weiss, Yes
- Council Member Christensen, Yes
- Council Member Jackson, Yes
- Council Member Fawcett, Yes

The motion passed unanimously.

The meeting adjourned at 9:11 P.M.

ATTEST:



Jack Fogal
City Recorder

Approved this 12th day of November, 2024



MICHELLE TAIT
Mayor