

**MINUTES OF HARRISVILLE CITY
CITY COUNCIL MEETING
November 13, 2018
363 West Independence Blvd
Harrisville, Utah 84404**

Present: Mayor Michelle Tait, Council Member Grover Wilhelmsen, Council Member Ruth Pearce, Council Member Clark Beecher, Council Member Steve Weiss, Council Member Gary Robinson,

Staff: Bill Morris, City Administrator, Sean Lambert, Public Works Director, Bryan Fife, Recreation Director, Jennie Knight, City Recorder, Rick Hill, Bailiff.

Visitors: Jeff Pearce, Brynn Mortensen, Brenda Nelson, Nathan Averill, Matt Robertson, Kevin Jensen, Jack Wahlen, Chad Holbrook, Arnold Tait.

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.

Mayor Tait led the pledge of allegiance and conducted the opening ceremony.

3. Consent Items.

- a. Approve the minutes of October 9, 2018 as presented.

MOTION: Council Member Pearce motioned to approve the minutes of October 9, 2018 as presented. Council Member Wilhelmsen seconded the motion. All Council Members voted aye. Motion passed.

4. Business Items.

a. Housing Affordability Presentation

Brynn Mortensen introduced herself to Council and explained the Salt Lake Chamber of Commerce works together with all other chambers to address common concerns and problems throughout the state. This is where the Housing Gap Coalition was created. The coalition was approached about a year and half ago by business leaders saying their employees are having difficulty getting into the housing market or moving up in the housing market. In response they conducted a study to determine the factors leading into this crisis. This is the first time in 40 years that Utah has more households than available housing units; 54,000 more households than available units. Additionally Utah ranks fourth in the nation for housing price percent increase. Based on the growth rate, the value of a \$125,000 home in Utah in 1991 has increased to \$347,000 by 2017, but the nations growth rate of that same home has only increased to \$187,000 by 2017. If left unchecked by 2044 Utah housing prices could be equivalent to today's Seattle

prices. We want to make sure that our kids and grandkids can afford to live here and sustain the quality of life we all enjoy.

Five main factors are driving up the housing costs: the housing shortage, construction and labor costs, local zoning ordinances and the “Not in my back yard” attitudes, land costs and topography, and the demographic and economic growth. Possible solutions include a Transportation and Land Use Connection grant through the Wasatch Front Regional Council, the “Build to Success” program through local high schools and applied technology schools, and the housing crisis awareness campaign. Local governments can help aid the situation by facilitating economic growth, addressing skyrocketing trends, supporting different life stages in the housing industry, and providing housing options for children and grandchildren.

Brynn Mortensen suggested Council be innovative in redevelopment options by providing a variety of housing types and options, updating and using the general plan and moderate income housing plan. She also indicated they have a resolution of support that Council can sign to commit to making some of these changes.

Council Member Robinson said he feels children should move away once they graduate from college and should not become dependent on things their parents provide for them. He feels they should not have large houses which cost too much money. Brynn Mortensen said that is part of the problem, there is no affordable housing options for them to encourage children to stay in the area.

Council Member Wilhelmsen suggested using an example other than teachers in their presentation. He said most teachers have to be dual income families to make ends meet.

Brynn Mortensen thanked Council for the opportunity to present this information and the feedback.

b. Discussion/possible action to adopt Harrisville Resolution 18-13; a resolution adopting an Interlocal Agreement with Weber County adopting local transportation funding for the 1100 North Project.

Sean Lambert explained staff applied for additional funding through WACOG because there have been some additional costs associated with the 1100 North project. WACOG approved the additional funding and this resolution adopts that funding. Council Member Wilhelmsen asked for clarification. Sean Lambert said we received more information about the costs of the project and applied and received more funding.

MOTION: Council Member Wilhelmsen motioned to adopt Harrisville Resolution 18-13; a resolution adopting an Interlocal Agreement with Weber County adopting local transportation funding for the 1100 North Project. Council Member Weiss seconded the motion. A Roll Call Vote was taken.

Council Member Weiss	Yes
Council Member Beecher	Yes
Council Member Pearce	Yes
Council Member Robinson	No
Council Member Wilhelmsen	Yes

Motion passed 4-1.

c. Discussion/possible action to adopt Harrisville Ordinance #497; an ordinance adopting a Transportation and Hydrant Utility Fee.

Matt Robertson informed Council staff has been seeking a solution to address the deterioration of the roads throughout our city. Class C road funds and the transportation sales tax are not covering the costs that will maintain our current road system.

Therefore, a proposed transportation and hydrant utility fee is being proposed to address the future needs and stabilize the maintenance of our roads. The main causes of deterioration include: environmental effects from sunshine (UV rays) and oxidation, water which causes hydraulic action, temperature and moisture together causing expansion and contraction, traffic loading and utility cuts and trenching. Streets have an initial life span of 20 years based on design; they are quantified as the "RSL" or "Remaining Service Life" of the roads. It is much more economical to preserve roads rather than delay and reconstruct roads. As traffic increases, the cost of delaying repair work increases significantly. Repairing the worst roads first is a very expensive way to operate. Keeping the good roads good is the preferable maintenance schedule.

Costs of pavement deterioration and maintenance treatments were reviewed. New subdivision roads are initially built by developers. Class C and Proposition One local options gas tax funding from the state are the funding sources for street maintenance. The only other funding options available are to make cuts to the General fund budget or bond, or imposing a property tax increase. A proposed utility fee is equitable based on estimated use of the streets, transparent because expenditure is restricted to roads, curb, gutter, and sidewalks, and non-profit organizations like schools and churches also pay the utility fee. Utility fees will pay for crack sealing, chip and seal, patching, milling, overlays, reconstruction, curb and gutter, sidewalks, widening projects, design and inspections, and additional fire hydrants.

Council Member Robinson asked how long they have been considering this project. Matt Robertson explained they have been talking about this for several months and looking into all possible options. There are other cities using the fee schedule and he feels this will be the best way to make sure the money goes to what it's intended for. Council Member Robinsons said a budget was put into place last April, and we have this meeting, meeting the requirements by noticing on the website. He would like this to be put in the newsletter for several months before, explaining the options. Mayor Tait said she disagrees. There is public here tonight. Council Member Robinson said if they are being honest with the public, they would allow them to come in and make their case. He feels this is underhanded how we presented this. Although he agrees the fire hydrants need to be up kept as well as the roads. He doesn't feel we are doing the best for our citizens. Sean Lambert explained we are doing what's best for citizens by addressing the best way to prevent high costs on roads. Council Member Robinson agreed roads, sewer, water, and police services should be provided by local government.

Council Member Wilhelmsen asked when they first recognized there was a shortage of Class C road funds. Sean Lambert explained this has been going on for the last ten years. Bill Morris said there are funds collected through the transportation tax funding, but not enough. We must look for funding as the roads get older. Sean Lambert said he

is worried if this is not implemented; there will be no way to address road maintenance in the future. Matt Robertson pointed out the city has done a good job, they just haven't been able to keep up with the treatment as well as they'd like.

Matt Robertson explained the city stretches the funding as far as possible but this is not enough to keep up with the necessary needs. Bill Morris gave an estimated \$15,000 will be created through this nominal fee. Matt Robertson and Sean Lambert will have the study conducted to bring back a more realistic amount to address future needs. Bill Morris said any adjustments can be addressed after the study. He explained state legislators may affect our ability to impose this fee in the future so by passing this with the nominal fee; we will be grandfathered in if any legislative changes are made during the session.

Matt Robertson said with the study conducted more outreach can be done to help inform residents. The end cost will probably be higher than what is being suggested tonight. Other cities fees are generally \$10 or more.

Council Member Pearce expressed her concern with not a lot of residents present. Bill Morris explained that is why the fee is being set at \$.50 per household; or even \$.25 per household, as long as this is implemented.

Council Member Wilhelmsen asked if the Class C Road funds are being changed. Matt Robertson said these funds are based on the miles of road within the city. Bill Morris said this goes back to the construction costs presentation. Matt Robertson pointed out quite a few cities take a large chunk of general funds to maintain their roads. Council Member Beecher asked what roads are having issues. Sean Lambert said our maintenance as been kept up so far, but in the next 10 to 15 years we will have to do some significant road repairs in the older areas of the city. He said to maintain the level of service on our road conditions; we need to address this now. Matt Robertson suggested passing a nominal fee while the study is being conducted; where they will assess each road, give it a rating, and look to see what streets need repairs or reconstruction.

Council Member Wilhelmsen said consideration should be given to how much Harrisville residents can afford. If they must change the costs, he would like to look at what the residents can handle. He realizes this is setting precedence in the city and asked if we have any other options to seek road funding. Matt Robertson explained grant money is specific to the projects awarded. Sean Lambert said no other funding can be used strictly for maintenance or reconstruction.

Council Member Robinson asked if Class C Road funds can only be used for roads. Matt Robertson said the auditor scrutinizes the Class C Road funds and monitors closely how these are being spent. The state requires this audit. He is confident these funds are watched very closely.

Council Member Pearce clarified if this fee is passed, the amount will be no more than \$.50 per residence until a study has been completed. Council Member Weiss said he does not want to bond or raise property taxes. Council Member Beecher expressed concern with the legislators passing something eliminating this option. Bill Morris said this would be a disservice to our residents if this was not addressed before the legislative session.

MOTION: Council Member Weiss motioned to adopt Harrisville Ordinance #497; an ordinance adopting a Transportation and Hydrant Utility Fee with a \$.50 residential and \$1 commercial/manufacturing fee until a study can be conducted. Council Member Ruth seconded the motion. A Roll Call Vote was taken.

Council Member Weiss	Yes
Council Member Beecher	Yes
Council Member Pearce	Yes
Council Member Robinson	No
Council Member Wilhelmsen	Yes

Motion passed 4-1.

d. Discussion/possible action to surplus property.

Sean Lambert explained he is looking to surplus a 2007 truck that has required extensive repairs recently. Mayor Tait asked if this is the truck Parks and Recreation wanted to keep. Sean Lambert confirmed this and said the fuel pump and the heater have recently been fixed. He said there are three employees at the park. Mayor Tait said she believes they wanted to keep this for the fuel tank. She asked if there is a difference in the amount of fuel available. Bryan Fife said this gives them 130 gallons of available fuel at the recreation shop. Mayor Tait asked how they would address this if the truck is gone. Sean Lambert said the recreation department can fuel at the shop so he can control things better. He said they are over at the shop several times a week. Mayor Tait asked for clarification on any other repairs and where the work was done. Sean Lambert said the front end, fuel pump, and the heater were fixed by Big O. Mayor Tait asked how much would depreciate if they waited until the next budget year. Sean Lambert said there is an auction in December he is looking to sell at. Mayor Tait wondered if six months wouldn't make a big difference.

Bryan Fife said this truck falls under the Public Works budget. Parks and Recreation are filling up several times a week. They have a significant safety concern pulling in large trucks to the Public Works facility. He would like to keep the truck with the fuel tank. They should not have to rely on Public Works to fill up.

Mayor Tait asked what the Public Works fleet includes. Sean Lambert said they have nine trucks and two trucks in Recreation. He explained recreation loans one employee to Public Works for the winter months. Mayor Tait said she feels this might be a little premature. Sean Lambert said due to the age of the truck and the money they have recently put into the truck he would like to surplus the vehicle. Bryan Fife said he needs that truck, they have different needs than Public Works during the winter months, and they do not always want a truck with a sander and snow plow attached. This is a bit of a conflict. Mayor Tait said maybe this needs to be addressed between departments.

Council Member Weiss asked what the price difference would be in six months, if we wait. Council Member Beecher expressed his concern with the surplus, especially if they talked about keeping this truck. Council Member Robinson asked if there are any clearances on trucks this time of year. Bryan Fife said he would need to ask for another truck because he has four employees who share two trucks. Council Member Wilhelmsen asked how much money they have spent fixing this truck. Sean Lambert

said about \$3,500. Council Member Robinson asked what the blue book price is. Sean Lambert explained \$10,000-\$11,000.

MOTION: Council Member Pearce motioned to table the surplus property discussion. Council Member Beecher seconded the motion. All Council Members voted aye. Motion passed.

5. Public Comments - (3 minute maximum)

Nathan Averill, 1222 Georgia Ave, commented on the transportation and hydrant fee that was passed. He is disappointed that his utility fee will increase by the next budget. He feels there are better, more transparent ways to fund this.

Blaine Barrow, 750 West, said he has been working with Sean Lambert to address resident traffic concerns on 750 West. They have seen increased traffic cutting across from Highway 89 to the BDO. Being a retired resident, he sees this traffic all day long. He has spoken with Chief Jackson regarding the speed, and Sean Lambert regarding the possible installation of electric signs. He feels they are not going to be able to stop the amount of traffic due to the expansion of the BDO and that Council should make this a high priority. With the gravel pit, trucks are coming through there with belly dumps with high weights. He encouraged Council to take a drive and see if they would like to live there and see what they can do to fix the problem.

6. Mayor/Council Follow-Up:

Council Member Pearce commented on the suggested electronic signs that were brought up. She explained they are often used for speed racing to clock the speed of the race. Sean Lambert said some available signs just blink when the speed limit is exceeded. Council Member Weiss said the signs in Pleasant View have the speed on the signs. He asked if there is any way to restrict the traffic. Bill Morris said the only option to restrict is designate this as a non-truck route. Council Member Weiss asked if weight restriction is an option. Bill Morris clarified through the non-truck route option only. Mayor Tait commented this could possibly help save the road conditions as well.

Council Member Robinson asked for a follow up on the Larsen Lane proposal. Mayor Tait said the acquisition agent is still meeting with property owners about acquiring the property.

Council Member Robinson said he believes property owners are in favor of replacing the fencing at the main park. Bryan Fife said he has only heard from five residents and requested the property owners contact him directly; this is why he sent out the letter. There was some discussion regarding fence replacement in the past and what type of material was used.

Mayor Tait thanked Bryan Fife and Jennie Knight for the fall festival and the trunk or treat. She said people setup their own trunks and brought their own candy to participate.

Council Member Pearce said Greg Montgomery sent her some letters and asked Jennie Knight to forward them to Council.

7. Adjourn.

Mayor Tait declared the meeting adjourned at 8:20pm.

ATTEST:

MICHELLE TAIT
Mayor

JENNIE KNIGHT

City Recorder

Approved this 27th day of November, 2018