

**MINUTES**  
**HARRISVILLE CITY COUNCIL WORK SESSION**  
**November 18, 2025**  
**363 West Independence Blvd**  
**Harrisville, UT 84404**

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**Minutes of a regular Harrisville City Council meeting held on November 18, 2025 at 6:00 P.M. in the Harrisville City Council Chambers, 363 West Independence Blvd., Harrisville, UT.**

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

**Excused:**

**Staff:** Jennie Knight, City Administrator, Jack Fogal, City Recorder, Jill Hunt, City Treasurer, Mark Wilson, Chief of Police, Bryan Fife, Parks and Recreation Director.

**Visitors:** Jason Hadley, Greg Montgomery, Marcus Keller, Sam Elder, Stephen Hempel, Greg Maher, Kameron Spencer, Linda Russell, Doug Russell, Ruth Pearce, Jeff Pearce, Lynette Shuman, Roger Shuman.

**1. Call to Order.**

Mayor Tait called the meeting to order.

**2. Discussion – Ben Lomond PID Discussion**

Sam Elder with DA Davidson presented on PIDs. He reminded Council that he has spoken to them in the past. A public infrastructure district is a quasi-governmental entity that can levy property tax revenue to pay for public infrastructure. When created it will form its own board to run the district. Creating a PID allows developers to access additional markets for bonds. The investors for these bonds are looking to invest in tax exempt projects. PIDs are utilized in other states under different acronyms. This tax levy will not affect any current residents. This only affects the Ben Lomond Development. PIDs can raise money through an additional tax or an assessment lean on the properties. There have been approximately 160 PIDs approved in Utah in the last 4 years. They are created for specific projects. They should not be utilized for every project. It should be used for master plan communities or projects with lots of off-site improvements. The project is currently owned by Flagship Homes. They have been working quickly on the project. They are trying to prove their commitment to this project unlike previous owners. This project consists of 9 acres of commercial space, parks, and trails. These amenities require more money to complete the infrastructure. The price point for these homes is projected to be in the attainable range. The developer would submit a petition to create a PID with the proposed governing documents. The developer is proposing a maximum tax rate levy of 5 mils. Their goal is to be on the agenda in December for the approval of the governing documents. Council Member Wilhelmsen inquired if the affordable housing ordinance we are working on would affect this development. Does adding an additional tax counteract what we are trying to do with the ordinance. Sam Elder stated to have affordable housing the developer has to hit certain metrics for the investor to fund the project. While this does increase the potential tax on

the home the lowered cost of the home would offset the increased property tax. Council Member Wilhelmsen stated it seems like water hitting a hot pan. The price on the homes are not being driven down. Sam Elder stated some of the developers have to hit a certain price to get a return and they will not sell if the home is outside that price. These tools can help to increase the supply which will hopefully drive down the cost. Using the PID for funds can lower the interest rates on the infrastructure loans from 9% to 6%. Council Member Jackson inquired will the residents have to pay more if we do not do the PID. Sam Elder stated not necessarily. If infrastructure does not get completed it could cost the residents to get that completed. A benefit to the PID is it can increase commercial interest due to the increase in housing. The best way to drive down tax rates for residents is commercial. Marcus Keller with Crews and Associates stated the developer is asking for about 1/3 of what they can legally ask for in the governing documents. They can legally ask for up to 15 mills, they are asking for 5 mills. The amount is lower than many other PIDs in the state. The goal is that the PID money will be used to improve the development. We should see that the developments with PIDs are nicer and will be a positive for the city. The mil levy appears appropriate, the current relationship with the developer has been good. This may be a good project for a PID. He has a development near him and the townhomes are going for \$690,000. Attainable housing can be difficult. The PID can be a resource to try and lower the cost to build these homes which can lower the cost for future residents. Mayor Tait asked how does the process look as the board for the PID turns over to the residents. Sam Elder states it is similar to an HOA. There are transition terms outlined in the governing documents. This allows residents to be shifted to the board in phases. The goal would be to refinance and reduce the mil levy once the project is built out. Mayor Tait inquired what is the risk to the city. Sam Elder stated there is no financial or legal risk to the city. The statutes are written so responsibility is not on the city. Council Member Wilhelmsen inquired how much is the 5 mills on a \$600,000 home. Sam Elder stated in Utah primary residences are taxed at 55% on the home's value. If this is a primary residence on a \$600,000 home the additional tax would be approximately \$110 a month. A home that has a lower value would pay less than a home with a higher value. A \$450,000 home would be \$103 in additional tax a month. The hope is the mil levy gets refinanced down the road decreasing the cost. A key concern from the state when PIDs started is how can we make sure the buyer is aware of this additional tax. It is required to be put in their closing documents at least 7 times. They have a separate color paper that states it is part of a PID with an additional tax. The benefit to this is the mil levy cannot increase. Mayor Tait inquired does the PID take the place of the HOA. Sam Elder stated a PID is an entity meant to finance public infrastructure. It is not meant to maintain the private amenities. An HOA would still be required. Council Member Wilhelmsen clarified so as a home owner I now have my payment, an HOA fee and this additional tax. Sam Elder stated you are correct. Most people will use a lender who will help them determine what they can pay for. Council Member Wilhelmsen inquired what are payments on house now. Council Member Christensen stated \$4000-5000 a month. If we choose not to do this PID would the prices of the houses be higher. Sam Elder stated yes, with all factors in he believes the homes will have a higher cost without the PID. The PID tax is just another factor that people will look at. Some people will avoid it because it has a PID and some people will be willing to purchase in the development. Council Member Wilhelmsen inquired what would the PID money be used for. Sam Elder stated this levy would generate approximately \$5,000,000. This mil levy would help offset the cost of the offsite improvements needed for the development. Council Member Wilhelmsen questioned how the money is tracked. Sam Elder stated it would be tracked by the district accountant. There would be a district accountant, manager, engineer, and attorney. A third party will hold the funds. The third party cannot distribute the money without a letter from the attorney and engineer stating it is an eligible cost. Council Member Jackson inquired what is the cap that can be raised from this. Sam Elder stated there is a limit of \$12,000,000-

\$15,000,000, but the limiting factor is the 5 mills described in the governing document. That is the most that be levied. Once the bonds are fully paid the district dissolves and the tax goes away. Council Member Jackson asked how long would that take. Sam Elder says they structure the bond for 30 years usually. Council Member Wilhelmsen questioned what happens if the development cost goes up. Sam Elder stated they try and structure the bonds so they are over paying so it is up within those 30 years. They put a start date and it goes for 30 years. Council Member Wilhelmsen inquired if it can be paid off early. Sam Elder said it can be paid off earlier based on how the project performs. Kameron Spencer with Flag Ship Homes inquired who is responsible if it's not paid off in that time period. Sam Elder stated if it is not paid off in 40 years it dissolves regardless. The investor is taking the risk of it not getting paid off. There are refinancing items in place so they can reduce their mil levy or they can reduce the life of the loan depending on how it performs.

### **3. Adjournment.**

**Motion:** Council Member Christensen 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 6:40 P.M.

**MINUTES  
HARRISVILLE CITY COUNCIL  
November 18, 2025  
363 West Independence Blvd  
Harrisville, UT 84404**

**Minutes of a regular Harrisville City Council meeting held on November 18, 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 Blair Christensen, Council Member Max Jackson Council Member Grover Wilhelmsen, Council Member Stephen Weiss.

**Excused:**

**Staff:** Jennie Knight, City Administrator, Jack Fogal, City Recorder, Brody Flint, City Attorney, Jill Hunt, City Treasurer, Mark Wilson, Chief of Police, Bryan Fife, parks and Recreation Director,

**Visitors:** Jason Hadley, Greg Montgomery, Steve Hempel, Greg Maher, Kameron Spencer, Linda Russell, Doug Russell, Ruth Pearce, Jeff Pearce, Lynette Shuman, Roger Shuman, Bridgette Fife, Bowen Fife, Briggs Fife, Brooks Fife, Brinklee Fife, Alecia Erksstrom, Bailey Fife, Michel Mouley, Keith Jacques, Kris Fawcett, Steve Mueller, Marvin Farrell, Debbie Smith, Carry Smith, Amelia McTee, Elisabeth Hansen, Kelly Bartlett, Sadie Greenhalgh, Elleigh Manley, Annie Rulie, Zach Nicolas, Shanna Edwards, Frances Hood, Steve Hood, Betsy Halverson, Rick Wetz, Stacey Roylance, Todd R.

**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 October 14, 2025 Council Meeting as presented.**

**Motion:** Council Member Christensen made a motion to approve the meeting minutes for October 14, 2025 Council Meeting 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.

**b. Advice and Consent of Mayor's appointment of Public Works, Parks, and Recreation Director**

Mayor Tait stated last month an ordinance was brought before Council combining Parks and Public Works. She introduced Bryan Fife as her appointment for Director of Public Works, Parks and Recreation. Council Member Fawcett inquired what his qualifications are. Director Fife stated he spent 7 years with Public works from 2001 to 2007 then attended police academy. He was an officer for a few years then went back to public works. After several more years the Public Works Director decided to move him to a parks manager role. The departments were split in 2016. He has been the Parks Director since. Council Member Fawcett inquired if he feels his experience will help him. Director Fife stated he has been with the City for 25 years. He believes his experience will be a benefit. Council Member Wilhelmsen asked about his long-term and short-term goals. Director Fife stated long term he wants to retire from Harrisville City. Short term he wants the two departments to mesh and work well together. Parks has moved into the new public works building. Council Member Fawcett stated she has had the public reach out and ask her to postpone this decision and put an interim in the role. The position of Director is established by ordinance. Putting an interim in this role would require that person to assume all responsibilities and potentially give up their current role with no guarantee that they

would receive this role in the end. From an HR and ethical standpoint this creates an unstable and unfair employment situation. We would be asking Director Fife to assume responsibility for a department that has been deeply affected by the untimely passing of the previous director with not surety that he would have a job in the coming months. This is unethical and does not create stability for the department. Filling this role allows the department to move forward with training, resource allocation, logistics, winter preparation and more. Filling the role now is not about optics. This decision will allow the department to move forward and operate in a stable condition.

**Motion:** Council Member Weiss made a motion to ratify the appointment of Bryan Fife as Public Works, Parks, and Recreation Director, 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. Oath of Office**

Jack Fogal administered the Oath of Office to Bryan Fife.

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

##### **a. YCC Presentation**

Elleigh Manley and Sadie Greenhalgh presented for the YCC. Elleigh Manley reported on the Harrisville City Fall Festival and the activities the YCC ran. Sadie Greenhalgh invited Council to the Santa Porch Party. They will hand out cookies and have activities for the kids. Elleigh Manley explained Santa is coming to the Harrisville Cabin. It is always so fun. They usually have hot chocolate and donuts. This is the best way to start the holiday cheer. Sadie Greenhalgh stated they will be having a community Christmas event. The YCC watches kids while their parents go shopping. They have 3 new members that joined at the Fall Festival. Michelle Manley will be the new YCC advisor.

##### **b. Discussion/possible action to adopt Resolution 25-16; to approve the contract with R&O Construction for general contracting services related to the Police/City Hall Building.**

Jennie Knight explained the bid results for the project. In late August of 2025 a Request For Qualifications (RFQ) was sent out for the Police/City Call. 17 contractors were interested in the project. They short listed 6 contractors to submit bids for the project. The bids results returned with R&O as the low bid for the project and add alternate which includes the sally port. We assessed everything on the project to reduce cost. We are looking for direction from Council if they want to build a shell for the sally port/animal control or build it out as animal control now. We currently do not offer animal control services but the contract with Weber County Animal Control is up and we are keeping options open. The \$620,000 bid for add alternates includes the sally port and animal control fully built out. We are also asking to add the security fence. Staff is recommending awarding the contract to R&O. Council Member Fawcett inquired about the cost of the perimeter fence. Jennie Knight stated we do not have exact numbers right now



because we have not asked for it yet. Council Member Jackson inquired if we are getting numbers from the county for animal control. Jennie Knight stated we are still paying the old contract prices but the county is going to be proposing a new contract soon. Council Member Wilhelmsen asked Chief Wilson if he feels the sally port is necessary. Chief Wilson stated its similar to how the jail operates. The officer can pull in and close the doors then get the suspect out of the car. This eliminates outside interference and they have nowhere to run. Council Member Wilhelmsen inquired is the \$620,000 for a shell. Jennie Knight stated no that is the built-out animal control. Council Member Fawcett questioned the cost of the change order. Jennie Knight stated it is 5% on top of the price. Council Member Wilhelmsen inquired what our total bond amount is. We issued one months ago are we currently paying on it. Marcus Keller stated we are paying on all 3 bonds. He clarified in 2022 the city issued a \$6,000,000 bond to build the public works facility. It has been expended and the facility is built. In 2023 the city issued \$9,000,000 for the police station/city hall. It has been a net neutral due to interest earned. In 2025 \$3,500,000 was issued to finish this project. There were call provisions put into this bond in case the bids came back to high. They can be paid off without penalty starting in 2028. The goal is that all 3 bonds could be refinanced together at a lower interest rate at a later date. Total outstanding debt in 2025 is \$17,820,000. Council Member Jackson inquired about the difference between GO Bonds vs sales tax bonds. Marcus Keller stated GO bonds are a pledge of property tax. Sales and Franchise Tax bonds pledge your sales tax as collateral for the bonds. Council Member Wilhelmsen questioned are we able to make the payments. Jennie Knight stated yes, we are paying on all the bonds currently. Marcus Keller explained he helped with a project in another city. The original bid was \$75,000,000. They held off for 3 years and the project cost was \$125,000,000. Debt financing is one of the only ways to get ahead on some of these capital projects. The city is in good shape with bonds. Many cities have a lot of bonds to pay for buildings, sewers, or other infrastructure. Council Member Wilhelmsen inquired are their legal concerns with the current building. Chief Wilson stated we have concerns with ADA, BCI regulations and safety. This can create a problem with protected information. Council Member Wilhelmsen inquired what is the cost difference between updating the city hall here and the new building. Jennie Knight stated we do not have those numbers so I cannot give you accurate totals. She explained there were 3 bids that were close. That helps us feel confident that those numbers are accurate. R&O stated we hit a good time for the bid proposal. The contractors are anticipating rising costs in the next 6 months. Council Member Wilhelmsen stated his personal feeling is the sally port should be added on. It makes sense to build it now. If we wait it will just cost us more. Jennie Knight stated the contract has been going and forth between R&O and our legal counsel. If there were cause for delay R&O must notify us within 21 days. The fee for delay was updated. Council Member Wilhelmsen inquired did we have any major liability issues with R&O during the Public Works Building process. Jennie Knight stated we did not have any issues. We are required to carry liability insurance regardless. Council Member Fawcett stated PD is in the basement with no ADA access, no emergency window exits, and only exits on one side of the building. National DATA shows we are more likely to have an injured or killed officer in a small town. The current city hall does not meet international building code or emergency service code. Delaying this project places residents, staff, and officers at unnecessary risk. Council Member Jackson stated data shows small town officers are 5 times more likely to be assaulted. Council Member Fawcett stated she had people ask to delay this decision. Contracts are executed by the city not by the mayor. The entity is continuous not the person. If we delay this decision we could lose contractor availability, and increase the cost.

**Motion:** Council Member Weiss motioned to adopt Resolution 25-16; to approve the contract with R&O Construction for general contracting services related to the Police/City

Hall Building in the amount of \$9,535,798 with the addition of Add Alternate 1 the sally port and the perimeter fence in the amount of not to exceed \$620,628, 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 adopt Ordinance 562; Housing Affordability**

Sarah Wichern with Jones and Associates stated she provided a memo to Council detailing this ordinance. The state passed legislation which encourages municipalities to adopt increased housing density options. Planning Commission has been working on an Ordinance they call the HOAZ. This is an overlay zone tool designed to attract developments for single family homes at an attainable price. There are deed restrictions for the ordinance. The goal is to get the price to affordable which is 120% of the median income. That percent could be decreased but our desire is to encourage single family homes. We already have an overlay zone that allows townhomes. Current residential zones are eligible for this overlay zone. We recommend this go through a development agreement so Planning Commission and Council can provide direction on what areas should be eligible for this zone. The desire is for this zone to be utilized to build the type of homes we want in Harrisville. The goal is to have park connectivity to eliminate the need for an HOA. We do have 20-year deed restrictions on properties in this zone. The ordinance establishes a time for priority sales to Harrisville residents, critical works, and first-time home buyers. We cleaned up some of the wording hoping to simplify the ordinance. The original ordinance asked for the developer to provide a lot of numbers. We changed that because we do not want to fit this to them, we want to fit this to what is best for Harrisville. Council Member Christensen questioned why we are doing 20-year deed restrictions when the bill says 5 years. Sarah Wichern stated the House Bill provides recommendations. We can do 20-year deed restrictions and still meet the requirements of the bill. Planning Commission felt 5 years was not enough. They wanted it longer to prevent these homes from being rental properties. Council Member Christensen inquired how many units per acre. Sarah Wichern stated you take the total acreage and divide it by 5000 sqft. The state recommends 6 per acre. We can do more density as long as we don't go less than the 6. Council Member Wilhelmsen inquired if is this going to be an evolving document. Sarah Wichern stated this ordinance would be a continual work in progress. Council Member Wilhelmsen stated he has spoken with Greg Montgomery and he asked is it important to add these changes now or do we wait and do it later. Sarah Wichern stated if Council wants to look at this more, we can do that. The goal with this is to create flexibility in our neighborhoods. We want to provide a variety of home and lot sizes. We want to encourage variety to avoid cookie cutter neighborhoods. We are looking at more guard rails and not tie downs. Council Member Weiss asked if this helps us with state requirements in affordable housing. Every year it seems the state presses harder. Sarah Wichern stated yes, this will help with the affordable housing required by the state. Council Member Wilhelmsen stated he likes trying to get in front of the requirements and not let it hit us like a train. Council Member Fawcett inquired if Council wants to table this ordinance and get some more information.

**Motion:** Council Member Wilhelmsen made a motion to table Ordinance 562; Housing Affordability until the December Council 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

## **6. Public Comment**

Mayor Tait opened the public comment period.

Zach Nicholas has some concerns on the direction and timing of items on the agenda. He questions whether it is the right time to build a new city hall/police department. By moving quickly, we risk losing services. A PID can be a great tool, but until the funding mechanisms are determined it is premature to move forward with the city hall. The overlay zone is against the city. We need a small measured approach to make sure growth pays for growth.

Francis Hood is here as a proxy for Donna Clark. She lives on the north side of the Public Works Building. Her property has been damaged by the flooding on her property. Never has she had flooding on her property. 20-to-30-foot dirt piles have contributed to flooding her barn. Now for the third time city runoff has flooded her barn. If her hay molds the city is at fault. She has pictures showing water from city land running onto her land and creating ponds. This is due to the elevation of the city land being low land.

Ruth Pearce has concerns about water issues with new buildings going in. A new facility went in at the Lutheran Church. This has caused flooding in her property and her neighbors' properties. We need to look at the elevation of new buildings.

Keith Jacks is against the new cop shop from the start. He was against it from the very start. He has not had the chance to come to the meetings.

Jason Hadley has some questions he thinks will be a benefit to consider. It was mentioned that there are approximately 160 PIDS in the state. Can we ask some of those how successful they have been. It would be good to know successful PIDs vs not successful. He is concerned about the affordable housing ordinance. With the stroke of a pen, we are going to deem invalid any trust. There should be more exploration to eliminate some of these loopholes.

Chad Davis has a question for the Chief of Police. How many incidents have we had in the building with the police.

Greg Montgomery has a comment about the affordable housing ordinance. This is eliminating the cluster ordinance. He filed a petition with the city a year and half ago to eliminate the cluster ordinance. What happens to his petition when we are acting on something different. Will he get reimbursed for the filing fee for the petition.



Roger Shuman congratulated Byran Fife on the new job. In January he will get to deal with all of the problems Council is dealing with now. It's like he handed his kid a credit card and told them to have fun. He is going to have to deal with the cost. We get qualified for a bond and we run out and get \$10,000,000. Nobody even looked at other options besides constructing a new building. We didn't look at all the options. The public works building is a nice building and is better than what we need. I have heard the term that it will last 50 years. The windows won't last 50 years. He is concerned about the PID. How do we make sure the resident does not get billed twice. Now if they have a PID they are paying taxes on that and paying for it in the cost of the lot.

Steven Hempel stated this meeting is weird. You make a vote then ask for input after the item. We don't feel heard. You are not listening to us. Can you swap the public comment period.

Mayor Tait closed the public comment period.

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

Chief Wilson stated we have finished the online portion of accreditation. An onsite visit will be scheduled to make sure we follow through on everything we say we are doing.

Director Fife stated on December 12 we have Santa at the Cabin at 6 PM. The parade is 4 PM to 6 PM. Snow plowing equipment is being prepared. If anyone wants to do a ride along when plowing let him know.

Jennie Knight reminded Council that we were in compliance with our moderate-income housing report. As we move towards our next legislative session we will work on the housing affordable ordinance. We are also working on an ordinance allowing an external ADU. We anticipate legislation requiring that. We are coming up on our 10-year anniversary for our general plan. It is due for an update.

#### **8. Adjournment**

**Motion:** Council Member Fawcett 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 8:20 P.M.



  
**MICHELLE TAIT**  
Mayor

**ATTEST:**

  

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**Jack Fogal**  
City Recorder

Approved this 9th day of December, 2025