

**MINUTES
HARRISVILLE CITY COUNCIL
July 11, 2023
363 West Independence Blvd
Harrisville, UT 84404**

Minutes of a regular Harrisville City Council meeting held on July 11, 2023 at 7:00 P.M. in the Harrisville City Council Chambers, 363 West Independence Blvd., Harrisville, UT.

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

Excused: Council Member Max Jackson, Bryan Fife, Parks and Recreation Director.

Staff: Jennie Knight, City Administrator, Justin Shinsel, Public Works Director, Mark Wilson, Chief of Police, Brody Flint, City Attorney, Cynthia Benson, Assistant Recorder, Jack Fogal, City Recorder.

Visitors: Arnold Tait, Mark Apuna, Marcus Keller, Devin Pettit, Greg Benson, Elle Benson, Tomas Beesley, Libby Fife, Justin Congteller, Sheila Fife, Chris Fife, Mike Shinsel, Chris Cope, Wendy Page, Sam Elder, Katherine Barrett, Chad Marriott.

1. Call to Order.

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

2. Opening Ceremony.

Council Member Loveland opened with the Pledge of Allegiance.

3. Consent Items

a. Approval of Meeting Minutes for June 13, 2023 and June 20, 2023 as Presented

Motion: Council Member Wilhelmsen made a motion to approve the meeting minutes for June 13th, 2023 and June 20th, 2023 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/Awards

a. Recognition of Cynthia Benson for earning her Utah Municipal Clerks Association State Certification.

Mayor Tait and Council presented Cynthia Benson with a framed copy of her Utah Municipal Clerks Association Certificate.

5. Business Items.

a. Future Farmers of America Presentation.

Chad Marriott, an advisor for agriculture programs for Weber County School District. This year the County decided the Jr. Livestock Program needs to be its own organization and not grouped with the county fair. This was decided due to the number of livestock and participants. The county will match donations up to \$10,000 for the new agriculture program. The students and advisors are going to cities in Weber County to solicit donations.

Libby Fife explained she has been showing animals at the county fair for three years. She has shown both goats and lambs. She raises animals at the agriculture facility in Taylor. She has learned how to manage her time and take care of animals.

Tomas Beesley has shown goats and lambs at the county fair for the last three years. He said this has been a great learning experience from managing finances, treating illnesses in livestock, and how to raise livestock. He has decided to go to Utah State to pursue a degree in animal nutrition, due to his participation in the Future Farmers of America.

Mayor Tait inquired what schools were involved with the new program. Chad Marriott clarified it encompasses all of Weber County. The participants must be registered in an agriculture class in a school within the county and a member of the 4H program. This provides great development for the students. Council Member Wilhelmsen request what Weber County is doing about offsetting costs during the fair. Chad Marriott explained the new program will be paying a rental fee to use the facility during the fair. The county has been great with helping to consider what benefits the students the best. The first few years will be a trial and error to evaluate what works best for the county and the organization. Mayor Tait asked how the organization is taking on such a large project. Chad Marriott informed Council that members of the community have volunteered to help get the program running. They will also need to hire an accountant to make sure their books are balanced. Mayor Tait inquired how many cities have donated so far. Chad Marriott explained he knows of two or three cities that have committed so far. Different advisors have attended meetings with cities so he cannot speak to all of the city's commitments. Council asked staff to look into donation options and present it during the August 8, 2023 City Council Meeting for their vote.

b. Municipal Public Infrastructure District Discussion.

Marcus Keller gave a summary of a public infrastructure district. This is a financing tool that allows private entities to receive tax exempt funding to raise the money needed for a project, pay for the project, and ultimately dissolve. Special assessment bonds are not new to Utah. PID legislation made it so the responsibility is on the PID and not on the City. By utilizing a PID it helps hold the City harmless. The City can outline the parameters that the PID can act on by helping create the governing document, but once approved the development will not need to come back to the City if they are given the authority in the governing document. Council can put in the governing document that the cost cannot be passed to the end user or retail side of the process. The PID cannot keep the infrastructure after it is completed; it must be dedicated to a

public entity like the City or an HOA. Council Member Weiss inquired who runs the PID. Marcus Keller explained the PID board runs the PID. Initially it is the property owners but when sold, they must give up their seat on the PID board. PID tools are more appropriate now due to the high interest rates. There are laws that require the developer to disclose the details of the PID to the homebuyer. Therefore, any seller would have to disclose this to any potential homebuyers during the selling process. The City needs to do its due diligence and look at the benefits versus the potential downfalls. If this is a development the City wants to see, a PID would be a useful tool for the development. Council Member Loveland asked if Council would be able to put in requirements for the PID and who would help advise Council that they are making good and bad decisions. Marcus Keller clarified yes; Council would be able to put in requirements for the PID. Additionally, Council could consult staff or financial consultant to help Council with information. Marcus Keller volunteered to assist Council as a consultant if they desired. Council Member Loveland inquired if the City would be responsible for paying the consulting fee. Marcus Keller clarified the developer and PID would pay any consulting fees, the City would not. Council Member Loveland questioned how long it would take to form a PID. Marcus Keller advised it could be done in less than a month if the City approved it and wanted to move quickly. It depends on how quickly the developer's team can get a proposal submitted and Council approves the governing document. Council Member Weiss asked what the next step would be. Marcus Keller informed Council the next step would be an application and the developer's plan for the PID. Jennie Knight clarified it is very similar to the bond hearings that the City has done recently. She requested Council's support to retain Marcus Keller as a consultant if they are willing to hear a proposal from the developer. Council Member Weiss inquired about how the developer would get funding for the rest of the project if this can only be used for public infrastructure. Marcus Keller reported the developer would have to secure the remaining funding by a traditional method, but by law they have to prove they have funding for the rest of the project before receiving funding from the PID. Council Member Wilhelmsen asked if the development is out of compliance. Jennie Knight clarified the development agreement which outlines certain phases of development would be completed within twenty-four (24) months and was signed in June of 2021.

c. Discussion/possible approve Harrisville Ordinance 540; amending CP-2 (Commercial) zone height requirements for indoor athletic facility.

Jennie Knight explained this Ordinance is to amend the Land Use Code for an indoor sports facility allowing for a maximum height of seventy (70) feet. Planning Commission gave a positive recommendation of the Ordinance during their June 2023 meeting. Council Member Christensen asked what has been approved so far for the plan. Jennie Knight explained they have received preliminary approval from Planning Commission for proposed domes. Due to the project changing from domes to the new building they would need to restart the approval process. Council Member Christensen questioned the access from 750 West to the project. Jennie Knight clarified there are no approvals for that to date. Council Member Wilhelmsen inquired how much income the building would generate for the City. Jennie Knight reported the developer hired a third party to do an analysis and the proposed building would generate approximately \$125,000 in revenue for the City not including property tax. Council Member Wilhelmsen asked what is the City's cost for large events there, would we need to pay the police to be there. Jennie Knight explained the City assesses business license fees for large businesses and gives them credits for security improvements like security cameras and onsite security officers. Council Member Wilhelmsen inquired about the plan for 750 West to be a collector road, asking what does that mean. Jennie Knight explained it has been identified as a road that would benefit the city for funding as a collector road. Justin Shinsel explained 750 West was classified as a collector road so the City could apply for funding to widen the road and

add improvements such as curb, gutter, and sidewalk. The impact to the road currently is due to a neighboring city closing 2550 North for a construction project. The timeline for funding for 750 West is roughly eight years but funding can be requested in three years. Council Member Wilhelmsen requested to know if the north side of the road will get a heavier impact due to Pleasant View expanding commercial use on 2550 North. Justin Shinsel clarified yes, their commercial development may ease or cause more traffic depending on what they approve. Most of the commercial traffic in that area will access on Highway 89 or 2700 North. Jennie Knight explained we do not know exactly what the impact on 750 West will be. There have been plans for a light on 2550 North and Highway 89. Council Member Wilhelmsen inquired about potential fire issues and if North View feels confident, they could combat the fire at that height. Jennie Knight explained Ryan Barker, North View Fire Marshall, was part of Project Management and did not indicate that height would be an issue. Pleasant View's commercial zoning code on 2550 North allows a height of 65 feet. Council Member Christensen asked about having exits be on Highway 89 and 2550 North instead of 750 West. Mark Apuna inquired if traffic is the biggest issue Council foresees. He explained once the 2550 North road closure is alleviated, the traffic from the facility will be less than they are currently experiencing. Council Member Christensen asked if there will be enough parking. Mark Apuna answered yes, the plan is for 330 parking spots. Brody Flint clarified the discussion regarding the code need to be for the City as a whole. Council Member Loveland inquired if the seventy-foot buildings were specific to this type of facility. Jennie Knight explained this is very specific for an indoor sports facility. It cannot be used for a hotel as an example. Mark Apuna explained the peak is seventy feet and the sides will be fifty feet. The pitch is extremely low. The concern has been obstructing the view. Council Member Wilhelmsen explained his issue is the height. He is concerned that this building does not fit the demographic of what Harrisville has been building towards.

Motion: Council Member Loveland made a motion to table Harrisville Ordinance 540; amending CP-2 (Commercial) zone height requirements for indoor athletic facility, 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.

d. Discussion/possible action to adopt Harrisville Resolution 23-11; a resolution to authorize agreement for a side walk grant for 2425 North.

Justin Shinsel explained this is the second of two grants discussed last month. One is for 2000 North and one for 2425 North. This enclosed contract seeking approval is for 2425 North. It is the same as the 2000 North contract. Council Member Loveland inquired if UDOT will cover 75% of the cost and the City will cover 25%. Justin Shinsel confirmed yes. Public Works will be self-performing work for most of the City's 25% responsibility.

Motion: Council Member Weiss made a motion to adopt Harrisville Resolution 23-11; a resolution to authorize agreement for a side walk grant for 2425 North, 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.

6. Public Comment

Mayor Tait opened the public comment period.

Katherine Barrett owns two houses on 750 West. She thanked the Council for tabling Ordinance 540. She is concerned if the building is approved, residents will not be able to see the beautiful sunset and future developers will use this building as an example to ask for approval on taller buildings.

Mayor Tait closed the public comment period.

7. Mayor/Council Follow-Up.

Chief Wilson reported that the drone was delivered this week and they are working on getting the policy written for use. Kyle Nordfors will teach all licensed pilots how to operate the drone.

Justin Shinsel thanked Council for attending the ground breaking for the Public Works Building. He felt supported by the City and the community. On Saturday there is a Children's Miracle Network Fundraiser at Wal-Mart from 10 A.M. to 2 P.M and the Mayor and Council are invited.

Jennie Knight reported for Director Fife. The movie in the park was successful on July 7th. The new playground equipment for the park is still on hold but has been ordered.

Jennie Knight explained there will be a public hearing to receive comment for or against truth in taxation on August 1st and the vote will be on August 8th. Council Member Weiss asked about the Fall Festival date. Jennie Knight advised Council the tentative date is October 17th but she wants Council's permission to partner with the PTA to confirm that date. Council Member Weiss suggested putting the booths on the lawn by the ball park or another area to ease congestion in the parking lot.

Council Member Wilhelmsen expressed his gratitude for those who attended the senior luncheon. They have averaged twenty to thirty people at the previous luncheons. Next month the main course will be brisket and those attending are asked to bring a side. It will be on August 8th at 12 P.M. He has received comment from residents asking if North Harrisville Road could have the name changed to Heritage North Harrisville Road.

Council Member Loveland thanked the Police Department for the officers that participated in the neighborhood parade.

Mayor Tait reported to Council that there is a proposed tax increase for Central Weber Sewer. The rate has not been increased since 2012.

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

Motion: Council Member Weiss made a motion to enter a closed executive session for the purposes described under UCA §52-4-205(1)(a); a discussion of the character, professional competence, or physical or mental health of an individual, 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.

The Mayor and Council convened into a Closed Executive Session.

Motion: Council Member Weiss made a motion to close a closed executive session and reopen the public meeting, 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.

9. Adjournment

Council Member Weiss motioned to adjourn the meeting, 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.

The meeting adjourned at 9:25 p.m.

MICHELLE TAIT
Mayor

ATTEST:

Jack Fogal
City Recorder
Approved this 8th day of August, 2023