

**MINUTES
HARRISVILLE CITY COUNCIL
June 13, 2023
363 West Independence Blvd
Harrisville, UT 84404**

Minutes of a regular Harrisville City Council meeting held on June 13, 2023 at 7:00 P.M. in the Harrisville City Council Chambers, 363 West Independence Blvd., Harrisville, UT.

Present: Mayor Michelle Tait, Council Member Max Jackson, Council Member Kenny Loveland, Council Member Blair Christensen, Council Member Grover Wilhelmsen, Council Member Steve Wiess.

Staff: Jennie Knight, City Administrator, Justin Shinsel, Public Works Director, Bryan Fife, Parks and Rec. Director, Mark Wilson, Chief of Police, Glen Gammell, Roads Director, Jack Fogal, City Recorder, Jill Hunt, City Treasurer

Visitors: Lauren Shafer, Lily Hansen, Ian Greenhalgh, Joshua Sphar, Sam Elder, Jordan Read, Nathan Averill, Elisabeth Hansen, Lily Hansen, Megan Worthen Nelson, Mike Shinsel, Shauna Read, Arnold Tait.

1. Call to Order.

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

2. Opening Ceremony.

Council Member Christensen opened with the Pledge of Allegiance.

3. Consent Items.

a. Approval of Meeting Minutes for May 9th, 2023 as Presented.

Motion: Council Member Wilhelmsen made a motion to approve the meeting minutes for May 9th, 2023 as presented, second by Council Member Loveland.

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 Loveland, Yes

The motion passed unanimously.

b. Advice and Consent to appoint Planning Commissioner.

Mayor Tait introduced Jordan Read as her appointee for Planning Commissioner. Jordan Read is a big believer in doing what is right, he wants to stand up for those without a voice. His family has been residents of Harrisville City for sixteen years.

Motion: Council Member Loveland made a motion to appoint Jordan Read to the Planning Commission, 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 Loveland, Yes

The motion passed unanimously.

4. Business Items.

a. Presentation- Youth City Council service activities update

Josh Sphar updated council about the safe kids' day fair and the movie at the park. The safe kids' day fair took place on April 22nd. The Youth City Council helped pass out information passports to parents at the New Gate Mall. He enjoyed helping families. The YCC assisted Parks and Recreation with the movie at the park. They helped people get setup and notified people about the popcorn but unfortunately the movie was rained out.

Lily Hansen informed Council about the flag design contest. The flag design contest runs from June 1st to July 31st. Designs can be submitted online or in person at the City Office. Prizes will be handed out to the winners of the contest. The winning flag design will be presented at the Fall Festival. She asked everyone to spread the word to others so they can be a part of history.

Ian Greenhalgh gave a presentation about the Central Weber sewer district tour. The YCC learned how water was cleaned and sent to the community. YCC members felt this was a great opportunity to learn and share the information with others.

Elizabeth Hansen mentioned that the YCC has a full schedule and are taking on many projects. The YCC members are doing a great job.

b. Presentation- Weber County Election Services

Lauren Shauffer has been the Weber County Elections Director for a year and a half. She has worked in elections for five years. Weber County works with other counties and states to check for duplicate registrations, deceased voters, address changes, and updates from Driver's License Division. By performing these actions, the county has gotten rate of undeliverable ballots dropped from 20% in 2013 to 1.5% in 2022. The ballot envelope is an important part of election security. Each ballot has a number that is specific to the ballot, election, and voter. If someone gets a replacement ballot a new number can be issued but it invalidates the old ballot. If a signature on a ballot does not match the signatures on file, it will be audited. If a signature is challenged, the county will let the voter know within twenty-four hours. All machines used by the county are certified by the United States Election Assistance Commission. None of the

machines are connected to the internet, have Wi-Fi, or Bluetooth capabilities. All updates to these machines are done manually and logged for auditing purposes. There is some voter responsibility in the process. That responsibility is to update their address on vote.utah.gov if it changes. A new tool to track a voter's ballot is Ballottrax.utah.gov. This allows you to track your ballot from the time it is sent out to the time it is counted.

c. Presentation- Municipal Public Infrastructure District for Ben Lomond Views Development

Sam Elder, D.A. Davidson & Co, specializes in municipal bonds and Public Infrastructure bonds. They have assisted with roughly \$2,000,000,000 in debt tools throughout the intermountain west. A PID is similar to a special district that cities can create. The PID can fund bonds that can only be used on public infrastructure not private infrastructure. The difference between a PID and a special district is the City does not have liability for the PID. The PID program was created to help mitigate impact to municipal balance sheets. All funds are held by a national trustee, so it cannot be withdrawn unless it is approved by the trust. PIDs have no impact to existing residents. The thought behind a PID is future growth will pay for growth. There are two main types of PIDs. The first levy's a property tax above the existing tax on the new development. It can levy up to 4MM of additional property tax. They can then bond against what that future property tax will be. All information about the PID and the increased property tax must be disclosed to purchaser before sales are final. The second PID issues a special assessment lien. The lien is prepayable at any time with no penalty. The developer can borrow one third of value of the land before buildings start going up. The developer then pays the lean with the sale of completed buildings. Council Member Jackson asked if the PID would have the power to tax existing property or just the new development. Sam Elder clarified, the PID would only be able to levy a property tax on the proposed development. It would have no taxing authority over pre-existing residences or businesses. The developer of Ben Lomond Views is asking for the creation of a PID using the special assessment lien. Council Member Christensen inquired what would happen if the developer defaults. Sam Elder described that the developer would lose the land and the trust would find a new developer. The trust has an interest to find a developer to complete the project because that is how they get paid back. Council Member Wilhelmsen asked how long the process takes, where is the money coming from. He does not want the cost passed to the future residents. Sam Elder indicated that Council could implement protections for future land owners in the controlling documents of the PID. Council can include protections such as the developer has to make bond payments with the sale of each residence, setting a maximum debt amount, or not allowing additional property tax. Council Member Wilhelmsen inquired if the people who issue this bond are ok with a plan like that even though it could take years to be repaid. Sam Elder confirmed yes, they are. They are taking the risk that the assessment is accurate and they will make their money back. A PID does not take the liability off the developer; he must still pay the bond with the sales in the development. This is a tool to incentivize development to happen. If the developer defaults the money stays with the trust and would be carried to the next developer. To proceed with a PID the developer would submit a letter of intent to Council for a PID proposal. Council Member Christensen inquired how long the process would take to form a PID. Sam Elder explained it depends on how long it takes Council to be comfortable with idea and approve it. Once Council gives approval it will take sixty to ninety days to get the bonds. The intent of the presentation is to start a discussion so Council can make an informed decision. Council Member Jackson requested if the development will see movement while they look into a PID. Sam Elder cannot speak to the development; his involvement is with the PID. Council Member Wilhelmsen requested to know what the interest rate would be for the funds issued with the PID instead of traditional funding for a development.

Sam Elder explained the range depends on factors like property value, location, and feasibility of the project being completed. If he had to guess what the rate would be he would put it between 6.5% to 7.5% for the PID funding. If the developer received funding from another source, it would be 12% to 14% based on the current market. Mayor Tait inquired if the PID could proceed without the governing document from Council. Sam Elder clarified that the PID cannot be created without a governing document that Council approves. By approving the PID, Council is giving the developer the ability to receive tax free debt at a lower interest rate. Mayor Tait questioned what liability is there for the City. Sam Elder explained Council could put protections for the City and future residents in the governing document. There are very few issues with the type requested because of the mandatory payment lien when houses are sold. Mayor Tait clarified that his savings come from the interest rate and tax rate, and a third party holds the money to ensure it is spent on the developments infrastructure. Sam Elder answered yes, it is to ensure the funds are not abused. Mayor Tait, questioned why Mr. Palermo was not at the meeting. Sam Elder expressed that he was unsure why Mr. Palermo was not here. Council Member Wilhelmsen inquired what Sam Elder is meaning when he says infrastructure. Sam Elder answered it could mean roads, sewer, or most anything that can be deeded to a city and signed off by the city engineer. If the city engineer does not sign off on the infrastructure it cannot be funded by the PID. Mayor Tait questioned if designs would still need to meet City standards. Sam Elder acknowledged yes, it must be signed off by the city engineer and meet City standards; curb, gutter, side walk, or whatever the city standard is. Council Member Loveland requested to know who would be involved in creating the governing document. Sam Elder reported on the developer's side would be himself and the developer, the City's side would be Council and whoever else they brought in. Mayor Tait asked if the funding stayed with the project or developer. Sam Elder explained the funding stays with the project, even if the developer defaults he does not have access to the funding because it is held by a third party. If the developer defaults having some funding already prepared for the project will help generate interest from a new developer. Creating a PID is not the right tool for every project, he stressed he would not be presenting to Council if he did not believe this would benefit the project. Mayor Tait clarified all that was being asked at this time is for Council to express interest in learning more. There is no commitment at this point. We could continue to look into the PID and come back to the decision later. Sam Elder explained yes, all that is requested is Council's approval to continue looking at a PID. He is willing to take time and present to the Council more in depth about PIDs or answer any questions that may arise in the future. Mayor Tait inquired if the Council would like to look further into a PID for Ben Lomond Views.

Motion: Council Member Jackson made a motion to conceptually explore a PID for Ben Lomond Views, 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 Loveland, Yes

The motion passed unanimously.

d. Discussion/possible action to adopt Resolution 23-06; a resolution to adopt the Harrisville City Road Safety Plan.

Glen Gammell explained this resolution lays the frame work to be eligible to apply for federal grants for safe roads. He thanked Jennie Knight, Jackie VanMeeteren, Justin Shinsel, and Mark Wilson who all assisting in putting put together the road safety plan. A road safety board was created, which will meet quarterly to propose safety ideas and re-evaluate current strategies. With the adoption of the safety plan, it will then be submitted to the US Department of Transportation. The plan will also be available on the web page so residents can see data and what the current goals are. Mayor Tait inquired how long it took to put the plan together. Glen Gammell explained it went fast, but there were six drafts of the document. There is a lot that must be included to meet grant application guidelines. The first grant deadline is July 10th so the window is short. Road safety board's ideas include new street lights, message boards, radar, and replacing street signs. Mayor Tait asked if these grants require the road safety plan to be submitted. Glen Gammell clarified yes; the plan is required for these grants. It opens up many new grant opportunities for the City. Council thanked all involved for their hard work.

Motion: Council Member Loveland made a motion to adopt Resolution 23-06; a resolution to adopt the Harrisville City Road Safety Plan, 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 Loveland, Yes

The motion passed unanimously.

e. Discussion/possible action to adopt Resolution 23-07; a resolution for an interlocal agreement with Weber County for surveyor services.

Jennie Knight explained the City has had an existing contract with Weber County for surveyor services, this is a renewal of that contract. The agreement with the county sets the price for recording documents. This resolution is to approve the new contract for the term of one year.

Motion: Council Member Christensen made a motion to adopt Resolution 23-07; a resolution for an interlocal agreement with Weber County for surveyor services, 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 Loveland, Yes

The motion passed unanimously.

5. Public Comments - (3 Minute Maximum)

Mayor Tait opened the public comment period.

Megan Worthen-Nelson is the Director of Broadway on the side, a local business that facilitates the performing arts. Their goal is to address the diversity issues in the community. They want to create a safe welcoming environment for all people regardless of color, race, or creed. They are looking into creating a fine arts center in Weber County. Currently they are located in Harrisville and are hoping to receive support from the City. There is a need in Weber County for a fine arts center. It would be similar to Lincoln Theater or Capitol Theater but with a lower cost to use the venue.

Linda Gaz is concerned about the traffic on North Harrisville Road. She has lived in Harrisville for 47 years. The traffic on North Harrisville Road does not adhere to the posted speed limit. She saw a big truck pulling a tractor going 45MPH. She is asking the City to help protect the children that live and play on North Harrisville Road. There is no sidewalk on the road which can make it unsafe.

Mayor Tait closed the public comment period.

6. Mayor/Council Follow-Up.

Justin Shinsel explained that Glen Gammell has been working on the road safety plan for three months. He really has put his heart and soul into the plan. Council requested a brief review of financials. Justin Shinsel answered Public Works has self-performed a lot of work to save as much money as they can. You can see the efforts that have been put in to their work; an example is the retention pond at the park. They are performing a lot of projects and working on grants. Public Works has received approximately \$4,500,000 in grants and funding to help with roads and infrastructure. He is excited for the ground breaking on June 28th for the new Public Works building.

Bryan Fife explained Parks and Recreation replaced the pump at the splash pad and saved thousands of dollars but completing the work themselves. They have saved about \$4,500 by taking care of trees instead of contracting the work out. The City purchased movie in the park equipment which saved on rental fees. The equipment will have paid for itself after the movie in the park in July. Savings will be roughly \$6,000 a year for the movies in the park. The new playground was funded partially by RAMP, it was ordered yesterday but lead time is 27 weeks. The company will store it until the City is ready to install it. They saved \$3,000 by removing old equipment and wood chips themselves. All of the projects that have been self-performed by Parks and Recreation have saved approximately \$66,000 this year.

Mark Wilson informed Council Assistant Chief Dennis Moore finished writing a grant which will pay 50% of the cost for new body armor. With the savings they can buy carriers, plates, and the equipment needed to protect officers. The delivery date for radios has been pushed off until the first quarter of next year. The department has partnered with Walmart to raise money for the Children's Miracle Networks. They will be holding an event July 15th at 2pm with the fire department. They are currently working on a cyber security grant. There have been eight criminal mischief cases involving spray paint. Officers are monitoring high risk areas to prevent as many incidents as they can. The department received a grant to upgrade cameras and upgrade the server that the cameras run on. Council Member Jackson inquired about the funds from the beer tax. Mark Wilson explained it will be used to pay the City's portion of the upgraded camera system and server.

Jennie Knight informed Council there is an Arts and Culture Council established in 2008 by ordinance. The City could utilize that ordinance in support of any future arts programs. She thanked City staff and department heads for the time and effort put in to grants and cost saving work. There will be another council meeting Tuesday the 20th at 7pm. Pleasant View City will be hosting a land use training on June 27th at 6:30 PM.

Council Member Wilhelmsen reported on the senior luncheon. There were 18 people in attendance. He thanked Mark Wilson for cooking hamburgers, and giving a presentation on major scams that target seniors. He asked all in attendance to spread the word about the senior luncheon. If you know a senior in Harrisville, invite them to the luncheon. It is on the second Tuesday of the month at the Harrisville City Cabin. It is a great opportunity to connect with others, play fun games together, and receive informative presentations.

Council Member Loveland thanked Council Member Wilhelmsen and his wife for all of the hard work they put into the senior luncheon. They attended the last luncheon and had a great time.

Council Member Christiansen thanked staff for their hard work.

7. Adjournment

Council Member Loveland 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 Loveland, Yes

The motion passed unanimously.

The meeting adjourned at 8:42 p.m.

MICHELLE TAIT
Mayor

ATTEST:

Jack Fogal
City Recorder
Approved this 11th day of July, 2023