

**MINUTES
HARRISVILLE CITY COUNCIL
August 5, 2025
363 West Independence Blvd
Harrisville, UT 84404**

Minutes of a regular Harrisville City Council meeting held on August 5th, 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:

Staff: Jennie Knight, City Administrator, Jack Fogal, City Recorder, Jill Hunt, City Treasurer, Bryan Fife, Parks and Recreation Director.

Visitors: Kevin Karras, Doug Owens, Rochelle Owens, Joanne Christensen, Mike Frost, Jayne Frost, Jason Hadley, Rick Wetz, Brenda Nelson, Linda Russell, Beverly Folger, Angie Francom, Greg Montgomery, Anna Lopez.

1. Call to Order.

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

2. Opening Ceremony.

Mayor Tait opened with the Pledge of Allegiance. A moment of silence was held for Public Works Director Justin Shinsel.

3. Business Items

a. Public Hearing – to receive input from the public for and/or against the proposed certified tax rate for Harrisville City.

Jill Hunt presented on the proposed certified tax rate. She explained property values are determined by the county. The city sets its rate for property tax. Other entities included in your property tax are schools, county, fire district, mosquito abatement, and other entities. The average property value in the city has risen from \$416,000 to \$425,000. Staff is proposing to maintain the current rate of 0.001562. Our expected new revenue growth has doubled since last year to approximately \$30,000. Property tax rates help to cover trainings for staff, roads, vehicles for police and more. She presented options to Council. If we maintain the new rate we will capture the increase from the new growth. If we lower the rate to capture the same funds from last year our rate would be 0.001534. A middle option is a rate of 0.001548 which would increase the cost for a home of approximately \$3.27. If we maintain the rate, we will capture the new growth. The benefit to capturing the new growth is we can maintain the current level of services.

Motion: Council Member Weiss made a motion to open the public hearing to receive input from the public for and/or against the proposed certified tax rate, 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

Kevin Karras explained the reason the rate changes is because you increased your budget. It is always put in terms of cost. You wanting to maintain rate is not a reason to increase property taxes. Where does the \$20,000 increase go. Your mode is raising taxes. You are not raising the budget to cover inflation. Last year you had a follow up meeting to pick and choose new items to spend money. Is this really needed. There is always room in the budget.

Jason Hadley echoed Kevin Karras' sentiment. How do you justify this. If you cannot justify it then the increase is not necessary. Every small piece of the pie is a large increase overall to the tax increase. A \$200 increase every year is unbearable. There is no necessary need for the tax increase.

Rick Wetz explained his Harrisville property tax increased \$7.12. He can handle 7 dollars. His total increase for property tax was \$194. If you don't need it then don't take it. He opposes any tax increase.

Doug Russell has been a resident of the city for a long time. He loves the city. He agrees with the public sentiment. When added to the previous increases this is a lot. When added to the other entity increases it is a lot. This hits seniors the most where it hurts. On new growth the value is assessed as of January 1. If it was not built then it will be assessed as a lot. Your new growth is a year behind. Give us a break. You are doing great with the money you have. The police and public works are great. The staff I have worked with have been great. Give us a break this year.

Jana Frost was disappointed with the presentation. She is wondering what are other ways we can get this \$6 per house. There are great things going on in the city. Could we get some sports going on such as soccer or lacrosse teams. She is involved with sports teams how can we get more involved as a city. She wishes there could be some give and take in meetings. Are there other ways to help citizens out. There have to be ways to get businesses in the city to bridge the gap or other ways.

Motion: Council Member Fawcett made a motion to close the public hearing to receive input from the public for and/or against the proposed certified tax rate, 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

Mayor Tait stated this decision will be made on August 19, 2025 at 7 PM during Council Meeting. Council Member Fawcett inquired is the \$6 increase a year or monthly. Jill Hunt stated it is yearly. Council Member Fawcett stated she is curious about Doug Russell's comment about the assessed value as of January 1. Jill Hunt stated he is correct, we had several developments Montgomery farms, Copper woods, and Ashlar Cove which were built before January 1. Next year we are looking at Ben Lomond and Dixon Creek completing more buildings. Council Member Wilhelmsen inquired about the maintain, half rate, or no change. Jill Hunt stated the maintain and half rate will capture the new growth the no change will not. We use the property taxes to pay for increased costs for equipment, extra roads from new development, training new employees if they leave. She provided an example if we lose an officer, it costs us a lot to replace them, they need FTO, new uniforms, and equipment. Council Member Jackson inquired if we do not make any changes and grow do our rates go down. Jill Hunt stated yes with new growth our rate goes down, it is not always the case it depends on property values. Council Member Fawcett inquired if we make no change will we get the needed funding. Jill Hunt stated we will get the same amount as last year. Council Member Weiss inquired if we do not change could we face a bigger increase next year. Jill Hunt stated if we keep making no change and inflation keeps increasing like it has we could face another situation where a larger increase could be needed. It is important that we look at this every year. Council Member Weiss inquired have insurance and health costs gone up this year. Jill Hunt stated we are lucky and had a smaller increase than other cities. Our increase was about 4% while other cities increased 8-9%. Staff works really hard to have no accidents and lower workers comp claims to get the discounted rates on insurance. Council Member Fawcett inquired about prospective businesses coming into the city. Jennie Knight stated we have several projects with commercial developments that are coming in. We have commercial projects in Ben Lomond, Dixon Creek, along Highway 89, 2550 N and 750 W, and a manufacturing business on 750 W. Council Member Fawcett inquired do we have anyone actively seeking businesses to come into the city. Jennie Knight stated she has been working on it as well as our contracted planner. We have 1200 entitled units in the city currently but we are not seeing the same interest for commercial development. We are told constantly we do not have enough homes for commercial. We do not have a dedicated person doing this currently. It would be an added expense. We have worked with the Weber Chamber Of Commerce and any avenues we can. Council Member Wihelmsen inquired about projected growth. Jennie Knight stated we currently have approximately 2500 homes in the city. We have 1200 entitled units that can be built in the city. This is a mix of single family, patio, and townhomes. Other cities are feeling the same pinch we are for residential development. Dixon Creek has already built 5 units and thinks they can build out quickly. We have been working with developers to see what works best whether we build vacant shells or build to suite for commercial units. Mayor Tait stated since she was elected Mayor they have been working to fill the space around Wal-Mart. Normally big box stores have followers but we were told we do not have the people to bring in those other businesses. Council Member Weiss inquired is Ben Lomond doing commercial at the end of the development. Jennie Knight stated you are correct. They have two crews working on the development. To Mr. Russell's point she does not think we will get many units completed in Ben Lomond before January 1 to impact the assessment this year. Council Member Jackson inquired about the Affordable Housing Report. Jennie Knight stated the submission date was August 1. We submitted the week before and are getting a review done. Council Member Jackson inquired if we are non-compliant will we have a chance to fix it. Jennie Knight stated yes we have 90 days to fix it. The fee is \$500 a day if we

do not come into compliance. We will need to adopt some more strategies for next year's report. There is a tentative work session in September with the Planning Commission to discuss the Affordable Housing Ordinance. Council Member Wilhelmsen inquired about the analysis of salaries. He has had people ask him how we can afford some peoples salaries when they make more than \$100,000 a year. Where do we sit with salaries against other cities. Council Member Fawcett stated you can go to transparent.utah.gov. You can see public employees' salaries on the website. She compared a lot of the salaries and we are about median. Before the large increase we were at the bottom of the scale, we were paying to train people and once trained they would leave for a better paying job.

4. Adjournment

Council Member Fawcett motioned to adjourn the meeting, 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.

The meeting adjourned at 7:53 P.M.

ATTEST:



Jack Fogal
City Recorder





MICHELLE TAIT
Mayor

Approved this 19th day of August, 2025