



HARRISVILLE CITY

363 W. Independence Blvd · Harrisville, Utah 84404 · 801-782-4100
www.cityofharrisville.com

MAYOR:
Michelle Tait

COUNCIL MEMBERS:
Grover Wilhelmsen
Steve Weiss
Blair Christensen
Max Jackson
Kenny Loveland

CITY COUNCIL AGENDA

October 11, 2022

Join [Zoom Meeting](#)
Meeting ID: 871 2169 3579
Passcode: 394578

7:00 PM CITY COUNCIL MEETING

Presiding: Mayor Michelle Tait
Mayor Pro Tem: Blair Christensen

1. CALL TO ORDER

2. OPENING

a. Pledge of Allegiance [Council Member Loveland]

3. CONSENT ITEMS

a. Approval of the meeting minutes for August 16, 2022 and September 13, 2022 as presented.

4. RECOGNITION/AWARDS

a. Weber CTC Coalition – Invitation [Madeline Robles, WCTC Coordinator]
b. Community Recognition - [Northview Fire District and Harrisville Police Department]

5. BUSINESS ITEMS

a. Presentation of Arguments For and Against the General Obligation Bond to acquire and construct a recreation facility in the city, in the amount not to exceed \$6MM.
[Greg Montgomery, Mayor Tait, Council Member Loveland, Council Member Weiss]

6. PUBLIC COMMENTS - (3 minute maximum)

7. MAYOR/COUNCIL FOLLOW-UP

8. CLOSED EXECUTIVE SESSION

Closed Executive Session for the purposes described under UCA §52-4-205(1)(a)(d)(e); for discussion of the character, professional competence, or physical or mental health of an individual(s).

9. ADJOURNMENT

As the City Recorder of Harrisville City, Utah, the foregoing City Council agenda was posted and can be viewed at City Hall, on the City's website www.cityofharrisville.com, and at the Utah Public Notice Website at <http://pmn.utah.gov>. Notice of this meeting has also been duly provided as required by law.

In accordance with the Americans with Disabilities Act, the City of Harrisville will make reasonable accommodations for participation in the meeting. Requests for assistance may be made by contacting the City Recorder at (801) 782-4100, at least three working days before the meeting.

Posted: 10/7/2022

By: Maria Devereux, City Recorder
mdevereux@cityofharrisville.com

**MINUTES
HARRISVILLE CITY COUNCIL
August 16, 2022
363 West Independence Blvd
Harrisville, UT 84404**

Minutes of a regular Harrisville City Council meeting held on August 16, 2022 at 7:00 p.m. in the Harrisville City Council Chambers, 363 West Independence Blvd., Harrisville, UT.

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

Staff: Jennie Knight, City Administrator
Justin Shinsel, Public Works Director
Jessica Hardy, Finance Director
Bryan Fife, Parks and Recreation Director
Mark Wilson, Police Chief
Brody Flint, City Attorney
Maria Devereux, City Recorder

Visitors: Larry Crook, Beverly Crook, Blaine barrow, John Millaway, Marvin Farrell, Jack Jones, Arnold Tait, Alicia Davis, Tarah Spencer, Nicholas Taylor, Craig Call, Nathan Averill, Joan Brown, Diana Wilhelmsen, Taylor Spendlove, Deanna Aguilar, Carlos Aguilar, Jennifer Moore, Jessica Singh, and Marcus Keller.

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 and prayer

3. CONSENT ITEMS

a. Approval of the minutes for June 14, 2022, July 12, 2022, and August 2, 2022 as presented.

MOTION: Council Member Jackson made a motion to approve the meeting minutes for June 14, 2022, July 12, 2022, and August 2, 2022 as presented, 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.

b. Appointment of Appeal Authority.

Mayor Tait noted she and Jennie Knight, Administrator, interviewed Craig Call and invited him to present.

Craig Call advised he is an attorney with experience in planning and zoning law. He has served as the property rights ombudsman for the State of Utah (2 years), he currently serves as a hearing officer for eight cities and three counties and is willing to represent the city as the appeal authority. He gave an overview of the appeals he can hear in relation to land use regulations, zoning administration, variances and more.

MOTION: Council Member Jackson made a motion to ratify the appointment of the Appeal Authority, Craig Call, 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. RECOGNITION/PRESENTATIONS

a. Police Highway Safety Awards

Police Chief Mark Wilson noted per a scheduling conflict UHP is unable to attend. The awards are for DUI enforcement and Seatbelt enforcement. He explained Harrisville City Police Department received two of the 25 awards of excellence distributed statewide.

5. OATH OF OFFICE

Police Chief Wilson congratulated Officer Keller in his promotion to detective following exemplary work.

The Oath of Office was administered to Detective Keller by Jackie VanMeeteren.

6. BUSINESS ITEMS

a. Discussion/possible action to adopt Harrisville Resolution 22-20; a resolution providing the holding of a Special Bond Election on November 8, 2022. [Marcus Keller, Zion's Bank Consultant]

Marcus Keller, Zions Bank, advised passing the resolution is the first step along with issuance of a notice of intent to the Lieutenant Governor's office advising the city is ready to move forward with the bond election. This would move the General Obligation bond forward to the ballot for the November 8, 2022 election.

Marcus Keller explained the property tax is only limited to the bond and the public can vote on bond for a community or recreation center. If this passes via vote, the public gives authority to issue bonds up to \$6MM. Authorization of a General Obligation (G.O.) bond is good for 10 years, the city can wait a couple of years and delay it if they prefer. It's a secure bond with the lowest interest rate and requires a majority vote from citizens, but understands that with inflation, it may not be the chosen option at this time.

Council Member Wilhelmsen stated he is aware this is a sensitive issue and appreciates there is no obligation for commitment. He questioned if is this a good time to put the bond on the ballot.

Council Member Jackson is in favor of the public making the decision on this matter, instead of the Council.

Council Member Wilhelmsen advised he is in favor of a Public Hearing on this item.

Council Member Christensen is in favor of the public voting on this item.

MOTION: Council Member Weiss made a motion to adopt Harrisville Resolution 22-20; a resolution providing the holding of a Special Bond Election on November 8, 2022 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. Discussion/possible action to adopt Harrisville Resolution 22-19; a resolution approving an Interlocal Agreement with Weber County for the distribution of Coronavirus State and Local Recovery Funds for the construction of a new Children's Justice Center.

Mark Wilson, Police Chief, recommended to table the item to allow time for staff to research and delve into this more. Though there is a need for the new Children's Justice Center, they would like to see what other cities are doing and overall gather more information.

Council Member Weiss noted he would like to know which cities are giving their support and the amount they are pledging.

Brody Flint, Attorney, explained he has spoken to other cities and they agree there are invaluable resources for both the police department an the CJC with a new building and new interview rooms.

Jennie Knight, City Administrator, ARPA funds may be issued if there is a need to utilize.

MOTION: Council Member Jackson made a motion to table the resolution approving an Interlocal Agreement with Weber County for the distribution of Coronavirus State and Local

DRAFT

Recovery Funds for the construction of a new Children's Justice Center, second by Council Member Weiss.

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.

c. Discussion/possible action to grant preliminary approval for the Dixon Creek Park Subdivision, Phases 1-5, which includes 14.104 acres of development with 212 townhome units and 5.97 acres of open space.

Jennie Knight, City Administrator, stated the developer is present to answer any questions and explained the proposed preliminary application came with a positive recommendation from the Planning Commission at the July 13, 2022 meeting and is consistent with the Master Development Agreement (MDA) for Dixon Creek Park dated May 17, 2022. All applicable fees have been paid to date. Staff is recommending approval for all five phases and each phase will come back independently for approval. On April 12, 2022, Brighton Development Utah, LLC submitted an application for preliminary subdivision approval for Dixon Creek Park Subdivision phases 1 through 5, which includes 14.104 acres of development with 212 townhome units and 5.97 acres of open space. (Section 2.2 of the MDA, lists maximum residential units of 215) She explained, the exhibits are included in the packet for review, they contrast the MDA rendering of the proposed residential element of the development against the proposed preliminary subdivision plat of the same area.

Jennie Knight noted the engineer recommends preliminary approval of the plat and improvement drawings subject to the items and comments on the plans being completely addressed prior to final approval of any phase. The engineer's memo (August 11, 2022) is included in the packet for review.

MOTION: Council Member Weiss made a motion to grant preliminary approval for the Dixon Creek Park Subdivision, Phases 1 through 5, which includes 14.104 acres of development with 212 townhome units and 5.97 acres of open space, subject to the City Engineer's memo dated August 11, 2022 and all other staff and agency comments, 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.

d. Discussion/possible action to direct and authorize staff to repair the Plush Nest Subdivision Street Lights (\$35,500) and address the public hazard that currently exists.

Jennie Knight reviewed the public hazard and gave an overview of the Plush Nest Subdivision Street Lights issue; The Plush Nest subdivision was developed from approximately 2014 through 2020. During that time certain improvements were not installed to the city's specifications. There was no cash escrow required at the time the subdivision was recorded and the lots were used as the bond collateral. The lots have since all been developed, rendering the bond essentially null and void. The developer has been contacted numerous times by city staff and provided with a punch list of deficiencies that still exist. The main deficiency creating a public hazard are the street lights, several of which have never worked.

Recently the city requested a bid from the contractor who is familiar with Rocky Mountain Power standards to repair and replace the deficient wiring and bring the street lights up to city standards. Information is included in the council packet which includes the most recent communication given to the developer, a punch list of outstanding items, the most recent complaint received, and an estimate of \$35,500 to repair the eight street lights. Staff is seeking direction and authorization to repair the street lights and remove the public hazard that currently exists.

Justin Shinsel, Public Works Director, stated the company that is completing the installation is on the State vendor list. The city has received four bids.

Brody Flint, City Attorney, stated the costs may be equal in a civil suit, this is a lesson in making our development agreements, bonds, and escrows complete in the future. He explained future agreements can be looked over much more closely. He recommends the City moving forward to repair the existing issue.

MOTION: Council Member Weiss made a motion to direct and authorize staff to repair the Plush Nest Subdivision Street Lights (\$35,500) and address the public hazard that currently exists, 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 Harrisville Resolution 22-18; a resolution adopting the Fiscal Year 2023 Budget for Harrisville City, Harrisville Community Reinvestment Agency; and Four Mile Special Service District, Fiscal Year ending June 30, 2023 and the Fiscal Year 2022 certified tax rate.

Jennie Knight, Administrator, explained the city held the required Truth in Taxation (August 2), a work session on August 9th, and staff is available for clarification if needed.

Jessica Hardy, Finance Director, stated since the adoption of the Fiscal Year 2022-2023 Tentative Budget, the following changes were made: General Fund - Fund 10 Revenues: 10-31-110 Property Tax Revenue increased \$470,036 due to the change in the certified tax rate from 0.001150 to a proposed property tax rate of 0.001500. The large increase in Harrisville City's proposed property tax rate is to cover the General Fund's portion of the debt service payment of the bond. She reviewed the changes to Fiscal Year 2022-2023 Tentative Budget and gave an overview of expenditures, revenues, capital improvement projects, sewer, streetlights, garbage and long-term debt (included in packet). She explained the city has been going through an audit and the city has been working in a deficit.

Council Member Wilhelmsen noted throughout the past weeks they have listened to public and their concerns. They have talked to City Directors and is confident they are trying to balance the budget and strive to be frugal. This is a business, and though they are an elected body, they have to balance the budget. He stated now is the time to change attitudes and thinking. He understands that Truth and Taxation hasn't been done for years, it hasn't been maintained. The city deserves to move forward working with residents to volunteer, supporting employees, managing the needs of the city, not just seeing how to maintain the status quo.

Council Member Jackson explained over the years the city has been affected. He wants to keep quality employees and bring in more businesses instead of losing them.

MOTION: Council Member Weiss made a motion to adopt Harrisville Resolution 22-18; a resolution adopting the Fiscal Year 2023 Budget for Harrisville City, Harrisville Community Reinvestment Agency; and Four Mile Special Service District, Fiscal Year ending June 30, 2023 and the Fiscal Year 2022 certified tax rate, 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.

- f. **Discussion/possible action to adopt Harrisville Ordinance 537; an ordinance amending Community Forestry and Gardens regulations, enforcement, and penalty sections, and making technical changes to align with the municipal code.** [Jennie Knight]

Jennie Knight reviewed the item: The Road Maintenance Department has been conducting inspections of the public right of way throughout the city. There are several outstanding nuisance issues that have been caused by residents and/or property owners. When preparing noticing for these nuisances, the municipal code has some contradictory language in the enforcement section. This proposed ordinance amends the enforcement and penalty sections to better align with the municipal code. Enforcement of these nuisances will help the city hold the property owner's accountable for any damage made to the public right of way and take the burden off of the general fund to replace, repair, or remove these nuisances.

DRAFT

MOTION: Council Member Loveland made a motion to adopt Harrisville Ordinance 537; an ordinance amending Community Forestry and Gardens regulations, enforcement, and penalty sections, and making technical changes to align with the municipal code, 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.

7. PUBLIC COMMENTS - (3 minute maximum)

Carlos Aguilar has concerns with a few items presented tonight; Plush Nest, he asked how and what controls will be put in place to be sure not to waste city funds going forward. He thanked the Council for their efforts.

Jennifer Moore stated the city has vacant lots, and lack of development for years, and asked why more businesses aren't in place.

Joan Brown commented she can't afford to pay more and the city may need a tax increase but would like to understand why the city is in such dire need (budgets). Many may not be able to stay in Harrisville City any longer.

Blaine Barrow noted residents cannot afford to pay for a new public works building and is concerned about the amount of taxes they may pay overall. He didn't hear of the sale of the public works building until recently.

Sgt. Davis (Harrisville City Police Department) thanked the council for all they have done, for hard decisions that were made.

Council Member Jackson pledged his best to keep the city moving forward.

8. MAYOR/COUNCIL FOLLOW-UP

No comments

9. CLOSED EXECUTIVE SESSION:

The Council may consider a motion to enter into Closed Executive Session for the purposes described under UCA §52-4-205(1)(a)(d)(e); for discussion of the character, professional competence, or physical or mental health of individual(s), strategy session to discuss the purchase, exchange, or lease of real property, or strategy session to discuss the sale of real property.

MOTION: Council Member Loveland made a motion to enter into closed session for the purposes described under UCA §52-4-205(1)(a)(d)(e); for discussion of the character, professional competence, or physical or mental health of individual(s), strategy session to

DRAFT

discuss the purchase, exchange, or lease of real property, or strategy session to discuss the sale of real property, 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.

10. ADJOURNMENT

Mayor Tait adjourned the meeting at 9:20PM.

MICHELLE TAIT
Mayor

ATTEST:

MARIA DEVEREUX
City Recorder
Approved this 11th day of October, 2022

**MINUTES OF
HARRISVILLE CITY COUNCIL
September 13, 2022
363 West Independence Blvd
Harrisville, UT 84404**

Minutes of a regular Harrisville City Council meeting held on September 13, 2022 at 7:00 p.m. in the Harrisville City Council Chambers, 363 West Independence Blvd., Harrisville, UT.

Present: Mayor Michelle Tait, Council Member Blair Christensen, Member Kenny Loveland, Council Member Steve Weiss, and Council Member Wilhelmsen.

Excused: Council Member Max Jackson,

Staff: Jennie Knight, City Administrator
Maria Devereux, City Recorder
Justin Shinsel, Public Works Director
Jessica Hardy, Finance Director
Mark Wilson, Police Chief
Bryan Fife, Parks and Recreation Director

Visitors: Arnold Tait, Charles Lynch, Mandy Lynch, Maxine Grange, Mike Grange, Blaine Barrow, Joanne Christensen, Curtis Christensen, Millissa Ferguson, Rick Wetz, Diana Wilhelmsen, Nick Taylor, Chris Paridis, Jennifer Moore, Michael Shinsel, Chris Cope, Kathleen Hohosh, Deniane Kartchener, Jeremy Shinoda, Marcus Keller and Kevin Karras.

1. CALL TO ORDER

Mayor Tait called the meeting to order and welcomed all visitors.

2. OPENING CEREMONY

Council Member Christensen opened with the pledge of allegiance and prayer.

3. CONSENT ITEMS

a. APPROVAL OF THE MEETING MINUTES FOR AUGUST 9, 2022 AS PRESENTED.

MOTION: Council Member Christensen made a motion to approve the meeting minutes for August 9, 2022 as presented, second by Council Member Weiss.

The vote on the motion was as follows:

Council Member Wilhelmsen, Yes
Council Member Weiss, Yes
Council Member Christensen, Yes
Council Member Jackson, Excused
Council Member Loveland, Yes

The motion passed unanimously.

4. RECOGNITION/PRESENTATIONS

a. Employee Service Awards

Dennis Moore, Assistant Police Chief, introduced Sgt. Davis celebrating 8 years with the city, and praised her many good efforts throughout the years (not able to be present). He explained Sgt. Taylor and Officer Paradise are examples of good officers the city will see more of. He thanked the Council for their support.

Dennis Moore presented an employee service award to Jackie VanMeeteren for 20 years of exemplary service.

5. OATH OF OFFICE [Harrisville Police Department]

Dennis Moore, Assistant Police Chief, presented the departments most recent new hire, Chris Paradis, as a quality officer to the city.

Jackie VanMeeteren, Executive Assistant (PD), administered the Oath of Office.

6. PUBLIC HEARING to receive input from the public with respect to the issuance of general obligation bonds and the potential economic impact that the project for which the bonds pay all or part of the cost will have on the private sector.

Jennie Knight, City Administrator, gave an overview of the bonding process in accordance with Utah Code. On August 16, 2022 the council adopted Resolution 22-20 providing for the holding of a Bond Election for the purpose of submitting to the qualified electors of the city the question of the issuance and sale of \$6MM General Obligation Bonds which will help construct a recreation center and is part of the 750 complex and described the property tax impacts per the Resolution. This matter will be voted on at the election on Nov. 8, 2022.

Marcus Keller with Zions Bank (via zoom) explained the Public Hearing is a time for the Council to receive feedback from the public and determine the next steps.

MOTION: Council Member Loveland made a motion to open the public hearing, 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, Excused
Council Member Loveland, Yes

The motion passed unanimously.

Mayor Tait opened the public comment period.

Curtis Christensen stated concern for the need for the proposed project and noted the Council should explore the needs before moving forward with project. He noted the costs

seem extremely high especially with the recent previous cost increase and is disappointed with the lack of information provided.

Joanne Christensen expressed concerns of costs of continual upkeep, utilities, and sitework. She addressed arguments for and against and wants to see comments submitted tonight as part of the comments against the bond proposition. She believes this should not move forward to the bond election.

Roger Shuman agrees with prior comments. In business it is prudent to build what one can afford and doesn't feel the city should ask residents to pay for a recreation complex. He is not in favor of the bond.

Rick Wetz explained he objects to the bond and tax increase that goes with it. He does not see a need for a large recreation facility especially after a large tax increase.

Katherine Hohosh read a statement from the Constitution and explained her concerns for the recent property tax increase. She is not in favor of a recreation center.

Christine Cope is not familiar with the process of arguments for and against. She agrees with all other comments said tonight.

Mike Shinsel advised the Council to assess the need for a recreation center and asked what the plan is going forward if the bond doesn't pass.

Kevin Karras stated there is no reason to consider this bond and stated the concern for high operating costs. He is concerned the facility may be a long-time burden.

Greg Montgomery has concerns of square footage, and ongoing upkeep. He noted many items need to be thoroughly explored. The project is premature, and concept drawings and additional information should be shown to the residents prior to this going forward.

Blaine Barrow stated this project may be as much as \$10MM-\$15MM dollars. He would like to see the whole project before this move forward.

Millissa Ferguson stated the city is spending more than it has and is concerned.

MOTION: Council Member Wilhelmsen made a motion to close the public hearing, second by Council Member Weiss.

The vote on the motion was as follows:

Council Member Wilhelmsen, Yes
Council Member Weiss, Yes
Council Member Christensen, Yes
Council Member Jackson, Excused
Council Member Loveland, Yes

The motion passed unanimously.

7. BUSINESS ITEMS

a. Discussion/possible action to adopt Harrisville Resolution 22-17; amending the Leave of Absence Policy. [Jennie Knight]

Jennie Knight reviewed Resolution 22-17 and explained the resolution updates the leave of absence policy with the following proposals;

Vacation Leave has been amended to allow for vacation accrual at an earlier interval, rather than employees having five-year increments between the accrual rates. The proposed rates are consistent with the existing accrual rates. Vacation limits were also modified to align with the new accrual rates. Holiday Leave has been defined more accurately for the Christmas Break, by excluding the weekends between Christmas Day and New Year's Day. The Holiday pay rate has been amended to address shifts that may exceed eight (8) hours. Sick Leave has been amended to allow for sick leave use during employee probationary period with Department Head authorization. The exchange of sick leave has been amended to align with the fiscal year schedule rather than calendar year for better budget practices. Jennie Knight explained employees are getting same accrual rate just at shorter increments essentially creating a better work/life balance.

MOTION: Council Member Weiss made a motion to adopt Harrisville Resolution 22-17; amending the Leave of Absence Policy. 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, Excused
Council Member Loveland, Yes

The motion passed unanimously.

b. Discussion/possible action to adopt Harrisville Resolution 22-21; amending the Harrisville Employee Performance Evaluations of the City Personnel Policies and Procedures Manual.

Jill Hunt, Treasurer, presented the new Employee Evaluation form. She explained currently, all departments have a generic form that are too broad, jumps from page to page and not user friendly for either the supervisor or the employee.

She explained Harrisville City leaders would like to have a form that is specific to the department as each department is different and is responsible for different aspects of the city.

1. The new form is specific to each department. Examples: a. Investigations b. Noticing requirements c. OSHA safety requirements.
2. This allows feedback to be more specific and show where the employee is excelling and where they may need some help/training, or improvement.
3. It will give supervisors to see what the employee's goals are for themselves as well as what they feel they can contribute to the department. Examples: a. If the employee would like to move up in positions. b. They are able to understand laws – opening for them to help train other employees.
4. Easier to follow for both the supervisor and the employee.

MOTION: Council Member Wilhelmsen made a motion to adopt Harrisville Resolution 22-21; amending the Harrisville Employee Performance Evaluations of the City Personnel Policies and Procedures Manual, 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, Excused
Council Member Loveland, Yes

The motion passed unanimously.

Mayor Tait opened the public comment period.

8. PUBLIC COMMENTS - (3 minute maximum)

Greg Montgomery asked what the timeframe is that a vehicle can be parked on the street. He noted there is a vehicle that hasn't moved for two months by his home.

Rick Wetz asked about an ordinance for unregistered vehicles. He would like to see the city making a larger effort with code enforcement.

Roger Shuman advised that two years ago the city had started a complaint process and is glad to say he has seen some change. He would like the city to continue to work on issues, specifically ones that related to large trucks.

Christine Cope stated the actual accrual rate is not listed in policy and noted employees have many paid holidays.

Katherine Hohosh would like Harrisville Days to be brought back and wants to know why it went away, and what happened to it.

Dennis Moore, Police Department, explained the vehicle use ordinance is specific. He likes to see education with resolution and compliance.

Jennie Knight explained code enforcement is making strides forward. In regard to the bond, the city is following state law. She explained arguments for and against and the deadlines per state code.

Deniane Karchner (Zoom) asked about solicitors in the city without a license.

Jennie Knight directed Deniane Karchner to connect with Jill Hunt (Treasurer) for business license questions.

9. MAYOR/COUNCIL FOLLOW-UP

Council Member Loveland advised he turned over a complaint from a resident to Chief Wilson and Justin Shinsel, Public Works Director and the matter was taken care of within three days.

MOTION: Council Member Weiss made a motion to close the public meeting and enter into a Closed Executive Session, 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, Excused
Council Member Loveland, Yes

The motion passed unanimously.

Mayor Tait excused the public.

10. CLOSED EXECUTIVE SESSION

Closed Executive Session for the purposes described under UCA §52-4-205(1)(a)(d)(e); for discussion of the character, professional competence, or physical or mental health of an individual(s).

11. ADJOURNMENT

Mayor Tait adjourned the meeting at 9:10PM.

MICHELLE TAIT
Mayor

ATTEST:

MARIA DEVEREUX
City Recorder
Approved this 11th day of October, 2022

ARGUMENT FOR THE ISSUANCE OF \$6,000,000 IN RECREATION GENERAL OBLIGATION BONDS

Council Member Steve Weiss, Council Member Kenny Loveland, Mayor Michelle Tait

Harrisville City proposes issuing General Obligation Bonds to finance the construction of a new recreation/community center and park facilities. A vote in favor of the issuance of \$6,000,000 in recreation general obligation bonds, at the November 8th election, is a vote to build a new recreation/community center and park facilities. Without this bond, the City will not be able to afford this center and facilities for the foreseeable future.

Need

Harrisville City is a growing, vibrant community consisting substantially of multi-generational residents; a large portion of which have expressed a desire to continue to live and recreate within our community. The City currently operates a youth recreation program and desires to build a recreation/community center and additional park facilities to support existing programs and add amenities for community recreational options. As community needs continue to grow and expand, so do the programs and services offered by our Parks and Recreation Department. Currently, the City does not have a recreational facility. Both the lack of gym space and the rising cost of gym rental to practice and hold games, limit the amount of participants the City is able to accept. Recreation programs quickly reach capacity and the City has to turn away more and more families from city sponsored recreation, as well as limiting recreational options.

Solution

The bond will be used for the construction of a recreation/community facility, including but not limited to: a basketball gym, weight room, exercise/dance room, restrooms, lockers, above gym walk/run track, offices for manager/staff, storage room, outdoor pickleball courts, basketball courts, pavilion and playground features, in addition to an area for our active seniors.

Timing

If the City delays this project, there is a good chance that the price of the project and interest rates may continue to rise significantly. If the recreation general obligation bond were to pass, the City plans to begin the design of the recreation/community center and park facilities as soon as possible, with construction of these facilities starting shortly thereafter. This will allow current and future residents to have a new facility to enjoy with their families.

Summary

The City recognizes this is an important project to many residents; however, in order for the City to fund the project it must issue a bond, secured by a property tax levy. The anticipated property tax increase on a \$320,000 primary residential home is estimated to be \$8.81 monthly increase or \$105.66 annually. The bond is scheduled to last for a maximum of 26 years. The City will evaluate payment options after 10 years and attempt to minimize the actual duration of the property tax collections. Voting in favor of the issuance of bonds, by majority vote of our residents, will allow for a recreation/community center and park facilities within the City that provide a myriad of possibilities and endless opportunities to engage our community for the present and future.

ARGUMENT AGAINST THE GENERAL OBLIGATION BOND

Greg Montgomery

I have no argument about the need for additional winter recreation facilities that house basketball and volleyball. The larger question is can the approximate 2,000 households carry the minimum additional tax obligation of a general obligation bond for up to 26 years while existing current city facilities are decreasing in usefulness and desirability because of tight budgets? The recent tax hike was to help keep the city's quality personal, but little has been directed to improve existing recreation facilities to bring them up to par with other communities. Will the same hold true for a new facility once it ages and demands additional costs for maintenance before the 26 year payment is complete? The answer to the question needs to be addressed for voters to have a comfort level about further obligations they are being asked to carry.

The 2019 General plan talks about a future municipal recreation facility. In many people's mind a recreation facility is more than just a gym. To my understanding, there has not been a survey of what the real recreation needs are of the community and then understanding the construction and ongoing maintenance and replacement costs for such a facility. Have there been concept drawings of what the facility would actual have for a \$6,000,000 price tag so the public knows what they are giving approval for?

Partnerships are an important means to stretch dollars to meet common goals. Over time Harrisville has missed some opportunities for those partnerships to meet the common goals. We see communities around use develop facilities and we see them be a community and area attraction. Are there opportunities to work with others to create a proper recreation complex that would benefit the entire northern Weber County communities before looking at an individual Harrisville gym? This should be explored. There is a benefit in having more participation in funding and maintaining a facility by a recreational special district that reaches out to a wider group. Many citizens go to other communities in southern Weber County or Davis County to use their recreation facilities. The language in the city master plan seemed to indicate a full recreation facility that is more than a gym is the future direction of the city. Bringing this broader scope plan into play should be explored.

The proposal seems to be premature as additional information is needed so the voters can make an informed decision about what has been considered and discussed. The facility should be a long term benefit to the community but presently are too many unanswered questions.

Rebuttal to the Argument for the bond

Greg Montgomery

There are two ways of responsibly accomplishing what you plan for. The first is to establish a plan based on needs and future projections, define the cost, include increases in management and anticipated inflation costs, and then set aside the necessary funds in a planned savings to ultimately reach that goal. The second approach is to borrow the money based on the determined costs to meet the goal and include means to maintain the new acquisition. Maintenance is an ongoing costs beyond the life of the loan.

The proposed general obligation bond asks for 6 million dollars to go to a variety of possible desires that could fit into a 17,000 to 20,000 square foot facility. The explained reason for the facility is the need for a basketball court for youth recreation purposes. This could be placed in a 9,700 square foot building. General obligation bonds cannot be used for maintenance or personnel costs to operate such a facility. The City has had a hard time to maintain the facilities that currently exist. Many are frustrated with ball fields and playground equipment removed because they cannot be maintained under the present budgets. If the city cannot maintain existing facilities, has no specific plan of what 6 million dollars would be used for, a budget to operate and maintain the facility and how existing assets will be restored for the whole community it is premature to ask the citizens to fund the loan.

Rebuttal to the Argument against the bond

Authors: Mayor Tait, Council Member Weiss, Council Member Loveland

- Harrisville City the “City” is working with their engineers to understand the capital needs of the City over the next 5 years. As part of our master plan the City understands that a recreation center may not be essential or affordable due to other more pressing projects. To plan efficiently we believe that the General Obligation Bond Election will help us understand what the residents of Harrisville City want and give them an opportunity to vote and decide. Giving the residents the opportunity to vote on this recreation center is the fairest way to understand the desire of all our residents.
- To save money the City has decided not to sink valuable City funds into project designs or architect renderings until we know the will of the residents. If residents decide not to vote for the bonds, this decision could save the residents hundreds of thousands of dollars in costs.
- If the bonds pass, the City will be able to move forward with their budgeted \$6MM dollars of authorization. The authorization for the bonds is good for up to 10 years, and the City believes they will have adequate time to plan and coordinate with residents on a recreation center before issuing any bonds.

The City will not be able to afford the recreation center unless the residents pass the GO bonds. A successful election will indicate that the residents want the City to move forward with this recreation project.

HARRISVILLE CITY RECREATION BOND 2022



RESIDENTS (QUALIFIED REGISTERED VOTERS) ARE ABLE TO VOTE ON THE PROPOSITION ON TUESDAY, NOVEMBER 8, 2022 (GENERAL ELECTION).
UTAH CODE §11-14-202

The General Election is Tuesday, Nov. 8, 2022; Polling Hours: 7AM-8PM.

Additional Election Information may be found on the Statewide Electronic Voter Information Website www.vote.utah.gov, www.weberelections.gov* and www.cityofharrisville.com/elections*. The Election Officer will post the location of each dropbox and polling place, early voting and election day voting centers, voter registration information, and any changes to polling locations, and/or election day voting on the website*. Need information via phone? Call (801) 782-4100 x1009.

HARRISVILLE CITY BOND PROPOSITION

Shall the City of Harrisville, Utah be authorized to issue General Obligation Bonds to acquire and construct a recreation facility in the city, in an amount not to exceed \$6,000,000 and to mature in no more than 26 years from the date of such bonds?

PROPERTY TAX COST OF BONDS: If the bonds are issued as planned, a property tax sufficient to pay debt service on the Bonds will be required over a period of 26 years in the estimated amount of \$105.66 per year on a \$320,000 primary residence and in the estimated amount of \$192.13 per year on a business or secondary residence having the same value. The foregoing is only an estimate and is not a limit on the amount of taxes that the governing body may be required to levy in order to pay debt service on the bonds. The governing body is obligated to levy taxes to the extent provided by law in order to pay the bonds.

___ FOR THE ISSUANCE OF BONDS ___ AGAINST THE ISSUANCE OF BONDS

Following are arguments for and against the proposition. Arguments and rebuttals are opinions of the authors (sponsors). The proposition and voter information pamphlet are available for public review: www.cityofharrisville.com and Harrisville City Hall.

ARGUMENT FOR THE PROPOSITION

by Mayor Tait, Council Member Weiss, and Council Member Loveland

Harrisville City proposes issuing General Obligation Bonds to finance the construction of a new recreation/community center and park facilities. A vote in favor of the issuance of \$6,000,000 in recreation general obligation bonds, at the November 8th election, is a vote to build a new recreation/community center and park facilities. Without this bond, the City will not be able to afford this center and facilities for the foreseeable future.

Need - Harrisville City is a growing, vibrant community consisting substantially of multi-generational residents; a large portion of which have expressed a desire to continue to live and recreate within our community. The City currently operates a youth recreation program and desires to build a recreation/community center and additional park facilities to support existing programs and add amenities for community recreational options. As community needs continue to grow and expand, so do the programs and services offered by our Parks and Recreation Department. Currently, the City does not have a recreational facility. Both the lack of gym space and the rising cost of gym rental to practice and hold games, limit the amount of participants the City is able to accept. Recreation programs quickly reach capacity and the City has to turn away more and more families from city sponsored recreation, as well as limiting recreational options.

Solution - The bond will be used for the construction of a recreation/community facility, including but not limited to: a basketball gym, weight room, exercise/dance room, restrooms, lockers, above gym walk/run track, offices for manager/staff, storage room, outdoor pickleball courts, basketball courts, pavilion and playground features, in addition to an area for our active seniors.

Timing - If the City delays this project, there is a good chance that the price of the project and interest rates may continue to rise significantly.

continued on pg. 2

ARGUMENT AGAINST THE PROPOSITION

by Greg Montgomery

I have no argument about the need for additional winter recreation facilities that house basketball and volleyball. The larger question is can the approximate 2,000 households carry the minimum additional tax obligation of a general obligation bond for up to 26 years while existing current city facilities are decreasing in usefulness and desirability because of tight budgets? The recent tax hike was to help keep the city's quality personnel, but little has been directed to improve existing recreation facilities to bring them up to par with other communities. Will the same hold true for a new facility once it ages and demands additional costs for maintenance before the 26 year payment is complete? The answer to the question needs to be addressed for voters to have a comfort level about further obligations they are being asked to carry.

The 2019 General plan talks about a future municipal recreation facility. In many people's mind a recreation facility is more than just a gym. To my understanding, there has not been a survey of what the real recreation needs are of the community and then understanding the construction and ongoing maintenance and replacement costs for such a facility. Have there been concept drawings of what the facility would actually have for a \$6,000,000 price tag so the public knows what they are giving approval for?

Partnerships are an important means to stretch dollars to meet common goals. Over time Harrisville has missed some opportunities for those partnerships to meet the common goals. We see communities around us develop facilities and we see them be a community and area attraction. Are there opportunities to work with others to create a proper recreation complex that would benefit the entire northern Weber County communities before looking at an individual Harrisville gym? This should be explored. There is a benefit in having more participation in funding and maintaining a facility by a recreational special district that reaches out to a wider group.

continued on pg. 2



ARGUMENT FOR THE PROPOSITION - Continued

If the recreation general obligation bond were to pass, the City plans to begin the design of the recreation/community center and park facilities as soon as possible, with construction of these facilities starting shortly thereafter. This will allow current and future residents to have a new facility to enjoy with their families.

Summary - The City recognizes this is an important project to many residents; however, in order for the City to fund the project it must issue a bond, secured by a property tax levy. The anticipated property tax increase on a \$320,000 primary residential home is estimated to be \$8.81 monthly increase or \$105.66 annually. The bond is scheduled to last for a maximum of 26 years. The City will evaluate payment options after 10 years and attempt to minimize the actual duration of the property tax collections. Voting in favor of the issuance of bonds, by majority vote of our residents, will allow for a recreation/community center and park facilities within the City that provide a myriad of possibilities and endless opportunities to engage our community for the present and future.

----- **REBUTTAL ARGUMENT** -----
by Greg Montgomery

There are two ways of responsibly accomplishing what you plan for. The first is to establish a plan based on needs and future projections, define the cost, include increases in management and anticipated inflation costs, and then set aside the necessary funds in a planned savings to ultimately reach that goal. The second approach is to borrow the money based on the determined costs to meet the goal and include means to maintain the new acquisition. Maintenance is an ongoing cost beyond the life of the loan.

The proposed general obligation bond asks for 6 million dollars to go to a variety of possible desires that could fit into a 17,000 to 20,000 square foot facility. The explained reason for the facility is the need for a basketball court for youth recreation purposes. This could be placed in a 9,700 square foot building. General obligation bonds cannot be used for maintenance or personnel costs to operate such a facility. The City has had a hard time to maintain the facilities that currently exist. Many are frustrated with ball fields and playground equipment removed because they cannot be maintained under the present budgets. If the city cannot maintain existing facilities, has no specific plan of what 6 million dollars would be used for, a budget to operate and maintain the facility and how existing assets will be restored for the whole community it is premature to ask the citizens to fund the loan.

----- **END OF ARGUMENTS**-----

ARGUMENT AGAINST THE PROPOSITION - Continued

Many citizens go to other communities in southern Weber County or Davis County to use their recreation facilities. The language in the city master plan seemed to indicate a full recreation facility that is more than a gym is the future direction of the city. Bringing this broader scope plan into play should be explored.

The proposal seems to be premature as additional information is needed so the voters can make an informed decision about what has been considered and discussed. The facility should be a long term benefit to the community but presently are too many unanswered questions.

----- **REBUTTAL ARGUMENT** -----

by Mayor Tait, Council Member Weiss, and Council Member Loveland

Harrisville City the "City" is working with their engineers to understand the capital needs of the City over the next 5 years. As part of our master plan the City understands that a recreation center may not be essential or affordable due to other more pressing projects. To plan efficiently we believe that the General Obligation Bond Election will help us understand what the residents of Harrisville City want and give them an opportunity to vote and decide. Giving the residents the opportunity to vote on this recreation center is the fairest way to understand the desire of all our residents.

To save money the City has decided not to sink valuable City funds into project designs or architect renderings until we know the will of the residents. If residents decide not to vote for the bonds, this decision could save the residents hundreds of thousands of dollars in costs.

If the bonds pass, the City will be able to move forward with their budgeted \$6MM dollars of authorization. The authorization for the bonds is good for up to 10 years, and the City believes they will have adequate time to plan and coordinate with residents on a recreation center before issuing any bonds.

The City will not be able to afford the recreation center unless the residents pass the GO bonds. A successful election will indicate that the residents want the City to move forward with this recreation project.

----- **END OF ARGUMENTS**-----

CITY COUNCIL MEETINGS

- Tues. Oct. 11, 2022 7PM
Presentation of Arguments
- Tues. Nov. 22, 2022 7PM
Election Canvass



24/7 BALLOT DROP BOX
Harrisville City Hall
Parking Lot
through 11/8/2022 8PM