

**MINUTES OF HARRISVILLE CITY**  
**CITY COUNCIL MEETING**  
Tuesday, March 26, 2013 – 7:00 p.m.  
Council Chambers  
363 West Independence Blvd  
Harrisville, Utah 84404

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Present: Council Member Chad Allen, Council Member Bruce Richins, Council Member Michelle Tait, Council Member Grover Wilhelmsen. [Mayor Richard Hendrix, Council Member Paula Knighton excused.]

Staff: Bill Morris, City Administrator, Jennie Knight, City Recorder, Lynn Fortie, Treasurer, Pamela Crosbie, Finance Clerk.

Visitors: Ruth Pearce, Jeff Pearce, Jean Brown, Bruce Brown, Tanner Allen, Kyle Honeycutt, Eric Thomas.

**7:00 P.M. CITY COUNCIL MEETING**

**1. Call to Order.**

Council Member Bruce Richins called the meeting to order and welcomed all visitors.

**2. Opening Ceremony.**

Council Member Wilhelmsen led the Pledge of Allegiance and opening ceremony.

**3. CONSENT ITEMS**

- a. Approve the minutes of March 12, 2013 as presented.

**MOTION: Council Member Tait motioned to approve the minutes of March 12, 2013 as presented. Council Member Allen seconded the motion. All Council Members voted aye. Motion passed.**

**4. BUSINESS ITEMS**

- b. Discussion/possible action to authorize final approval on plat amendment to Thoroughbred Meadows Subdivision located south of Brook Meadows Subdivision off Larsen Lane in Harrisville to change the "R" restriction to "SR" relating to the lowest floor elevation and making technical changes.

Eric Thomas indicated that his company (Regency) has gone through the engineering process to determine the Lowest Habitable Floor Elevation to allow the plat to be amended from "R" restriction to "SR" special restriction. Bill Morris informed Council that the Planning Commission's recommendation is subject to the conditions included in the engineer's memo dated March 12, 2013 being met. Also the developer must show a "good faith" effort to accommodate the private agreement regarding secondary water issues. Regency was given this contract at the previous planning commission meeting. Council Member Richins asked how a good faith effort will be recorded or addressed. Bill Morris indicated staff will follow-up with the home owners to make sure they are reimbursed for the secondary water issues. Council Member Wilhelmsen expressed his desire to support the residents if they have not received what was originally agreed upon in the contract. Eric Thomas explained he is not the original owner of this development and because of this there have been a few issues they were unaware of. The lapse in time has created some impact fees with PineView that were not

originally included at the time of the contract. He said they are researching this issue. He informed Council that PineView had some incorrect calculations with how many shares are allotted and how many houses are included. Regency will have to deal with this as it is a private issue. Council Member Allen expressed his desire to make sure the resident's are taken care of in a timely manner.

**MOTION: Council Member Allen motioned to accept the recommendation of planning commission dated March 13, 2013 with conditions set forth at that meeting and with the establishment of a development agreement and setup of escrow. Council Member Wilhelmsen seconded the motion. All Council Members voted aye. Motion passed.**

- c. Discussion/possible action to approve Resolution 2013-01, Equal Employment Opportunity.

Bill Morris informed Council of the CDBG [Community Development Block Grant] requirements for grant approvals. He said this resolution will bring the city into compliance with those regulations.

**MOTION: Council Member Tait motioned to approve Resolution 2013-01, Equal Employment Opportunity. Council Member Wilhelmsen seconded the motion. A Roll Call vote was taken.**

<b>Council Member Allen</b>	<b>Yes</b>
<b>Council Member Richins</b>	<b>Yes</b>
<b>Council Member Tait</b>	<b>Yes</b>
<b>Council Member Wilhelmsen</b>	<b>Yes</b>
<b>Council Member Knighton</b>	<b>Excused</b>

**Motion passed 4-0.**

#### **5. Public Comments.**

Tanner Allen, 135 Heather Circle, said his attendance is to complete his communications merit badge requirement.

#### **6. Mayor/Council Follow-up.**

Council Members Richins, Allen, Knighton, and Mayor Hendrix will all be attending the Utah League of Cities and Towns Spring Conference.

Bill Morris informed council the contest for 2013 Heritage Days theme was run in the city newsletter and received no response.

Council agreed to bury the 50<sup>th</sup> Jubilee Time Capsule in the base of the marquee sign in front of the Harrisville City Offices.

#### **7. Adjourn.**

Council Member Richins motioned to adjourn at 7:18pm.

#### **8. Budget Work Session.**

Budget Work session convened at 7:18pm. Lynn Fortie said the latest version of the budget worksheet does not include a property tax increase but does include a 3% raise and 401K retirement contributions are included. There is a tentative 9% increase for health insurance. Pam Crosbie received the health insurance numbers after this budget worksheet was prepared

and they are at a 6% increase. There will be a \$6,400 reduction in this worksheet because of that change. Lynn Fortie also informed Council the public safety department has requested a new vehicle and public works has requested a new dump truck with snow plow. He pointed out this budget worksheet is not balanced on this draft. There is a -\$80,251 deficit. After the health insurance change it will sit at around -\$74,500.

Bill Morris suggested another option may be to eliminate the employee adjustment but reinstate the benefits lost at the last budget session. He proposed a cash bonus be given in July and again in December, if the budget allows. He also suggested \$5,000 be set in the code enforcement line item. Sometimes this fund is not used, but if any code enforcement issues arise within the budget year, it is necessary to have the resources available.

Council Member Richins asked what the dollar amounts will be with the new scenario Bill Morris recommended. Lynn Fortie said he will work the numbers and prepare a new worksheet to include these changes. Bill Morris added a few more items such as; building permits be increased to \$60,000, plan check fees at \$12,000, zoning application fees at \$2,000, and \$1,000 Parks and Recreation wage adjustment. He also suggested including a 6% franchise tax on Bona Vista water, there is currently no franchise tax on water.

Council Member Allen asked about the 2% 401K increase for law enforcement. Council and staff discussed whether to include police in the 401K increase. Council asked Lynn Fortie to work up the numbers to only increase the regular employees, since public safety employees are allowed to retire at 20 years. Council Member Allen suggested increasing the regular employees to a higher than 1% increase, possibly 2% or 3%. Bill Morris reminded Council the 401K contribution was previously as high as 6% for all employees. Council Member Richins asked if the employees are required to match. Pam Crosbie clarified this is non-contributory. Council and staff discussed implementing a match requirement. They discussed offering a match up to 5% for all employees including public safety. Council Member Richins commented that non-contributory contributions are becoming obsolete in the private sector. Lynn Fortie said he will have to budget the highest percentage for all employees because there will not be a way to determine which employees will choose to match. Council discussed the amount other cities are contributing to their employees 401K. Council asked Lynn Fortie to run a few scenarios with these proposed options.

Council Member Allen asked about recapturing the county tax that is possibly being reduced. Bill Morris explained we will have to go through Truth and Taxation to capture this money. Depending on the amount it could potentially give a 400% increase. The public will be notified through public notices and even though there is essentially no effect, it will be presented as a large increase in property taxes. Council Member Richins asked if other cities are looking to capture this money. Bill Morris clarified this decision has not been made by the County yet. They may determine to keep these funds.

Council Member Tait suggested eliminating Heritage Days to save on the budget. Council discussed about how little interest is given from the public on Heritage Days, making reference to the theme contest that was previously discussed. Council Member Allen pointed out how conservative the budget is on Heritage Days. This budget item has been reduced by half. Fireworks have already been paid for the 2013 Heritage Days celebration.

Bill Morris suggested conducting a park impact fee study. Also, business licenses would require a study to include a Good Land Lord program. Pam Crosbie pointed out this will increase business license fees because of the requirement on owners of rental units to apply for business licenses. Council Member Wilhelmsen pointed out business license fees remain very economical in Harrisville. Lynn Fortie asked if there should be an increase. Council and staff discussed cost effectiveness of increasing business license fees due to the study requirement. Bill Morris suggested conducting the study as it relates to rental units.

Council Member Wilhelmsen expressed his desire to continue discussions on a frisbie golf course. Council Member Richins suggested asking Youth City Council for their opinions on installing a frisbie golf course at the next meeting.

Council Member Wilhelmsen pointed out Council has not received an increase through the last several budget sessions. Bill Morris confirmed Harrisville's Council is one of the lowest paid councils in the pay study. Council Member Richins asked about a Resolution that may have addressed Council salaries. Pam Crosbie said there was a Resolution passed with a formula to determine the salary of Council Members based on years of service. She indicated this Resolution was never implemented. Bill Morris said he will work with Pam Crosbie with regard to implementing this Resolution.

Council Member Allen motioned to adjourn at 7:58 p.m. Council Member Wilhelmsen seconded the motion.

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BRUCE RICHINS  
Mayor Pro Tem

ATTEST:

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JENNIE KNIGHT  
City Recorder