

**MINUTES  
HARRISVILLE CITY COUNCIL  
November 12, 2024  
363 West Independence Blvd  
Harrisville, UT 84404**

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**Minutes of a regular Harrisville City Council meeting held on November 12th, 2024 at 7:00 P.M. in the Harrisville City Council Chambers, 363 West Independence Blvd., Harrisville, UT.**

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

**Excused:**

**Staff:** Jennie Knight, City Administrator, Justin Shinsel, Public Works Director, Jack Fogal, City Recorder, Mark Wilson, Chief of Police, Brody Flint, City Attorney, Bryan Fife, Parks and Recreation Director, Sgt. Taylor, Sgt. Davis, Dennis Moore, Assistant Chief of Police, Officer Duffy, Cynthia Benson, Deputy Recorder

**Visitors:** Arnold Tait, Greg Benson, Elle Benson, Alicia Fairbourne, Mandy Lynch, Ruth Miller, Brad Elmer, Jenessa Sullivan, Thatch Elmer, Sadie Greenhalgh, Elleigh Manley, Parker Manley, Scott Kirkland, Frances Hood, Steve Hood, Lily Hansen, Elisabeth Hansen, Brandon Brett, Shanna Edwards, Lynn Edwards, Janet Varble, Kevin Varble, Greg Montgomery, Sam Elder, Jason Harris, Kathleen Hohosh, Charles Ryna.

**1. Call to Order.**

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

**2. Opening Ceremony.**

Council Member Wilhelmsen opened with the Pledge of Allegiance.

**3. Consent Items**

**a. Approval of Meeting Minutes for October 29<sup>th</sup>, 2024 as presented.**

**Motion:** Council Member Wilhelmsen made a motion to approve the meeting minutes for October 29<sup>th</sup>, 2024 as presented, second by Council Member Jackson.

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 Fawcett, Yes

The motion passed unanimously

#### **4. Employee Recognition.**

- a. Mayor Tait recognized Brad Elmer for his years of service on the Planning Commission.
- b. Alicia Fairbourne with the Utah Municipal Clerks Association recognized Cynthia Benson for earning her Certified Municipal Clerks Designation.
- c. Dennis Moore recognized Sgt. Taylor and Sgt. Davis for earning their Mid-Managers Certificate.

#### **5. Business Items.**

##### **a. Youth City Council Presentation**

Elleigh Manley helped with the Fall Festival. She took pictures at the photo booth. She loved helping make people smile and had a great experience.

Sadie Greenhalgh assisted with the Fall Festival. She ran a booth passing out flyers to encourage people to join the YCC. They also had people sign a poster asking them what kindness is to them.

Lily Hansen explained they hiked up to the flag in North Ogden. They will partner with the YCC from Marriot Slaterville to assist parents with Christmas shopping. Their next meeting will be at the Harrisville Cabin on the 14<sup>th</sup> at 6:30. She invited Council to attend.

##### **b. Public Hearing – to take public comment for or against Resolution 24-18; a resolution providing for the creation of Ben Lomond Public Infrastructure District Nos. 1-2 [Jennie Knight]**

Jennie Knight explained this public hearing is about public infrastructure districts number 1 and 2 for the Ben Lomond Views Development Project. Council will not vote on this measure tonight. This hearing is to receive public input about the public infrastructure districts. The PID cannot levy a tax on current residents. It will only be on residents within the Ben Lomond Views Development Project. Any funds levied by the PID must be used for public infrastructure. The development must still comply with the MDA. Council Member Wilhelmsen inquired when adoption would be. Jennie Knight explained it could potentially be in December. Council Member Wilhelmsen inquired when the governing documents would be ready for review. Jennie Knight said those are still being negotiated but once they are ready we will provide them to Council.

**Motion:** Council Member Weiss motioned to open the public hearing for Resolution 24-18; a resolution providing for the creation of Ben Lomond Public Infrastructure District Nos. 1-2, second by Council Member Jackson.

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 Fawcett, Yes

The motion passed unanimously.

Frances Hood stated she sent at least three emails to Council and the Mayor this week. She talked with the Mayor of Hurricane about their experience with PIDs. One of the four PIDs approved in Hurricane burned through the levied funds and came back to ask for more. Please read the emails and ponder on their experiences. They wanted to give you the benefit of their experience. The risk lies with the developer and investor and should stay with them. The risk should not be transferred to the future residents of the Ben Lomond Development. Think of Nancy Reagan say no. Be like Saratoga Springs which has rejected all PIDs.

Shanna Edwards would like to speak for future property owners and residents of Harrisville. This is a large development of 664 units. Any future developers will want to use PIDs as well. Do we really want our children to pay more taxes than we do. By not approving this you are not denying the developer permission to build. The citizens expect slow measured growth rates.

Mandy Lynch is against the PID. The individuals who are in charge of the districts work for the developer or lender. This arrangement ignores Council Members that were elected to manage public funds responsibility. This is conflicting and lacks accountability. Weber County has the second highest tax rate in Utah, Harrisville City has the second highest tax rate in Weber County. The addition of 650 homes will put a strain on our public infrastructure. This strain will be paid for by the current residents of the City. The 24 homes across the street have not sold yet. What makes you think the 650 homes will sell. The market is changing and homes are taking longer to sell. There is an increased risk to city residents. This needs to come at a slower pace that will allow us to handle the increased strain on infrastructure.

Greg Montgomery advised Council they need to be mindful that they are creating a private taxing district. Only Weber School District has a higher tax rate. Is this the shift we want to see in Harrisville with development. Even though it is disclosed in the closing documents how many people will not read those documents. This will cause confusion on why they are paying a larger tax than their neighbors. What will the new residents get that the old residents will not get. How do you explain the equity. Do we want to set this trend in our City. This concept has been done in the state and it has mixed reviews.

**Motion:** Council Member Weiss motioned to close the public hearing for Resolution 24-18; a resolution providing for the creation of Ben Lomond Public Infrastructure District Nos. 1-2, second by Council Member Fawcett.

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 Fawcett, Yes

The motion passed unanimously.

**c. Discussion/possible action to approve Resolution 24-19; a resolution renewing the Franchise Agreement with Comcast.**

Jennie Knight explained historically we have entered into franchise agreements with larger utility providers. The franchise agreement with Comcast expired a few years ago. Comcast reached out and would like to renew it for five years at five percent. Council Member Wilhelmsen inquired what the benefit to us is. Jennie Knight stated we get five percent of the revenue from sales in the area. Council Member Wilhelmsen inquired will this expand Comcast. Jennie Knight explained it will not expand Comcast connections, this is like a rental agreement to be in our right of way. Council Member Fawcett inquired how much money we get. Jennie Knight explained it goes into the general fund but does not have exact figures.

**Motion:** Council Member Wilhelmsen motioned to approve Resolution 24-19; a resolution renewing the Franchise Agreement with Comcast, second by Council Member Fawcett.

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 Fawcett, Yes

The motion passed unanimously.

#### **6. Public Comment**

Mayor Tait opened the public comment period.

No public comment was offered.

Mayor Tait closed the public comment period.

#### **7. Mayor/Council Follow-up**

Chief Wilson explained we are getting into the holiday season. We are preparing for the shop with a hero event. Wal-Mart contacted the department today and wants to donate some turkey dinners to people in the City. The radio changeover was completed yesterday.

Justin Shinsel explained there is a lot of development in the City. Public Works is preparing for snow plowing season. Sanders and plows will be on trucks by this weekend. The public works facility is going up. The anticipated move in date is the end of February.

Bryan Fife explained they will have Santa at the cabin and the Santa parade next month. Boys' basketball is moving along.

Jennie Knight explained we are currently conducting the annual audit. The report should be available during the December meeting. She thanked staff for involvement in these extra events.

Council Member Wilhelmsen reported on the senior luncheon. It was really popular. North View Fire came to the lunch and answered questions about the fire district. They had great conversations.

Council Member Fawcett has had residents reach out about 2550 N. The residents want to know how we can address the safety issues by the stop sign. Mayor Tait stated she has spoken to Pleasant View and they are aware of it but she will remind them again.

### 8. Adjournment

**Motion:** Council Member Fawcett motioned to adjourn the meeting, second by Council Member Jackson.

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 Fawcett, Yes

The motion passed unanimously.

The meeting adjourned at 7:38 P.M.

**ATTEST:**

  
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**Jack Fogal**  
City Recorder

Approved this 10th day of December, 2024



  
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**MICHELLE TAIT**  
Mayor