

MINUTES OF HARRISVILLE CITY
CITY COUNCIL MEETING
Tuesday, February 9, 2016 – 7:00 p.m.
Council Chambers
363 West Independence Blvd
Harrisville, Utah 84404

Present: Mayor Bruce Richins, Council Member Jeff Pearce, Council Member Gary Robinson, Council Member Mike Murtha, Council Member Ruth Pearce.
[Council Member Jennifer Jensen was excused]

Staff: Bill Morris, City Administrator, Gene Bingham, Public Works, Jennie Knight, City Recorder,

Visitors: Pat Young (Planning Commission), Steve Weiss (Planning Commission), Aspen Teuscher, Austin Teuscher, Brenna Teuscher, Nathan Averill, KC Sparks, Brianna Schroeder, Ammon Spell, McKenna Spell, Brenda Nelson (Planning Commission), Jacob Baumgarten, Jonathan Hadley, Derreck Larsen, Jake Haycock, Gage Christensen, Ethan Brewster, Ian Wilhelmsen, Bill Smith (Planning Commission), Allen Walters, Kevin Jensen (Planning Commission).

7:00 P.M. CITY COUNCIL MEETING

1. Call to Order.

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

2. Opening Ceremony.

Ethan Brewster from Troop 694 led the pledge of allegiance at the request of Mayor Richins. Council Member Pearce conducted the opening ceremony.

3. Consent Items.

- a. Approve the minutes of January 12, 2016 and January 26, 2016 as presented.

MOTION: Council Member Robinson motioned to approve the minutes of January 12, 2016 and January 26, 2016 as presented. Council Member Ruth Pearce seconded the motion. All Council Members voted aye. Motion passed.

4. Business Items.

a. Discussion/possible action to approve 2016 Trenchless Sewer Repair Project.

Gene Bingham explained every fall he receives approval for the sanitary sewer inspections to review the sewers and help repair and maintain the lines throughout the city. This is an ongoing program and this time there is a need to do repairs. Fortunately now there is trenchless technology which means they do not have to dig up roads to conduct repairs. Once the reviews were completed, he along with the city engineer

prioritize the areas of most concern. Tonight's approval is for an area set for repair. The lowest bid company has been around for many years.

Council Member Robinson asked if Gene Bingham knew why Val Kotter's bid was so expensive. Gene Bingham responded the Val Kotter bid was almost double the price. Although they have completed work for the city about 10 years ago on 700 west and did a good job, he is not aware of why the bid came in high. Once in awhile with a bid opening there is a bid that is way low or way high. He figures if a bid comes in high, the business must be busy with other work.

Council Member Murtha asked about a warrantee period. Gene Bingham said the work has a warrantee for one year but the product has a 50 year warrantee. Council Member Murtha asked for clarification on what is included in the one year warrantee. Gene Bingham said the quality of the work is guaranteed for one year. If there is a failure with the work within a year, that will be covered. They are required to be properly bonded for this project. Council Member Pearce asked whether we have used this company in the past and about confidence that the work will be completed to satisfaction. Gene Bingham said we have not used this company in the past but the materials are the same with all contractors. The process will be televised and all sewer laterals will be measured. Council Member Pearce asked about past projects. Gene Bingham gave a very brief history of a previous project. Council Member Robinson asked where the material is manufactured. Gene Bingham said they have different branches through the area. His best guess is Colorado.

MOTION: Council Member Jeff Pearce motioned to award the 2016 Trenchless Sewer Repair Project to Insituform Technologies, LLC in the amount of \$78,009.50. Council Member Murtha seconded the motion. A Roll Call Vote was taken.

Council Member Ruth Pearce	Yes
Council Member Murtha	Yes
Council Member Robinson	Yes
Council Member Jeff Pearce	Yes

Motion passed 4-0.

b. Discussion/possible action to approve Harrisville City Resolution 16-01: A resolution adopting the Strike Force Agreement.

Bill Morris said this was given to Mike Junk, the city attorney, for review and approval. This agreement is with Inter-Local Law Enforcement Narcotic and Gang Strike Force. The term of the agreement is for 50 years. Council Member Murtha asked what the associated cost of participation. Bill Morris said the budget line item is \$3,000 annually. Council Member Pearce asked if there is a need in our community for these services. Bill Morris said they are used regularly to control drug and gang related issues.

MOTION: Council Member Ruth Pearce motioned to approve Harrisville City Resolution 16-01; a resolution adopting the Strike Force Agreement with Inter-

Local Enforcement Narcotic and Gang Strike Force. Council Member Robinson seconded the motion. A Roll Call vote was taken.

Council Member Ruth Pearce	Yes
Council Member Murtha	Yes
Council Member Robinson	Yes
Council Member Jeff Pearce	Yes

Motion passed 4-0.

c. Economic Development Discussion.

Mayor Richins said he would like to have a casual discussion on economic development. He welcomed the Planning Commissioners in attendance. He explained that other surrounding cities have paid positions over economic development. This has been talked about as a possibility for our city and would welcome that as part of this discussion. There are a few potential things occurring within the city. The LDS Church is building a cannery behind the Deseret Industries. There is also a potential for development activity around and surrounding the Greenwood Charter School. This would eliminate the blighted area around SPS up towards the charter school. The Weber County Posse grounds would have to relocate to a more conducive location. They were having issues when the UDOT median was installed trying to get their big rigs in and out of that area. Some of this development would include a few restaurants, light commercial development and the back area would be a 50-60 one level cottage style residential area. Those two things are currently being discussed.

Council Member Jeff Pearce said he has reviewed the plans for the potential developments and thinks this is a nice plan. It would potentially open up 1100 North. Council Member Robinson asked whether the property owners are involved in the project. Council Member Jeff Pearce pointed out some of these are vacant properties. Mayor Richins said the Russell home is in agreement. Council Member Robinson said he noticed some of these are listed for sale. Mayor and Council gave a brief discussion about the value of these properties. Council Member Jeff Pearce said he would like to continue development around the Walmart area. Apparently there is a high asking price for this vacant land.

Council Member Ruth Pearce said she would like to encourage more development around Walmart as well. She would also like to work with UDOT to give access to new businesses. Mayor Richins said the best possibility for access would be frontage roads. Council Member Robinson asked when work will begin on the cannery. Mayor Richins said he does not know the exact time construction will begin. Council Member Murtha pointed out the cannery will not generate revenue for the city. He also said this area has been tried to be developed for awhile; the corridor where Hwy 89 connects onto Wall Avenue. Council Member Jeff Pearce commented the potential development would help.

Council Member Murtha explained when he ran for office he felt just because the city is small, doesn't mean we can't be great. He heard a presentation from Mike Medina who works for Mountain America at a WACOG meeting. He addressed the planning commission asking them to consider what is highest and best use of our undeveloped

areas. He has raised this to the Mayor and City Administrator on whether we have the capability to move forward with this in house. He feels Mike Medina runs a company to do this exact type of thing. There are all kinds of economic development opportunities around the city. He feels like this will cost the city more money in the future. He pointed out North Ogden has given approval for a high end mixed used zone on our city border. We will not receive any benefit from this development but will have to provide assistance through our police department. Additionally he pointed out related projects on the 2700 North that will have a similar effect. This was briefly addressed at the combined training in January but he presented the question now of whether to fund this with outside assistance or tackle this in house. He feels this is a discussion for Council, Mayor, and the city administrator.

There was an article in the Standard Examiner of how Ogden City has just hired a consultant to rebrand their city. He would like to start a conversation on what makes Harrisville unique. The city needs to come up with a brand that sets us apart from our surrounding cities. We then go after the businesses that would meet the needs to make this happen. Taking into consideration what is the information to be gained for if they spend this money. He said he is against spending money if the information is to be only used for the general plan. Council Member Murtha clarified he does not profess to know what is best for the city. He doesn't know what the highest and best use for each area in the city. Whether this is commercial, residential, or redevelopment area. He posed the question "What does Harrisville do that is unique?" He referred to a joint project where Hill Air Force base joined forces with Weber State. This could potentially be used to fund activity within our city. He suggested addressing this during the next budget season by having a cost benefit analysis.

Mayor Richins asked for any public comments on this issue.

Steve Weiss, Harrisville City Planning Commissioner, said he feels the same. He has been on the planning commission for over 10 years. He feels the city has plenty of residential areas. He feels there needs to be a focus on development of the commercial areas. He understands this has to be addressed in the next fiscal year because of budget limitation in the current year. He informed Council that he and Bill Morris spoke with the Boyer Company about their undeveloped pads but have not seen any further action taken. He feels a fire needs to be lit underneath them. Additionally he feels the city needs to be more business friendly to veterans, by encouraging them to start businesses. The city council decides what kind of a break we can give as benefits. These store fronts and properties are just sitting there. He has personally discussed this with other owners of businesses outside of Weber County trying to entice business. The economy is very good in this state. We need to light a fire, or we will miss out on opportunities. The cannery is going to draw people into the area. They would even like to expand this area in the future. He feels that Planning Commission is in favor even if we have to wait until an outside force is hired. He feels like Council can address this in the meantime.

Mayor Richins again encouraged any additional comments from the public.

Council Member Ruth Pearce said she would like to clarify for the public that the next fiscal year begins in July of 2016. Mayor Richins said budget planning will begin next month for the new fiscal year. The final budget must be approved by the middle of June.

Council Member Jeff Pearce said they received some good ideas at last year's league conference.

d. Discussion/possible action to approve disposal/sale of Surplus Equipment.

Bill Morris explained Parks and Recreation submitted items to be classified as surplus and other metal poles to be salvaged. Anyone interested will have to submit a bid just like the code specifies. Council Member Robinson asked what value is for the treadmill. Bill Morris said he thought around \$100-\$250. Council Member Jeff Pearce asked if they are well used. Bill Morris responded he doesn't have a history of the use of these items.

Council Member Murtha said he noticed there is a fitness incentive for the police department. He would like to work some kind of deal with a local gym if the numbers line up to allow for access to a full gym. Council Member Robinson said his company gives a discount or money towards a gym membership.

Council Member Robinson asked about the metal poles. Bill Morris said sealed bids will be received at the city offices and the items will be available to the highest bidder.

Council Member Robinson asked how long the bid process remains open. Bill Morris said he would have to check the time frame but it is not very long.

MOTION: Council Member Ruth Pearce motioned to approve the disposal/sale of surplus equipment. Council Member Robinson seconded the motion. All Council Members voted aye. Motion passed.

5. PUBLIC COMMENTS - (3 minute maximum)

Jacob Baumgarten, said there are scouts present who are looking for eagle scout projects and asked if Council could help with ideas for these projects. Mayor Richins said he would suggest contacting the public works director and recreation director for ideas on how to help improve the parks. Council Member Murtha said there is always help with the 5k for the Heritage Days. Mayor Richins said that is a good activity for service, but likely not an eagle project.

Mckenna Spell said her brother wanted to know if he could put up welcome signs on the streets leading into the city. Mayor Richins said he liked that idea and hasn't heard of that suggestion before. He encouraged her brother to come up with a plan to present to the city. Council Member Murtha said there are existing signs on the boundaries. Council Member Robinson suggested contacting the scout committee for approval.

Ethan Brewster, said he is wondering what is going to happen to the old Smith's grocery store. Mayor Richins said that store is in North Ogden, not in Harrisville. He said he understood another business will be opening there soon but it hasn't been officially announced. Council Member Murtha suggested he contact Mayor Brent Taylor of North Ogden.

**6. Mayor/Council Follow-Up:
a. Youth City Council**

Mayor Richins announced that Austin Teuscher is going to be a parent volunteer for the Youth City Council. He said years ago Mayor Hendrix encouraged having a parent volunteer oversee this program. He is anticipating great things. The Easter egg hunt is next on their agenda on the 26th of March.

b. 2016 ULCT Conference

Mayor Richins reminded Council of the conference and informed them reservations have been made for hotel accommodations.

Mayor Richins informed Council he will be having a meeting with UTA on Friday. He encouraged Council to give him any feedback or concerns they may want addressed. This meeting is related to Proposition One with the implementation of the new sales tax use funds. One item being considered is future improvements to bus stops. Council Member Jeff Pearce suggested installing another bench at the stop on Washington Blvd at Walmart. Bill Morris mentioned curb gutter and sidewalk within a mile of each bus stop is also available under this new funding. Mayor Richins said the bus stop in front of the D.I. on Wall Ave should also be improved. Bill Morris said they will be offering several new services. Council Member Robinson asked if they will provide statistics for the usage of the buses in our area. Mayor Richins said he will ask for that information.

Mayor Richins gave a brief update on the improvements at the North Ogden Library. He said the main issue is with the parking. There is not enough parking for what is required and this will be a huge hurdle to overcome. He has seen several designs. One of which will take the front lawn to provide more spaces; unfortunately this will still not provide enough parking. Council Member Murtha asked about the proposed library branch in Farr West. Mayor Richins said there is property donated for this. Bill Morris said he understands this will be over by the new Wahlquist Jr. High. Council Member Murtha said the North Ogden library is the highest used library and he would like to see another one in this area. Council Member Robinson said there are no funds on the bond for that. Bill Morris said the proposal for the new library is from the general fund.

Council Member Ruth Pearce suggested those that are attending the ULCT should have shirts made with the city logo. Mayor Richins said he has purchased his own shirts and had them embroidered for \$6.00 per shirt. Bill Morris said he also purchases his shirts and has the embroidery added. Council Member Pearce said she feels we should have this to represent the city.

Council Member Murtha asked Council with his designation regarding the economic development what the council expects of him with this assignment. He would like to know what his performance parameters might be and expectation the Council may have for him.

Council Member Robinson asked when the next WACOG meeting will be held. Mayor Richins said he can provide a schedule.

7. Adjourn.

Mayor Richins motioned to adjourn at 7:59pm.

ATTEST:

JENNIE KNIGHT

City Recorder

Approved this 8th day of March, 2016

BRUCE RICHINS

Mayor