

MINUTES
HARRISVILLE CITY COUNCIL
March 12, 2024
363 West Independence Blvd
Harrisville, UT 84404

Minutes of a regular Harrisville City Council meeting held on March 12th, 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 Steve Weiss, Council Member Blair Christensen, Council Member Max Jackson.

Excused: Mark Wilson, Chief of Police.

Staff: Jennie Knight, City Administrator, Brody Flint, City Attorney, Justin Shinsel, Public Works Director, Jack Fogal, City Recorder, Bryan Fife, Parks and Recreation Director, Sergeant Alicia Davis, Detective Jason Keller, Officer Chris Paradis, Officer Tyler Vincent, Officer Brayton Doxstader, Officer Clint Carter, Dennis Moore, Assistant Chief of Police, Sergeant Nick Taylor.

Visitors: Arnold Tait, Marcus Keller, Jennifer Moore, Cheyanne Doxstader, Brandon Johnson, John Perry, John Macedone, Krisel Travis (via zoom).

1. Call to Order.

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

2. Opening Ceremony.

Council Member Fawcett opened with the Pledge of Allegiance.

3. Consent Items

a. Approval of Meeting Minutes for February 13th, 2024 as presented.

Motion: Council Member Christensen made a motion to approve the meeting minutes for February 13th, 2024 as presented, 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

4. Employee Recognition

- a. Dennis Moore recognized Jason Keller as the FOP member of the year.

5. Oath of Office

- a. Jack Fogal administered the Oath of Office to Brayton Doxstader.

6. Business Items.

- a. **Discussion/possible action to adopt Harrisville Resolution 24-06; a resolution authorizing the creation of a Local Building Authority.**

Jennie Knight updated Council on the new Public Safety Complex. The architect has been able to layout the site with all of the proposed buildings. The architect said there is a great likelihood we may be able to re-describe the parcel and sell part of it to North View Fire District. This would allow the district to bond for their own building if that is what Council decides. Marcus Keller with Crews & Associates presented options for the new Public Safety Complex. Regardless of the direction Council decides with North View Fire District, he believes that creating the Local Building Authority will be a benefit. Per state law this is the way to issue bonds that are not a general obligation bond. The Local Building Authority can be used to issue bonds for other projects in the City not just the new Public Safety Complex. This allows the City to use the land or the lease agreement between the City and Local Building Authority as collateral. The Council would be on the Board for the Local Building Authority. A possible downside to issuing these bonds is the potential for a higher interest rate. Brandon Johnson explained that a Local Building Authority is authorized in Utah Code. Building authorities have been approved by the Utah Supreme Court. This is a common tool used by cities and school districts. Council would be the Board of Trustees for the building authority. Under state law the Board of Trustees changes as Council changes. The Local Building Authority would lease the project from the City and issue bonds. The City would then make the payments to the Local Building Authority. Marcus Keller explained creating the Local Building Authority could open potential options for issuing new bonds for the new Public Safety Complex or refinancing the current bonds. This resolution would only create the Local Building Authority, by creating the Local Building Authority and using it to issue new bonds for the Public Safety Complex the City could save \$20,000 - \$30,000 per year in interest payments. Council Member Christensen inquired if North View Fire does buy the land from us where would they get the money and would they need to raise taxes on residents. We do not know what their financial situation is so an answer cannot be given. Jennie Knight answered if they impose a tax increase it would be on the entire district. The City has more options for issuing bonds as the owners of the property. Marcus Keller explained the fire district has their own Local Building Authority. If the City sells them the land they can bond for the project on the own. Selling them their own parcel for a building is the easiest and cleanest way to incorporate North View Fire into the new Public Safety Complex.

Motion: Council Member Weiss made a motion to approve Harrisville Resolution 24-06, a resolution authorizing the creation of Local Building Authority, 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.

b. Discussion/possible action to adopt Harrisville Resolution 24-05; a resolution approving a Boundary Line Adjustment.

Jennie Knight presented the survey for the Dixon Creek Development. While conducting the survey it was discovered that the fence line and the boundary do not match. D.R. Horton proposed adjusting the boundary to match the fence line. The City owns the parcel next to the development. There is approximately one foot of discrepancy from the survey to the fence line. Matt Robertson with Jones & Associates reviewed the legal description to verify its accuracy. Council Member Jackson inquired if we need to compensate anyone for the boundary line adjustment. Jennie Knight clarified we will not. This is standard practice to clean up plats before recording.

Motion: Council Member Wilhelmsen made a motion to adopt Harrisville Resolution 24-05; a resolution approving a Boundary Line Adjustment, second by Council Member Christensen.

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.

c. Discussion/possible action for 2024 City Goals.

Jennie Knight reviewed the 2023 City goals. The goals include: update franchise agreements, create a City Flag, business license study, Healthy Utah Communities, increase community activities, economic development and moderate-income housing, Ben Lomond ground breaking, new municipal complex, utility rate analysis, and increase commercial development. Staff is recommending new goals for 2024 to include: finish the public works building and move in by January, hiring a full-time planner, and park impact fees analysis. Jennie Knight asked for suggestions on goals from Council. Council asked to add park impact fee analysis to the City Goals. Council Member Christensen asked to keep Ben Lomond ground breaking as a goal. Council Member Wilhelmsen inquired what hiring a planner would entail. Jennie Knight explained hiring a planner would help answer citizens questions when they call, plan for developments, and increase commercial development. Council requested hiring a full-time planner be a goal. Council Member Wilhelmsen requested that economic development and increasing commercial development be added to City goals. Council Member Wilhelmsen inquired about West Harrisville Road. Justin Shinsel explained that if Council wants that to be a priority he will put it to the top of his list. Public Works can move forward with this project sooner than planned if Council wants. Council Member Wilhelmsen stated that maybe transparency and communication would help residents know about future projects. Council Member Wiess inquired about 2000 North being ground down with an overlay. Justin Shinsel explained it will be restriped but not an overlay this year. The big projects for the year are West Harrisville Road and the new City complex road. Council Member Weiss suggested putting a Public Works page on the website listing the projects for the current year. Council asked for utility rate analysis to

be on our City goals. Council Member Weiss stated we do not want to be caught with another deficit like the garbage fund.

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.

Mayor Tait noticed Public Comment was missing from the Agenda. She inquired if Council would like to add Public Comment to the meeting.

Motion: Council Member Jackson made a motion to add Public Comment to the Agenda, 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.

7. Public Comment

Mayor Tait opened the public comment period.

John Perry appreciates the notices for winter parking. He has received notices when there is no snow on the road or in the forecast. The notices state he will be towed if he continues to park on the road. He does not appreciate being harassed and threatened by the police.

Mayor Tait closed the public comment period.

8. Mayor/Council Follow-up

Council Member Jackson informed all that Chief Hadley's (Pleasant View Police) wife passed away. Her service date will be posted on Myers website.

Council Member Wilhelmsen reported on another successful senior luncheon. There was a lot of good discussion and questions related to the City. Attendance is increasing. He invited any seniors to come to the meeting. It is the second Tuesday of the month at noon. More information is available on the City website.

Council Member Fawcett inquired if there was a way to get the packet sooner. There are weekends she works and it can be hard to review the packets in the time frame. Jennie Knight explained when we have large packets, we will try to get them out sooner but sometimes it is

hard to send sooner without changes being made. Council Member Fawcett inquired where the moderate-income housing goals can be found. Jennie Knight explained where to find it on the website.

Dennis Moore explained the department is working on accreditation. There are one hundred twenty-eight standards to meet. The accreditation process will be covered in the Chiefs meeting in St. George this month. This is a multi-year goal that the department has been working on. They have been advised to not rush because that causes mistakes. Landon Silverwood has accepted a tentative offer to start in May. This will help with staffing.

Bryan Fife stated the Easter Egg Hunt will be March 30, at 10 AM. Parks and Recreation has filled around eight thousand eggs. Basketball is wrapping up and they are preparing for baseball and softball.

Justin Shinsel reported that there is a lot of water. Public Works has sandbags and is distributing flyers so residents are aware. They will start their semi-annual street sweeping soon. Cement trucks should start going to the new public works building and you should see forms start being filled.

Jennie Knight asked for confirmation for those going to the Utah City of Leagues and Towns Conference next month.

9. Adjournment

Council Member Weiss motioned to adjourn the meeting, second by Council Member Fawcett.

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 8:02 P.M.

ATTEST:



Jack Fogal
City Recorder

Approved this 9th day of April, 2024





MICHELLE TAIT
Mayor