

**MINUTES OF HARRISVILLE CITY  
CITY COUNCIL MEETING  
October 13, 2020  
363 West Independence Blvd  
Harrisville, UT 84404**

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**Present:** Mayor Michelle Tait, Council Member Hendrix, Council Member Wilhelmsen, Council Member Steve Weiss, Council Member Blair Christensen, Council Member Max Jackson.

**Staff:** Bill Morris, City Administrator, Glen Gammell, Public Works, Bryan Fife, Recreation Director, Jennie Knight, City Recorder.

**Visitors:** Arnold Tait, Pat Burns, Kenny Loveland.

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

**1. Call to Order.**

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

**2. Opening Ceremony.**

Council Member Weiss led the pledge of allegiance and conducted the opening ceremony.

**3. Consent Items.**

- a. Approve the minutes of September 8, 2020 as presented.

**MOTION: Council Member Hendrix motioned to approve the minutes of September 8, 2020 as presented. Council Member Jackson seconded the motion. All Council Members voted aye. Motion passed.**

**4. Business Items.**

- a. **Discussion/possible action to grant preliminary approval of Warren Hollow Subdivision located at approximately 217 E. Larsen Lane.**

Matt Robertson explained the engineer's memo included in the packet. This development has been discussed and planned for a while. This is located on the Warren and Satterthwaite property off of Larsen Lane. Although there are items that need to be worked on, including improvement drawings and the plat, he is recommending preliminary approval with the details being worked out before final approval. All of these items must be addressed before final approval, including the developer receiving a property easement for the temporary turn around for the stub for future development to the east. Secondary water is being worked out since this development is outside of Pineview service area. There has been discussion about the city taking over this utility after inspection and items meet our standards, including an irrigation pond with pump house. They are working out final details on the plan.

Council Member Hendrix asked about the 60-foot road standard that allows for narrower asphalt. Matt Robertson explained the narrower standard includes 29 feet of asphalt for minor street sections. This provides less asphalt to maintain and helps to slow traffic. By approving this in a small section we can see how this works out. The cul-de-sac will be standard radius to make it possible for emergency response and the park strip is actually wider with small approved trees being allowed giving a nice feel when you go into the development.

Council Member Hendrix expressed some concern over the narrower streets, referencing other areas in the city where narrow streets sections exist. Glen Gammell explained those current street sections are only 24-26 feet of asphalt; with 29 feet of asphalt there should be plenty of

room for two cars to pass. Discussion was given over road widths in other developments in the city.

Council Member Hendrix expressed concern over the Bona Vista review has no cul-de-sacs listed and connections are different. Matt Robertson said they may have reviewed a previous plan where the original connection was going down to 700 North, but the public input did not agree with this access, so the cul-de-sacs were added back into the plan. He noted the sanitary sewer does have an easement granted through the property to the east down to 700 North. Council Member Jackson asked if the secondary water will be underground. Matt Robertson explained this will be an open irrigation pond in the southwest corner of the development and be fully fenced. There will always be water in this so fencing will be mandatory.

Council Member Christensen asked about the emergency turn around in the neighboring property Pat Burns said he has had contact with this property owner and they are fine with this. This easement will need to be recorded prior to final approval.

**MOTION: Council Member Christensen motioned to grant preliminary approval of Warren Hollow Subdivision located at approximately 217 E. Larsen Lane. Council Member Weiss seconded the motion. All Council Members voted aye. Motion passed.**

**b. Discussion/possible action to adopt Harrisville Ordinance 510; Mixed-Use/In-Fill Commercial Amendments.**

Bill Morris explained the Mixed-Use Commercial was reserved at the time of adoption of the original ordinance. This proposed ordinance is what the planning commission has approved. There are areas on upper Highway 89 where this would work. Council Member Hendrix asked for the planning commission public hearing date and the planning commission recommendation be added. Bill Morris explained the planning commission spent quite a bit of time on this and held a few different meetings going over things. This is the final draft.

**MOTION: Council Member Hendrix motioned to adopt Harrisville Ordinance 510; Mixed-Use/In-Fill Commercial Amendments. Council Member Weiss seconded the motion. A Roll Call Vote was taken.**

<b>Council Member Jackson</b>	<b>Yes</b>
<b>Council Member Christensen</b>	<b>Yes</b>
<b>Council Member Weiss</b>	<b>Yes</b>
<b>Council Member Wilhelmsen</b>	<b>Yes</b>
<b>Council Member Hendrix</b>	<b>Yes</b>

**Motion passed 5-0.**

**c. Discussion/possible action to adopt Harrisville Ordinance 511; Recreation and Commercial Vehicle Amended.**

Bill Morris explained this ordinance is coming with a positive recommendation from Planning Commission. At the original public hearing the public had a lot of issues. Lt. Moore went out and solicited examples around the county and prepared this new ordinance. Once the permit section was inserted into the ordinance there were no longer issues from the public. Mayor Tait said the police department is looking forward to adopting this for enforcement. Bill Morris explained the police department has been faced with people living on private property in RV's with drug issues and living at Walmart. Walmart spoke in favor of this ordinance at the public hearing.

**MOTION: Council Member Weiss motioned to adopt Harrisville Ordinance 511; Recreation and Commercial Vehicle Amended. Council Member Hendrix seconded the motion. A Roll Call Vote was taken.**

<b>Council Member Jackson</b>	<b>Yes</b>
<b>Council Member Christensen</b>	<b>Yes</b>
<b>Council Member Weiss</b>	<b>Yes</b>
<b>Council Member Wilhelmsen</b>	<b>Yes</b>
<b>Council Member Hendrix</b>	<b>Yes</b>

**Motion passed 5-0.**

**d. Discussion/possible action to adopt Harrisville Ordinance 513; Right-Of-Way Fees.**

Glen Gammell explained this fee schedule has not been updated since 2009. When contractors encroach into the right of way or bore under, it lessens the life of the road 5-7 years. He reviewed other cities fees throughout the county to see what they charge and bring us more in line with what other cities charge. This increases the permit fees as well. He reviewed the proposed fee schedule and explained this now includes a \$1,000 fine for violation without a permit. The road cut and curb sidewalk fees will go into maintenance accounts and the other fees will go into the general fund.

Council Member Jackson asked if these fees are more in line with other cities, asking if this is within their guidelines. Glen Gammell explained he took an average of what other cities are charging. The previous \$200 road bond is now \$10,000 and requires an inspection by the public works director or city engineer.

**MOTION: Council Member Hendrix motioned to adopt Harrisville Ordinance 513; Right-Of-Way Fees. Council Member Christensen seconded the motion. A Roll Call Vote was taken.**

<b>Council Member Jackson</b>	<b>Yes</b>
<b>Council Member Christensen</b>	<b>Yes</b>
<b>Council Member Weiss</b>	<b>Yes</b>
<b>Council Member Wilhelmsen</b>	<b>Yes</b>
<b>Council Member Hendrix</b>	<b>Yes</b>

**Motion passed.**

**e. Discussion/possible action to approve purchase of Utility Trailer for Public Works.**

Glen Gammell informed Council of the need for a larger trailer at the Public Works compound. They are unable to store items in the yard because of issues with theft. They are dealing with people going through the backside of the public works compound and items left there often go missing. With a trailer, things can be stored inside a secure area and allow for quicker response to a situation with all the equipment readily available. The purchase will come out of Class C Road Funds; section four designates the purchase of equipment is allowed.

Bill Morris pointed out this price is under state contract so we did not need additional bids.

Mayor Tait asked when the trailer will be available. Glen Gammell responded approximately 4-6 weeks. He reviewed the standards on the trailer and the price at \$8,796.00.

**MOTION: Council Member Hendrix motioned to approve purchase of 20 ft 2021 enclosed Utility Trailer in the amount \$8,796.08 for Public Works. Council Member Weiss seconded the motion. A Roll Call Vote was taken.**

<b>Council Member Jackson</b>	<b>Yes</b>
<b>Council Member Christensen</b>	<b>Yes</b>
<b>Council Member Weiss</b>	<b>Yes</b>
<b>Council Member Wilhelmsen</b>	<b>Yes</b>
<b>Council Member Hendrix</b>	<b>Yes</b>

**Motion passed.**

**5. Public Comments - (3 minute maximum)**

Kenny Loveland asked if the Council received a copy of the complaint from a resident on North Harrisville Road. He wanted to make sure this was received and he is wondering who is in charge of code enforcement in our city and why is this not happening. He is concerned about the state of some properties and would like the city to look nice. He asked if there is someone in charge of code enforcement and how can he follow-up with what is being done.

Bill Morris said code enforcement is being handled by the police department by an officer that may have had some recent medical issues. Additionally, we have recently lost another officer which has caused the department to be reduced a bit. Randy Hammack has been in contact with property owners regarding code enforcement complaints. He, himself, has also met with some property owners to bring them into compliance. Mayor Tait explained this is a complaint-based program.

**6. Mayor/Council Follow-Up:**

**a. Notice of Intent to amend Impact Fees Facilities Plan.**

Bill Morris said we are required to publish a notice of intent to prepare and update our impact fees. This will be posted on the public notice website. Glen Gammell and Matt Robertson will be working on updating the capital facilities plan for all impact fees that we are using; mainly, sewer, storm water, parks, public safety, and transportation. All of the fees will be evaluated, we will then do an impact fee analysis, and have a public hearing at the end. This will likely take a year for completion.

**b. ADA Update.**

Glen Gammell informed Council he received the ADA facilities improvement estimate from Jones and Associates to bring all the city buildings up to ADA standards. This includes the front office area of the parks building, the public works building, city hall, and cabin.

Bill Morris said since the estimate was not received in time to be included in the packet, this will be sent out to Council. Glen Gammell said we have already started with the Parks building but to address all of the included issues would tax the budget. Bill Morris said it might make sense to build a new facility instead of bringing the current buildings up to code and staff is making a plan to address this since our buildings predate the ADA requirements.

Council Member Hendrix informed Council he is moving. He has formally given the Mayor his letter of resignation. They are weeks away from their home being sold. This is not something he had planned on when he ran again for office. Has been here for 41 years and things have changed over those many years.

7. **CLOSED EXECUTIVE SESSION:** Utah State Code §52-4-205(1)(a): The Council may consider a motion to enter into Closed Executive Session for the purpose of discussion of character, professional competence, or physical or mental health of individual(s).

**MOTION: Council Member Weiss motioned to close the public meeting and enter into a Closed Executive Session. Council Member Jackson seconded the motion. A Roll Call Vote was taken.**

Council Member Jackson	Yes
Council Member Christensen	Yes
Council Member Weiss	Yes
Council Member Wilhelmsen	Excused
Council Member Hendrix	Yes

**Motion passed 4-0.**

Mayor and Council convened into a Closed Executive Session.

**MOTION: Council Member Weiss motioned to close the Closed Executive Session and reopen the public meeting. Council Member Hendrix seconded the motion. A Roll Call Vote was taken.**

Council Member Jackson	Yes
Council Member Christensen	Yes
Council Member Weiss	Yes
Council Member Hendrix	Yes

**Motion passed 4-0.**

**8. Adjourn.**

Mayor Tait declared the meeting adjourned at 8:01pm.

**ATTEST:**

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**MICHELLE TAIT**  
Mayor

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**JENNIE KNIGHT**

City Recorder

Approved this 10<sup>th</sup> day of November, 2020