

**MINUTES
HARRISVILLE CITY COUNCIL
March 11, 2025
363 West Independence Blvd
Harrisville, UT 84404**

Minutes of a regular Harrisville City Council meeting held on March 11th, 2025 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:** Mark Wilson, Chief of Police, Bryan Fife, Parks and Recreation Director.
- Staff:** Jennie Knight, City Administrator, Justin Shinsel, Public Works Director, Jack Fogal, City Recorder, Brody Flint, City Attorney, Detective Jason Keller, Jill Hunt, City Treasurer, Sgt. Alicia Davis, Jackie Vanmeeteren, Police Administrator, Officer Alex Moua, Detective Jason Keller, Officer Todd Fowers, Sgt Nick Taylor, Assistant Chief Of Police Dennis Moore.
- Visitors:** Arnold Tait, Marcus Keller, May Wheeler, Blaine Barrow, Pala Yang, Scott Melit, Kevin Karras, Shue Moua, Kevin Moua, Maikim Xiong, Stacey Roylance, Todd Roylance, Chester R, Frances Hood, Kevin Varble, Janet Varble, Kathleen Hohosh, Shauna Edwards, Lauren Nicholas, Zach Nicholas, Terri McCulloch, Steve Thae, Steve Hood, Jason Hadley, Lee Johnson.

1. Call to Order.

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

2. Opening Ceremony.

Council Member Fawcett opened with the Pledge of Allegiance.

3. Consent Items

a. Approval of Meeting Minutes for February 11th, 2025 as presented.

Motion: Council Member Wilhelmsen made a motion to approve the meeting minutes for February 11th, 2025 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, Yes
Council Member Fawcett, Yes

The motion passed unanimously

4. Employee Recognition.

Dennis Moore gave a brief summary of Detective Keller's accomplishments and awards this year including; five years with the department, the department autism awareness trainer, a member of the Weber Moran Drug Task Force, a member of VFAST, runs ATAK for the department, attends additional training that is not required by the department, FOP member of the year, he manages his case load as a detective and has assisted patrol with covering shifts while they have been shorthanded. Detective Keller consistently goes above and beyond for the department and city. Dennis Moore announced that Detective Keller was selected by the Utah Chiefs Of Police Association as officer of the year for a small agency. Small agencies make up 90% of all agencies in the state of Utah. This is a huge accomplishment and award.

5. Oath Of Office

Dennis Moore explained Alex Moua is new to law enforcement. Alex Moua stated he is excited to be part of The Harrisville Department. Jackie Vanmeeteren conducted the Oath Of Office for Alex Moua.

6. Business Items.

a. Public Hearing Notice – to receive input from the public for and/or against Ordinance 563; amending Park Impact Fees.

Jennie Knight explained staff has been working on the Park Impact Fees for close to a year. Zions Public Finance has prepared an Impact Fee Facilities Plan (IFFP) and Impact Fee Analysis (IFA). Lee Johnson with Zions Public Finance prepared a presentation for Council. The information provided in the presentation comes directly from the IFFP and IFA. He explained what an impact fee is. It is a one-time fee charged for new development to offset the capital costs associated with the new development. The goal behind impact fees is that new development covers new impact on utilities or services not current residents. The IFFP and IFA are the studies that show what a city should be charging. The service levels should be the most scrutinized item of the studies. He presented on the population growth projections for the city. It covered from 2024 to 2034. The city is expecting to increase by 2,757 residents by 2034. They calculate service levels by using improved acres per 1,000 persons. It is currently 5.73. If no new parks are added it will decrease to 4.5. To keep the same level the city needs to acquire approximately 16 acres of improved land. The cost to do that is approximately \$6,000,000. The study recommends a park impact fee of \$5,949.27. Impact fees have strict rules on what they are allowed to be used on. Currently the park impact fee is about \$1,700. That is a large increase but we are seeing similar results with other studies being conducted. The recommended amount is \$5,949.27. That is the maximum legal amount that can be charged.

Motion: Council Member Weiss made a motion to open the public hearing to receive input for and/or against Ordinance 563; amending Park Impact Fees, second by Council Member Christensen.

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.

Kevin Karras has concerns about the high amount for the impact fee. He has heard Council state they are concerned with affordable housing but this will not help with affordable housing.

Steve Hood questioned about Independence Park. Is it a park like the study states or a retention basin. He has heard it is a retention basin not a park.

Blaine Burrows explained he just learned this is a new impact fee on new development. Does Council have all the information to ok an impact fee. Can you ok this without delving into it. All these fees on new housing will impact the people coming into this area. How much will this impact a \$500,000 house.

Motion: Council Member Wilhelmsen made a motion to close the public hearing to receive input for and/or against Ordinance 563; amending Park Impact Fees, 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, Yes
Council Member Fawcett, Yes

The motion passed unanimously.

b. Discussion/possible action to adopt Ordinance 563; amending Park Impact Fees.

Council Member Jackson inquired what is the difference between the current park impact fees and the proposed. Brody Flint stated the increase is approximately \$4,200. Council Member Wilhelmsen inquired is that per house. Council Member Fawcett stated yes it is per house. Council Member Wilhelmsen inquired would this include Dixon Creek Park. Jennie Knight explained yes, we calculate only system parks which are parks that a majority of the population can access. The park on 1100 N. was not counted because of the small size. They use the current parks to calculate our level of service. The park impact fees are restricted to just new growth projects. We cannot use the funds to replace current park equipment. It must go to new parks and infrastructure. Council Member Wilhelmsen inquired about the graph showing cities in the state and how we compare. How accurate is the information. Lee Johnson explained the cities on the slide were updated in March of 2024 when this study started. Council Member Wilhelmsen inquired how often do we conduct studies. Jennie Knight answered it is recommended to conduct a study every 6 years. Council Member Wilhelmsen inquired can we change the amount. Jennie Knight stated Council gets to make that decision, the maximum amount you can charge is the \$5,949.27 but you can charge less. Justin Shinsel stated we do have two large parks scheduled to be built. If we do not have adequate funds, we would need to fund them from other line items such as property tax. The IFA explains how the study reached those numbers. Council Member Fawcett inquired are these parks required or is it just green space. Justin Shinsel stated it's a combination of everything. We will need the parks for residents but it will also be green space. Council Member Fawcett inquired about the size of the lot or house affecting the impact fee. Brody Flint explained it is a set cost based per building permit pulled. Size does not affect the impact fee. Jennie Knight explained we are unable to charge this to commercial projects because they would not affect parks. Council Member

Christensen inquired how we will ensure these parks are sold to the city. Jennie Knight explained the parks are deeded to the city for Harrisville Fields and Dixon Creek. Council Member Jackson inquired how soon we need to act to build these parks. Jennie Knight explained it would be in the best interest of the city to build them sooner instead of waiting. Council Member Fawcett stated the \$6,000 for the impact fee is not that much when factored over the 30 years of a loan. It will not make homes unaffordable. Council Member Wilhelmsen inquired how long we have been working on this. Jennie Knight stated it is between nine months to a year. The first study came back with an astronomical amount. Staff worked with Zions to refine the study and try to get a more accurate number. Mayor Tait stated there is a time limit to spend this money. Jennie Knight explained it is six years. Council Member Jackson inquired if it coincides with the recommended time frame for the new study. Jennie Knight answered affirmatively. Council Member Wilehlmsen inquired if the existing system park improvements page lists the cost we pay for the parks currently. Jennie Knight answered no that is the cost if we needed to replace the parks at the current cost. Council Member Wilhelmsen inquired should we table this and review it at later meeting with more information. Jennie Knight stated that is fine but staff would ask for specific questions to help us provide Council with the information they need to make a decision. Council Member Christensen stated he does not like tripling the amount. Council Member Wilhelmsen inquired if we don't maintain the same service level with impact fees it must be funded another way. Brody Flint stated you are correct. This was prepared by a team with extensive experience conducting impact fee studies for municipalities. If you choose not to enact the impact fee you will need to decide later what general fund line item will cover the cost or will you reduce the level of service. Council Member Fawcett stated she understands the concern but she believes the new residents should bear the burden of impact to the city. Justin Shinsel stated impact fees do not drive market value as much as people think. If the developer saves money on impact fees they will not reduce the price for the buyer. Council Member Jackson stated we need to proceed with the impact fees. Council Member Wilhelmsen stated we need to figure out the amount.

Minutes amended during the April 8, 2025 Council Meeting.

In the March 11th meeting regarding the increasing the park impact fees, it was discussed that building and impact fees must be covered by those individuals that are creating the impact. If not, the city is then required to cover the cost of maintaining the land so they are not out of compliance with their own codes. If not maintained the park spaces become a fire hazard, a possible garbage dumping area, and would be out of compliance with state codes regarding noxious weeds. If the city does not charge homeowners and contractors for the fees, the city will be left with these costs, thus leading to increased tax rates to covering the costs. This would then result in residents covering the cost of other people's cost of living and subsidizing their lifestyle. The cost of the increase is 20-30 dollars a month. $\$4200/360 = \11.66 a month and a total of \$22.50 at the highest amortization rate.

Motion: Council Member Weiss made a motion to adopt Ordinance 563; amending Park Impact Fees as stated in the IFFP and IFA, second by Council Member Jackson.

The vote on the motion was as follows:

Council Member Wilhelmsen, No
Council Member Weiss, Yes
Council Member Christensen, No
Council Member Jackson, Yes

Council Member Fawcett, Yes

The motion passed 3-2

c. 750 W. Complex City Hall/Public Safety financial discussion.

Marcus Keller with Crews and Associates explained there is a unique opportunity he wanted to present to Council. Currently the city has \$9,000,000 in bonds for the public safety building. Staff has been working with the architect to get accurate pricing and plans. The estimated cost for a new building is \$12,500,000. The city would need to bond for \$3,500,000 to build the public safety building. The current bond is 25 years at 4%. His company just issued a 15-year bond for 5% for a different municipality. The city has a few options; one option is to return the \$9,000,000 bond and to reissue a new bond for approximately \$12,500,000, option two is to bond for an additional \$3,500,000 and keep the \$9,000,000 bond. When we issued the bonds, we assured the lender we would not drop below two times value for sales and franchise tax revenue. He called the bank and asked if they would waive the two times coverage this one time. He received a positive response but the bank would only approve it with conditions. The 2022, 2023, and the 2025 bond would tie together. They city could not refund one without the others. This provides the bank with additional security. He explained this does not hurt the city. If we refinance later, we would want to refinance all of them to a lower rate. The 2025 bond would have a 3-year call protection, after that they would be callable anytime. The interest rate would be slightly below 5%. Council is getting close to a pivotal junction where they need to decide what to do with the bonds. Do we want to send the \$9,000,000 bond back or look at issuing the \$3,500,000 bond. Jennie Knight explained we listened to the public comment last year and have the information requested. We have been able to re-analyze the General Fund. The maximum the city can have remaining in the fund balance is 35%. This is approximately \$1,700,000. We currently stay around 34%. Staff recommends keeping that level at 20%. This would stop the burden from being put on the residents. There would be no property tax increase because of the bond. Last Thursday staff met with architects. We can complete the project with the \$12,500,000 if we use the current plans. The Local Building Authority would not be issuing the bonds it would be a sales and franchise tax revenue bond. Marcus Keller stated in his opinion it would be a shame to turn in a low interest loan and reissuing at a higher rate. The bank issuing a waiver is a rare occurrence. Council Member Wilhelmsen inquired what bonds we are paying on. Marcus Keller explained you are paying on the 2022 and the 2023 bonds. Council Member Wilhelmsen inquired could we absorb the bond payment. Jennie Knight explained we would reduce the General Fund balance to 20%. This is a way to pay for the project. Marcus Keller explained with the city's current revenues you could not save enough money to outpace the increased cost for construction. He explained this would be similar to issuing the previous bonds. You are at an affordable rate that can be absorbed by current revenues. Council Member Wilhelmsen inquired what length are the bonds. The 2022 bond is 20 years, the 2023 bond is 25 years, and the proposed 2025 bond is 20 years. Council Member Wilhelmsen is looking at when these bonds get payed off. They all get payed off within a few years of each other. Marcus Keller stated the hope would be a few years down the line we would refinance all three into one bond with a lower interest rate. Council Member Weiss stated the public asked us to bring the cost down, don't increase taxes, and provide more information. He sees this as a no brainer. Marcus Keller explained best case scenario would be closing on the bonds in June or July. He recommends if Council decides not to proceed with the bonds the return the 2023 \$9,000,000 bond. Council Member Weiss stated they have cut a lot from the building if we come back to this in a few years how much more will it cost. We can cover the cost without raising taxes. Council Member Wilhelmsen stated our goal is to maintain not increase. Council Member Jackson inquired how can we lock the building cost in. He does not want the building partially

completed and we need to come back for more. Jennie Knight explained we would not issue more bonds. We would need to dip into the 20% fund balance. Marcus Keller explained he will discuss with the bank about building in a kill switch. If prices come in above what is expected the bonds would be callable before the three-year period. Jennie Knight explained we have other assets that we are not building into the amount. We have the current building and some other property that could be sold to cover the costs. The architect did state it is hard to estimate construction costs. Council Member Weiss stated this is only the police and city hall. Justin Shinsel stated yes we have estimates only. The benefit of building the public works building is that we have experience now and will be able to catch some of the unexpected costs. Council Member Wilhelmsen inquired can we get a kill switch built in. Marcus Keller stated he believes the bank will build in a kill switch. Council directed staff to start the process of issuing the \$3,500,000 bonds.

Minutes amended during the April 8, 2025 Council Meeting

Bonding the 3.5 million would not monetarily impact the residents of Harrisville. Cost would be covered by funds that the city holds in reserve and would still allow the city to be in compliance with the 30% still required for reserve. Therefore, there is a buffer for changes in the economy and it protects the residents. This also allows the city to build the city hall that is desperately needed to meet the needs of the city and become compliant with municipal building and safety codes.

7. Public Comment

Mayor Tait opened the public comment period.

Kevin Karras congratulated Council Members Wilhelmsen and Christensen on voting no for Ordinance 563. He feels Council did not consider the public's opinion. There is no public safety building on the bond. It mentions a Council and police station. He knows the city has paid for the fire department building designs. There is no public safety facility that he knows of. Why have we been paying for an architect for the fire department. The fire department can build on other sites.

Jason Hadley echoed what Kevin Karras mentioned. He did a calculation for \$5,000 increase on a mortgage and it is \$160. You are burdening potential citizens. Ours is the only city that does not have public comment before discussions and after. We had no ability to talk or discuss. You should consider having public comments at the beginning and end.

Lauren Rogers and Zach Nicholas have been residents for a year. They are curious what is going on with the parcel behind Montgomery Farms.

Kathleen Hohosh thanked the two Council Members who voted no on Ordinance 563. No impact fees can be used for current parks it must be used for new parks. Why won't you tell the public about the bond. Why are you being told how you have to vote. You vote on behalf of the residents not your staff.

Mayor Tait closed the public comment period.

8. Mayor/Council Follow-up

Justin Shinsel reported on the runoff in Harrisville. His team is trying to mitigate any flooding they can. We had a strange storm and had 2 inches of rain in one day. Coming out of winter we

know there are a lot of pot holes. We are doing temporary fixes now and, in the summer, we will do permanent fixes. April 1st is the projected date for the new building completion. The spring clean-up will be held at the new public works facility. It will be green waste only this year. You must show proof of residency by utility bill or ID with a Harrisville address. This will hopefully eliminate outside people using the facility and residents paying for it.

Jennie Knight updated Council that our current contracted planner has taken a new position and we have received a new planner from Jones and Associates.

Council Member Jackson informed all present no Harrisville Officer has received the Chiefs award since 2002. It is a huge deal.

Council Member Wilhelmsen is concerned about where the fiber company is drilling. How are we taking care of issues that arise. Brody Flint stated he has dealt with this company in another city. Legally they have to operate in the easement. Any damage they cause they are liable for. The company has been very responsive in other cities.

9. Closed Executive Session - For the purposes described in UCA 52-4-205(1)(c); strategy sessions to discuss pending or reasonable imminent litigation.

Motion: Council Member Weiss made a motion to open the Closed Executive Session for the purposes described in UCA 52-4-205(1)(c); strategy sessions to discuss pending or reasonable imminent litigation, second by Council Member Christensen.

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.

Motion: Council Member Weiss made a motion to close the Closed Executive Session for the purposes described in UCA 52-4-205(1)(c); strategy sessions to discuss pending or reasonable imminent litigation, 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, Yes
Council Member Fawcett, Yes

The motion passed unanimously.

10. Adjournment

Motion: Council Member Jackson motioned to adjourn the meeting, 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, Yes
Council Member Fawcett, Yes

The motion passed unanimously.

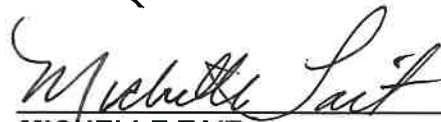
The meeting adjourned at 9:10 P.M.

ATTEST:



Jack Fogal
City Recorder

Approved this 8th day of April, 2025



MICHELLE TAIT
Mayor