



HARRISVILLE CITY

363 W. Independence Blvd · Harrisville, Utah 84404 · 801-782-4100
www.harrisvillecity.gov

MAYOR:
Roger Shuman

COUNCIL MEMBERS:
Grover Wilhelmsen
Blair Christensen
Karen Fawcett
Jason Hadley
Greg Montgomery

CITY COUNCIL AGENDA

February 10th, 2026

[Zoom Meeting Link](#)

Meeting ID: 880 8788 5329

Passcode: 987564

6:00 PM Work Session - West Harrisville Road Project

7:00 PM City Council Meeting

Presiding: Mayor Roger Shuman

Mayor Pro Tem: Jason Hadley

1. Call to Order [Mayor Shuman]

2. Opening

- a. Pledge of Allegiance [Council Member Fawcett]

3. Public Comment – (3 Minute Maximum)

4. Consent Items

- a. Approval of meeting minutes for January 13, 2026 and January 27, 2026.
- b. Advice and Consent of Mayor's appointment of Planning Commissioners. [Mayor Shuman]

5. Business Item

- a. Police Department Accreditation Presentation. [Val Shupe]
- b. Discussion/possible action to approve Healthy Utah Designation Strategy. [Chad Holbrook]
- c. Ben Lomond Views PID Discussion. [Brandon Green]
- d. Discussion/possible action to approve the Right of Way Statements of Just Compensation for the West Harrisville Road Project. [Jennie Knight]
- e. Discussion/possible action to approve Ordinance 568; meeting amendments. [Jack Fogal]
- f. Emergency Management Discussion. [Jack Fogal]
- g. Discussion/possible action for 1750 North Change Order to run Pineview line and fire hydrant to Northview. [Jennie Knight]
- h. Discussion/possible action to adopt Rocky Mountain Power Agreement for transformer on City Hall/Public Safety building. [Jennie Knight]
- i. Discussion/possible action to approve City Hall/Public Safety perimeter fence. [Jennie Knight]

6. Mayor/Council/Staff Follow-up

7. Adjournment

The foregoing City Council agenda was posted and can be viewed at City Hall, on the City's website harrisvillecity.gov, and at the Utah Public Notice Website at <http://pmn.utah.gov>. Notice of this meeting has also been duly provided as required by law. In accordance with the Americans with Disabilities Act, the City of Harrisville will make reasonable accommodations for participation in the meeting. Requests for assistance may be made by contacting the City Recorder at (801) 782-4100, at least three working days before the meeting.

Posted: By: Jack Fogal, City Recorder.

MINUTES
HARRISVILLE CITY COUNCIL OPEN HOUSE
January 13, 2026
363 West Independence Blvd
Harrisville, UT 84404

Minutes of a regular Harrisville City Council meeting held on January 13th, 2026 at 5:00 P.M. in the Harrisville City Council Chambers, 363 West Independence Blvd., Harrisville, UT.

Present: Mayor Roger Shuman, Council Member Blair Christensen, Council Member Jason Hadley, Council Member Grover Wilhelmsen, Council Member Karen Fawcett, Council Member Greg Montgomery.

Excused:

Staff: Jennie Knight, City Administrator, Jack Fogal, City Recorder.

Visitors: Matt Robertson, Marv Farrell, Stacy Farrell, Regina Hokanson, Ben Palmer, Christina Palmer, Cindy Owens, Dan Bailein, Isaac Hamblin, Shanna Edwards, Lynn Edwards, Michael Wells, Rodney Dapp, Shauna Iverson, Lynnae Dapp, Mike Dalpias, Robert Bell, Sheri Rodriguez, Amanda Chester, Doug Hoelle, Chris Draper, Amy Draper, Louis Macias, Nova Macias, Jay Behunin, Randy Bick, Ronald Devries, Ken Loveland, Janet Varble, Kevin Varble, Jayce Trimble, Mike Iverson, Gayle Dalpias, Tasha Turner, Kristi Jefferson, Ben Fuentes, Joyce Stoddard, Jeff Humphries.

1. Call to Order.

Mayor Shuman called the meeting to order.

2. West Harrisville Road Project.

Matt Robertson with Jones and Associates explained he will do a short presentation before the meeting moves to an open house format. This way he can provide an overview of the project and answer some questions. We have representatives here from Pineview, Bona Vista, UDOT, and City staff to answer questions. He explained the West Harrisville Road widening project's goal is to increase the safety for motorists and pedestrians. They are creating a center turn lane, bike lanes, shoulders, and sidewalk on the south side of the road. This will help make the road safer and increase the capacity. This has been identified on the City's Master Transportation Plan for several years. The road will be widened from approximately the church on Highway 89 to the railroad tracks. It will include 11ft travel lanes, 12ft median, 2ft buffer, and 6ft shoulder/bike lanes. Drainage and utility improvements will be completed as well. A question from the audience inquired are you taking over 25 feet from residents' yards. Matt Robertson explained he will cover more on that topic during the presentation. There is currently about 34-36 ft of asphalt. The finished project will be approximately 50 ft. We have tried to cut this down as far as we can go. This project was identified in the Transportation Master Plan around 2010. In 2019 the city's application for the WFRC was approved. In 2024 environmental documents were approved. In March of 2025 the design work began. In August of 2025 Bona Vista started their waterline replacement. In April of 2026 Bona Vista and Pineview will begin their railroad boring project. The estimated start for road widening is in May of 2026-October 2026. The Pineview project will open the possibility for pressurized water to this area of the city. The dates

are estimated and may change. Residents on the south side of the road have probably had Shannon Wixom reach out. She will contact you about the construction easements and cost to cure. An audience member questioned will the city replace landscaping. Matt Robertson stated we will pay you for the items that are impacted. A question from the audience inquired if appraisals will cover the lost value of the property. Matt Robertson explained the right of way was deeded at 6 rods which is 99 feet. The surveyors for the project have worked with the Weber County Surveyor's Office to ensure the right of ways are correct. A commenter from the audience stated you are opening a can of legalese because other surveys have been conducted and do not show a right of way. A question from the audience about lost property value. An audience member questioned if previous surveys were done incorrectly. Matt Robertson explained the right of way was agreed upon by the surveyor, Weber County, and UDOT. A question from the audience asked Matt Robertson to explain why two surveys on his property were done incorrectly. Matt Robertson stated he is sure the surveyor would have done it to the best of their ability. A question from the audience about the home built on the corner in 1880s. The original deed says they own to the middle of the road. A resident commented that the sidewalk will be 15 ft from his grandfather's door. Matt Robertson stated it would be 26.8 ft from the door. He clarified the pink line on the diagram is the full right of way not where the back of sidewalk will be. An audience member inquired if a moratorium was put in place. Matt Robertson stated no a moratorium was not put in place. Shannon Wixom stated if work is done in the right-of-way now, we would not have to pay for it. The city does not need to pay for any of the work in the right-of-way. Matt Robertson stated he will take a minute to clarify questions asked about the Pineview Water Project. As the city we cannot take away your rights to water. The letter sent out was inquiring if anyone would like to hook up to Pineview Water. An audience member questioned if water rights would need to be turned over to connect. Jeff Humphries with Pineview stated you would need to turn over the water shares. The questioner from the audience stated he has no water shares can he still connect to Pineview. Jeff Humphries reported you would need to acquire shares to turn over. An audience member inquired if they could use gravity and pressurized water. Jeff Humphries clarified you could do pressurized for some and gravity for others. A question from the audience asked to clarify if there will still be a ditch. Matt Robertson stated only if all users signed on for pressurized water. Marv Farrell stated you could not eliminate the ditch because there are users further downstream. Question from the audience inquired, will there be storm water going into the ditch. Matt Robertson stated yes there would be at the corner of West Harrisville Road. Marv Farrell stated the water should be filtered. An audience member state it is not filtered. A second audience member stated he has to clean debris from the drains. Marv Farrell asked where the irrigation ditch will be moved to. Matt Robertson stated it will be the back side of sidewalk. Marv Farrell stated you are taking more property. Matt Robertson stated it is still in the right-of-way. An audience member asked if the center lane is a necessity. Has the city looked at options for shrinking the roadway. Could the center lane or bike lane be removed. An audience member inquired what the city hopes to accomplish, the railroad tracks will limit the road even if the rest of the road is widened. Matt Robertson stated the traffic counts on the road are 8000 cars a day. That is a service level of C. We try to keep our roads at C or better. Traffic studies have identified that without a change it will operate at a level of D soon. A question from the audience asked what plans the city has which will cause the increased road traffic. Matt Robertson stated it's not about just local traffic this is a cut through road for lots of traffic. An audience member stated it still gets clogged at the train tracks. Matt Robertson explained the future plan is to have the same width of road all the way to the city boundary. A question from the audience inquired is this project proposed or already approved. Matt Robertson stated this has approval to be built. It has federal funding and that is why UDOT is involved. A resident asked is the proposed bike lane a single line or a double lane. Matt Robertson stated it is a double line. The design is

standard for the region for the active transportation plan. An audience member inquired about the grade going into their property. Matt Robertson stated we can show property owners specifics when we meet with them. There are UDOT design standards that we must meet so you are not left with a large drop off to your driveway. A resident questioned is there a point the city would have to purchase their entire property. Matt Robertson stated there is not a property identified that would need it for this project. An audience member stated they do not want a bike lane. Who planned this. Matt Robertson stated the WFRC puts together regional plans, and we must work within those plans. If we let a small group dictate things on the road, we would not have the necessary connectivity. A resident questioned what is their recourse to have the sidewalk and bike lane removed. Matt Robertson stated we are looking to the future. A resident asked why were we told last month at Council that there were no concrete plans or funding. Matt Robertson clarified it was stated this project is in the design phase.

The meeting adjourned at 6:00 P.M.

MINUTES
HARRISVILLE CITY COUNCIL WORK SESSION
January 13, 2026
363 West Independence Blvd
Harrisville, UT 84404

Minutes of a regular Harrisville City Council meeting held on January 13th, 2026 at 6:00 P.M. in the Harrisville City Council Chambers, 363 West Independence Blvd., Harrisville, UT.

Present: Mayor Roger Shuman, Council Member Blair Christensen, Council Member Jason Hadley, Council Member Grover Wilhelmsen, Council Member Karen Fawcett, Council Member Greg Montgomery.

Excused:

Staff: Jennie Knight, City Administrator, Jack Fogal, City Recorder, Jill Hunt, City Treasurer, Mark Wilson, Chief of Police, Brody Flint, City Attorney.

Visitors: Marv Farrell, Stacey Farrell, Jay Behunin, Regina Hokanson, Terry Bexell, Lynne Bexell, Madalyn Haas, Joshua Haas, Gary Robinson, Cindy Montgomery, Nancy Field, Debbie Smith, Casey Smith, Kelly Bartlett, Matthew Anderson, Nicolas Rich, Shannon Rick, Jeanne Godfrey, Scott Taylor, Amy Taylor, Andrew Taylor, Jacquie VanBeekum, Ron VanBeekum, Tim Fulton, Armando Perez.

1. Call to Order.

Mayor Shuman called the meeting to order.

2. Ben Lomond PID Discussion.

Brandon Green with Flagship Homes presented on the Ben Lomond PID. He wants to discuss the purpose of a PID and provide an overview. He wants to cover risks associated with it and address concerns. A public infrastructure district is created by the city. It is a financing tool used to only pay for public infrastructure. It is not a zoning change. PIDs exist to help major developments with major infrastructure costs. Infrastructure must be built before homes can be

built. The purpose of a PID is to finance public infrastructure like roads, utilities, stormwater systems, parks, and trails. It only affects the new development. It will not affect existing homes. The PID pays for the infrastructure over time. The only people who are in the PID are the people who reside in the development. PIDs cannot be used to build homes, HOA only amenities, or parking areas. Only property owners in the development pay. The PID does not affect the city's funds or taxes. PIDs encourage faster home sales and lot absorption. Utah law allows a PID to levy up to 12-mills but Harrisville City is not required or obligated to allow that level. The developer is not requesting 12-mills. Excessive PID burden can lower home sales and create financial stress in the district. PIDs are still required to be built to city standards. Homes within the PID will have an additional monthly assessment. Sellers are required by law to disclose to all buyers that they are purchasing into a PID. What happens if a PID fails. PID bonds are a non-recourse to the city. The bond holder assumes the risk. The city is not required to pay back the bonds. The PID is a tool not an obligation. If a home has a \$525,000 the estimated monthly PID cost would be \$120.31 and yearly cost of \$1,443.75. This would be with a 5-mill PID assessment the developer is asking for. Council Member Christensen inquired is the 5-mills levy on top of their property tax rate. Brandon Green stated yes it would be an additional cost. Council Member Christensen stated we couldn't pay for this from our General Fund anyway. Brandon Green stated that is correct we would put in the infrastructure and use the PID to help cover the cost of the infrastructure. Council Member Hadley inquired how does adding an extra \$100 a month minimum help housing affordability. Brandon Green stated we are trying our best to make the homes affordable. The offsite infrastructure was a heavy lift. Council Member Wilhelmsen inquired how long the PID lasts. Brandon Green stated approximately 30 years. Council Member Wilhelmsen stated if we do not do the PID will this increase the cost of a home when you sell it. Brandon Green stated yes, we would have to offset our cost in the home price. Mayor Shuman stated you needed to put infrastructure in regardless. The developer will get his cost back from the sale of the house and the infrastructure gets deeded to the city anyway. If he was an investor would this be a smart move. What amount of interest would I get as the investor. Brandon Green stated he cannot provide that number. Mayor Shuman stated as an investor he would want a return. Brandon Green reminded we hear from residents that they do not want to pay for new development. The PID allows the new residents to pay for the infrastructure not the current residents. Mayor Shuman stated as a Planning Commissioner he would look at what was required for the development. If he had done his job the burden should fall on the developer. Residents expect to move in and be taxed the same as their neighbors. He could see a city use a PID to put in infrastructure they were not planning on. Brandon Green stated that levy would go across the entire city. Mayor Shuman inquired who would get the funds. Brandon Green stated it would be paid to the bond holder. Marcus Keller with Crews and Associates stated he will not be able to give a silver bullet that will solve all problems. The PID is made up of the landowners. It would start with the developer then be moved to the residents as more homes were sold. The future land owners will not be able to pull more bonds. Their only option is to refinance the bonds for a lower rate. The benefit to a PID is they can issue tax exempt bonds. This is appealing to investors. There are not many lenders who want to lend for horizontal projects. A non PID bond will carry double digit interest rates right now. Affordability is on a scale with quality. The PID is designed as a balancing act to help the developer. Council Member Fawcett inquired what is the true benefit for residents and the developer. Does this allow them to build out faster or help with phasing. Marcus Keller stated people like PIDS because it allows developers to build larger developments. It helps them build out developments faster. It also allows them to try and outpace inflation. Mayor Shuman inquired is there a mechanism to stop from double dipping. Marcus Keller stated the biggest tool to stop that is the governing document. Mayor Shuman summarized the developer now gets a better interest and still sells the home for maximum cost. Marcus Keller stated houses will sell for the market value.

The developer is not going to the lower cost. The best answer he can give is increasing the amount of homes will hopefully drive down their cost. Council Member Hadley inquired do we have data on how successful other PIDs have been in Utah. Marcus Keller stated he does not have data on the success of other PIDs. We have had a huge market pushed into the state. The home value increase was massive for the last three years. The supply is finally starting to catch up to the demand which will help to stop the vertical climb. Council Member Montgomery inquired have PIDs been in existence long enough to know what happens if someone defaults. Marcus Keller stated it has happened. When we issued the city bonds, they are referred to as strong credit bonds. PID bonds are not strong credit bonds. Let's say the developer only builds 20 homes. There is no recourse for the bond holder to exceed the 5-mill levy. It protects the home owner and the investor cannot foreclose. Council Member Montgomery inquired what would happen if the home owner is not paying the PID portion of their property tax. Marcus Keller stated it follows standard property tax laws for that specific property. Mayor Shuman asked how does the city play into this. Marcus Keller stated the city is involved with creating the governing document and that is it. It does not affect the city's funds.

OATH OF OFFICE CEREMONY

Jack Fogal administered the Oath of Office to Roger Shuman, Greg Montgomery, and Jason Hadley.

**MINUTES
HARRISVILLE CITY COUNCIL
January 13, 2025
363 West Independence Blvd
Harrisville, UT 84404**

Minutes of a regular Harrisville City Council meeting held on January 13th, 2025 at 7:00 P.M. in the Harrisville City Council Chambers, 363 West Independence Blvd., Harrisville, UT.

Present: Mayor Roger Shuman, Council Member Blair Christensen, Council Member Jason Hadley, Council Member Grover Wilhelmsen, Council Member Karen Fawcett, Council Member Greg Montgomery.

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, Sergeant Todd Fowers, Officer VanBeekum, Assistant Chief of Police Nick Taylor, Sergeant Davis, Seargent Millaway, Detective Keller, Officer Duffy.

Visitors: Marv Farrell, Stacey Farrell, Jay Behunin, Regina Hokanson, Terry Bexell, Lynne Bexell, Madalyn Haas, Joshua Haas, Gary Robinson, Cindy Montgomery, Nancy Field, Debbie Smith, Casey Smith, Kelly Bartlett, Matthew Anderson, Nicolas Rich, Shannon Rick, Jeanne Godfrey, Scott Taylor, Amy Taylor, Andrew Taylor, Jacquie VanBeekum, Ron VanBeekum, Tim Fulton, Armando Perez, Ian

Greenhalgh, Sadie Greenhalgh, Carlos Aguilar, Jeanna Aguilar, Ruth Pearce, Jeff Pearce, *Kathleen Hahosh, Steve Hempel, Frances, Doe via zoom.*

1. Call to Order.

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

2. Opening Ceremony.

Council Member Christensen opened with the Pledge of Allegiance.

3. Oath Of Office

Jack Fogal administered the Oath of Office to Sergeant Todd Fowers and Officer Cole VanBeekum.

4. Acknowledgement

Mayor Shuman recognized Detective Keller as Officer of the Year from the Fraternal Order Of Police.

Mayor Shuman recognized Chief Wilson as Administrator of the Year from the Fraternal Order Of Police.

5. Public Comment

Mayor Shuman opened the public comment period.

Mayor Shuman explained he moved the public comment period from the end of the meeting to the beginning of the meeting. He made this change so we can better address your concerns. If you have a question that you need an answer to either Jennie Knight or himself will get back to you. Please provide a way for us to get back to you.

Marv Farrell congratulated everyone who got sworn in. He thanked Council for doing the open house today. There are a lot of questions that did not get answered. One concern he had was the paper in the agenda. He tried to connect the parcel number with his and could not. He is confused on the values. He has a lot of questions that were not answered. The bid for his fence that needs to be moved exceeds any amount listed on the paper. The irrigation ditch that goes on the south side of the road needs to be moved. It was stated the ditch would go back behind the sidewalk. They have standards for Western Irrigation. There are setbacks that will be closer than what they should be. Mayor Shuman stated your parcel is 118 on the form. The amount is not set in stone from his understanding. Please bring it up with Shannon Wixom when you meet with her. Marv Farrell stated if there is anything to be approved for costs, please table it. Mayor Shuman stated there is still work to be done coordinating with residents for the costs.

Gary Robinson has noticed that the expenses have gone up significantly for Harrisville in the last 8 years. Is there a possibility that the wages for public officials are posted. What is the cost of wages and benefits. He is grateful that comments are at the beginning of the meeting. 10 years ago, it was promised that the check register would be published every month. It is not published as promised. Expenses from the Mayor and Council should be signed off by another Council Member or the Mayor. It is not done. There are no checks and balances on the Mayor and Council. At one time the police stopped issuing tickets. We need to look at whether or not the police should be taking their cars home. It is an extra expense for the city. We need to cut down our expenses.

Kevin Varbol congratulated everyone who was sworn in today. He and his wife host the senior luncheon monthly. Their numbers have gone up from about 15 when they started to around 60 at today's lunch. The luncheon is helping to meet a need. His concern is whether we can put a little more money towards the lunches. He has a question about the new road and if the retention wall will need to be built for the runoff. Mayor Shuman stated if you look at 1200 West some of that road needed rocks or cement blocks. He believes something similar to that will need to be done. It is federal money and state DOT is involved and their standards will need to be met.

Jay Behunin appreciated the openness of the meeting. He looks forward to attending more meetings.

Mayor Shuman closed the public comment period.

6. Consent Items

a. Approval of Meeting Minutes for December 9, 2025, and December 17, 2025 Council Minutes as presented.

Council Member Montgomery had a correction for Business item 6b it says it was over 2 years it needs to be changed to a year and half. Council Member Fawcett stated on page 8 of the minutes from December 9, 2025 it states "city is required to obtain accusation agent". It should be acquisition agent.

Motion: Council Member Montgomery made a motion to approve the meeting minutes for December 9, 2025, and December 17, 2025 with changes, second by Council Member Hadley.

The vote on the motion was as follows:

Council Member Wilhelmsen, Yes
Council Member Fawcett, Yes
Council Member Christensen, Yes
Council Member Hadley, Yes
Council Member Montgomery, Yes

The motion passed unanimously.

b. Ratify Mayor's appointment of Mayor Pro Tem, Bona Vista Water Improvement District, and Central Weber Sewer District.

Mayor Shuman appointed Council Member Hadley as Mayor Pro Tem.

Motion: Council Member Montgomery made a motion to ratify Mayor's appointment Council Member Hadley as Mayor Pro Tem, second by Council Member Wilhelmsen.

The vote on the motion was as follows:

Council Member Wilhelmsen, Yes
Council Member Fawcett, Yes
Council Member Christensen, Yes
Council Member Hadley, Yes
Council Member Montgomery, Yes

The motion passed unanimously.

Mayor Shuman stated he would like to assume the roles for Bona Vista Improvement District and Central Weber Sewer District.

Motion: Council Member Christensen made a motion to ratify Mayor's appointment of Bona Vista Improvement District, and Central Weber Sewer District, second by Council Member Fawcett.

The vote on the motion was as follows:

Council Member Wilhelmsen, Yes
Council Member Fawcett, Yes
Council Member Christensen, Yes
Council Member Hadley, Yes
Council Member Montgomery, Yes

The motion passed unanimously.

7. Business Items.

a. YCC Presentation

Ian Greenhalgh and Sadie Greenhalgh with the YCC presented on The Porch Party, Santa at the Cabin, and The Community Christmas Event. Ian Greenhalgh explained the YCC assisted with the Harrisville Porch Party and Santa at the Cabin. They helped hand out refreshments. Sadie Greenhalgh reported they assisted 440 people during the porch party. At the Community Christmas Event they helped watch children, wrap presents, and helped parents shop for their children. Mayor Shuman inquired what meetings the YCC has. Ian Greenhalgh stated the meetings are usually the first Thursday of the month. He invited Mayor Shuman to attend.

b. Approval of 2026 City Meeting Schedule.

Jack Fogal presented on the 2026 meeting schedule. He explained we are following the current format with City Council on the second Tuesday, Planning Commission on the second Wednesday, and Project Management on the second Thursday of the month. Council Member Montgomery inquired about HVC 1.05.050 which states Council will hold two meetings a month. Jack Fogal explained it is up to Council. Staff can bring an amended version of that code to Council next month for approval to match current scheduling. We have found that there has not been enough business for two meetings a month. When a second meeting is needed it can be added.

Motion: Council Member Wilhelmsen made a motion to approve the 2026 City Meeting Schedule as presented, second by Council Member Fawcett.

The vote on the motion was as follows:

Council Member Wilhelmsen, Yes
Council Member Fawcett, Yes
Council Member Christensen, Yes
Council Member Hadley, Yes
Council Member Montgomery, Yes

The motion passed unanimously.

c. Discussion/possible action to approve the Right of Way Statements of Just Compensation for the West Harrisville Road Project.

Council Member Montgomery stated he has gone through a similar experience with Larsen Lane road widening. He is concerned with the approach taken. He does not think homeowners will be compensated correctly. He wants the work to be contracted as part of the project. What is fair compensation for this project. As an example, if you have a buffer of trees to stop road noise, they will not pay for that. They will pay for small trees that will not serve the same purpose. He does not believe it is fair compensation. This only looks at minimal impacts and does not mitigate them. Council Member Hadley inquired do we have to make a decision now. Mayor Shuman stated no we can table this. Council Member Hadley reminded Council we need to be conscious that these needs are adequately taken care of. He thinks the concerns brought up by residents are valid. He is very concerned about the person will be 26 feet from the road. There will be an 18% grade which will make it difficult to get out of his driveway especially with a trailer. Council Member Fawcett inquired who decides what fair market value is. She has been in cities where they have said it is right of way and took it with imminent domain with little communication. This has been a rural area and change can be hard. We have to be fair to the city and residents. We have to think forward and long term as well as the needs of the resident. Council Member Wilhelmsen stated it is easy to write a check and be done with it. We cannot put back a 50-year-old tree. Until the dust settles this is just a start. We know we will have to submit for more money. We need to meet with people on a one-on-one basis and figure out what is fair. There are some things we cannot replace. He believes tabling this item is the best way to go. Council Member Fawcett inquired can we do it differently case by case. If someone gets something their neighbor did not it will cause issues. Mayor Shuman stated there are state guidelines that include what fair compensation is. As he was listening to comments he noticed a lot of confusion about the surveys. The surveyors need to be here to answer questions. He cannot answer specifics about the surveys. Council Member Wilhelmsen inquired how the list got put together. Mayor Shuman stated Shannon Wixom put together the list. There are guidelines they must follow. When Highway 89 was put in behind his home, UDOT met with him and worked it out. He did not like the grade they put in so he moved in dirt to fix it. Council Member Fawcett agreed. We need to get the surveyors in and make sure it is accurate.

Motion: Council Member Montgomery made a motion to table the Right-of-Way Statements of Just Compensation for the West Harrisville Road Project, second by Council Member Hadley.

The vote on the motion was as follows:

Council Member Wilhelmsen, Yes
Council Member Fawcett, Yes
Council Member Christensen, Yes
Council Member Hadley, Yes
Council Member Montgomery, Yes

The motion passed unanimously.

d. Committee Discussion

Mayor Shuman stated he asked for this item to be on the agenda because there are some events he would like to organize committees for. The America250 Celebration is one of them. He would love to see a city festival. If residents want to volunteer, please let him know. He would like to see a Parks Committee, Community Events Committee, and Beautification Committee. He has had some good meetings with staff about committees. He wants to plant a seed and have Council think of what committees we need. He knows there are legal requirements for committees. He stated Council Member Wilhelmsen approached him and said he would love to serve on committees. He asked if there are committees Council Member Wilhelmsen would like to serve on. Council Member Wilhelmsen stated he does not have an answer currently. He wants to be involved, but wants to make sure we approach this correctly. The city had committees before and we were forced to take a step back because of legal issues. He stated he will serve where Mayor Shuman wants him. Mayor Shuman stated a few years ago during Covid North Ogden's Cherry Days was in jeopardy of not happening. The residents stepped up and made it happen. It was one of the best Cherry Days ever. He would like to see a really meaningful celebration for the city. He wants Council to think of how people can serve. He questioned will we be 100% successful. He is unsure but we won't know unless we try. He asked Council to come prepared for the next meeting with feedback about what the committees should look like. Council Member Hadley inquired what are the guidelines for the America250 Celebration. Jennie Knight stated it is associated with Independence Day. Staffs goal bringing it before Council in December was to get approval so we could apply for grants. We need to move forward with creating a committee and submit our plan. If our event is not on the 4th, she believes it can still be approved. Council Member Montgomery stated he believes a parks and recreation committee will be a good idea. He would also like having a citizens advisory committee for the budget. This would provide transparency and help residents see the needs while being able to express their concerns. Council Member Wilhelmsen stated the Fall Festival is a big deal. He knows it is a fund raiser for Pioneer Elementary. He would like to look at other cities and see what celebrations they do. West Point does a pumpkin walk where everyone carves pumpkins and puts them out. It has become a tradition in that area. We should find something and build on it. Heritage Days was wedged between multiple events from other cities. He thinks there are lots of things that we can get volunteers for. Mayor Shuman stated speaking of the Fall Festival. This is the first year he has participated in it. The majority of the people at the festival were not from Harrisville. Whatever event we do we should include the local schools as well like Greenwood and Majestic. Council Member Wilhelmsen stated the YCC has been exploding the last several years. The YCC has been working with other cities as they have expanded. The activities have grown. If we start adding these other schools it can draw in more members for these events. Mayor Shuman questioned do we want to start someone on the America250 Committee. Council Member Wilhelmsen agreed we should assign someone. Council Member Hadley volunteered to start working on the America250 committee.

Motion: Council Member Hadley volunteered to chair the America250 Committee, second by Council Member Fawcett.

The vote on the motion was as follows:

Council Member Wilhelmsen, Yes
Council Member Fawcett, Yes
Council Member Christensen, Yes
Council Member Hadley, Yes
Council Member Montgomery, Yes

The motion passed unanimously.

Council Member Montgomery stated he noticed the Utah League of Cities and Towns had two people listed for Harrisville. One person is Jennie Knight and the other no longer works for the city. We can have 3 people appointed. He believes we should fill those other two spots. He volunteered to be the other member for the committee. Jennie Knight stated she will follow up with them and make sure the other person is removed. Mayor Shuman inquired do you have to attend the meetings in Salt Lake. Jennie Knight stated there are zoom options available. Council Member Fawcett volunteered to be the third member. Mayor Shuman summarized the members would be Jennie Knight, Council Member Montgomery and Council Member Fawcett.

Motion: Council Member Hadley made a motion to appoint Jennie Knight, Council Member Montgomery, and Council Member Fawcett to be representatives for Harrisville City to the League of Cities and Towns, second by Council Member Fawcett.

The vote on the motion was as follows:

Council Member Wilhelmsen, Yes
Council Member Fawcett, Yes
Council Member Christensen, Yes
Council Member Hadley, Yes
Council Member Montgomery, Yes

The motion passed unanimously.

Jennie Knight stated our Healthy Utah Community Designation needs to be renewed. Chad Holbrook has been the chair in the past. Council Member Fawcett inquired what is required for the designation. Jennie Knight stated we would need to select a new goal. Previous goals have been the community garden and a city walkability audit.

Motion: Council Member Wilhelmsen motioned for Chad Holbrook to chair the Healthy Utah Community Committee, second by Council Member Hadley.

The vote on the motion was as follows:

Council Member Wilhelmsen, Yes
Council Member Fawcett, Yes
Council Member Christensen, Yes
Council Member Hadley, Yes
Council Member Montgomery, Yes

The motion passed unanimously.

8. Mayor/Council Follow-up

a. Rules of Procedure

Council Member Montgomery stated while campaigning residents spoke to him about the lack of public input during meetings. Council would vote on items and then people could provide their input. He looked at the Utah League of Cities and Towns and they recommend have a list of

procedures and conduct. He believes Council should look at creating a policy and adopting it. Mayor Shuman stated there is resolution 2011-12. It was passed in 2011. There are rules in place. Council Member Montgomery inquired do we need to perform any modifications to our rules of procedure. How do we proceed to get all the information we can before making a decision. There is sometimes confusion that the public hearing takes the place of all public comment. The state law states public hearings must be held for certain business items. The state law leaves some items up to the city. Public input is different than public comment. The way Harrisville does public comment is different than other communities he has been a part of. We need to figure out who presents items. Is it staff, planning commission, or the applicant. We should have some discussion about what format we want to take. In the past there have been concerns about the process taking a long time. To be informed we need to take the necessary time. Mayor Shuman stated he had a meeting in December with the mayors in Weber County. He asked for input from the mayors that have been in office for a while. The comments he received from residents is they want to feel heard. Some feel the decision is made before they get to provide their input. He received comment from the Mayors saying he could move public comment to the beginning of the meeting. He wants to be able to provide responses to the public. He wants people to feel heard and not leave the meeting feeling that it was a waste of their time. Most mayors he spoke with told him do not be afraid to table matters. We want all information to come in before making the decision. Council Member Fawcett stated the format of the meeting is mayors' discretion. She likes the comments at the beginning of the meeting. She was inquired who can answer the questions of the residents during the comment period. Mayor Shuman stated after speaking with Jennie Knight there were some concerns about everyone jumping in to answer. The standard in other cities is the Mayor or City Administrator answers. Council Member Montgomery stated he has seen discussion items where public input is asked for. We can do that so people can provide their input for items. We can ask questions and get the input. Sometimes that is needed to make decisions. Mayor Shuman stated he will think about the suggestion and get back with Council Member Montgomery. Council Member Wilhelmsen stated we need to look at timing for items. He likes the idea of tabling items. He wants to make sure we are following state laws and not hurting ourselves. Council Member Fawcett stated it is only prudent to table an item if necessary. Mayor Shuman stated he agrees we shouldn't table items that need to be passed but we should not be afraid to table items that we are not ready to pass. Council Member Montgomery stated he does not think the policy covers electronic meetings. Council Member Fawcett stated we do have a policy regarding online meetings.

Council Member Montgomery stated he sent out some information about the city. It is information and not anything that he wants to discuss.

Mayor Shuman stated he had a meeting with R&O construction, Jennie Knight, and Kevin Blalock, the architect, about the new building. He ran as the Mayor trying to rein in costs. He wanted to find out what it would cost to cancel the new building. It is important to see how far a city can get into something without a way to get out. There are several different factors that come into play with a building like this. There is the bond issue. The bond is \$12,000,000. There is a payback fee of approximately \$3,000,000. R&O constructions cancellation fee would be approximately \$2,300,000. The architect cancellation fee is approximately \$620,000. The total is approximately \$6,821,082.25 to cancel. The next factor is the government grant for \$2,000,000. If we do not construct the building we have to pay it back. When it's all said is done the approximate cost to construct the building is \$10,500,000. He asked staff how we are paying for the building. The current public works building was \$8,500,000. The bond for that building is down to approximately \$5,000,000. That bond is being paid for by impact fees. The new

developments will help fund the cost of these buildings. Mayor Shuman inquired how impact fees can be spent. Jennie Knight stated projects must be identified by a study and adopted by Council. The impact fees are charged at the time of connection for new construction. The new building is paid for by sales tax. The city will own the building. The funds will not be expended from property tax it comes from sales tax. Looking at revenue from sales tax we have the funds to meet the needs. Council Member Fawcett stated she appreciates Mayor Shuman doing the research for the funding for this project.

Mayor Shuman stated he has frustrations with code enforcement. You can submit and complaint and do not get a response. He talked to Chief Wilson about it and was told it would be addressed. He would like to be able to provide feedback to residents when those comments are submitted.

Council Member Montgomery inquired where do we go from here. There were a lot of questions brought up during the open house that were not answered. The road design is not to city standards. What drives the change from city standard. Mayor Shuman stated he does not have a definitive answer. He believes it would be appropriate if he reached out as Mayor to the architect and surveyors. He wants to know better for himself where those items are at. He does not believe it should be thrown down the resident's throat. Council Member Montgomery wants to know about the surveys. The right-of-way vs a title to the road are two different things. In 2010 a judge ruled if a city cannot provide title the city does not have use of the road. The 1885 Territorial Act did give 99-foot rights-of-way on state roads. The right-of-way was not always dedicated properly. By 1885 many farmers had already claimed that land. In order to get to statehood all territorial roads had to be surveyed. It needs to be established if there is a right-of-way vs a title to the road. They are two different things. You cannot change the bottleneck at the railroad so why change the width. Mayor Shuman inquired do we know who the people doing the surveys are. Jennie Knight stated we do know who worked on the city project but do not know who surveyed the residents' properties in the past. Council Member Montgomery stated we could still complete the road with less width. Do we have an opportunity to make design accommodations. Mayor Shuman stated we could reach out and see if the surveyors can come to the February 10th meeting. During the open house we did not have the ability to ask questions like a normal Council Meeting. Council Member Wilhelmsen suggested a work session next month for the West Harrisville Road Project.

Council Member Wilhelmsen reported the Mosquito Abatement Board is in a lull due to winter. The meeting in February is canceled.

Mayor Shuman reported we have 2 vacancies on Planning Commission. If you are interested, please submit an application.

Council Member Montgomery inquired what is the best way to handle matters we want to bring to Council's attention. Brody Flint stated if there is direction you want to provide to staff of Planning Commission there needs to be 3 Council Members who provide that direction in this meeting.

- 9. Closed Executive Session** – A Closed Executive Session for the purposes described under UCA § 52-4-205(1)(c); strategy session to discuss pending or reasonably imminent litigation.

Motion: Council Member Hadley motioned to open a Closed Executive Session for the purposes described under UCA § 52-4-205(1)(c); strategy session to discuss pending or reasonably imminent litigation, second by Council Member Fawcett.

The vote on the motion was as follows:

Council Member Wilhelmsen, Yes
Council Member Fawcett, Yes
Council Member Christensen, Yes
Council Member Hadley, Yes
Council Member Montgomery, Yes

The motion passed unanimously.

Motion: Council Member Christensen motioned to close a Closed Executive Session for the purposes described under UCA § 52-4-205(1)(c); strategy session to discuss pending or reasonably imminent litigation, second by Council Member Fawcett.

The vote on the motion was as follows:

Council Member Wilhelmsen, Yes
Council Member Fawcett, Yes
Council Member Christensen, Yes
Council Member Hadley, Yes
Council Member Montgomery, Yes

The motion passed unanimously.

10. 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 Fawcett, Yes
Council Member Christensen, Yes
Council Member Hadley, Yes
Council Member Montgomery, Yes

The motion passed unanimously.

The meeting adjourned at 9:37 P.M.

Roger Shuman
Mayor

ATTEST:

Jack Fogal

City Recorder

Approved this 10th day of February, 2026

DRAFT

MINUTES
HARRISVILLE CITY COUNCIL WORK SESSION
January 27, 2026
725 W Harrisville Road
Harrisville, UT 84404

Minutes of a regular Harrisville City Council meeting held on January 27, 2025 at 6:00 P.M. at the Harrisville City Cabin, 725 W. Harrisville Rd., Harrisville, UT.

Present: Mayor Roger Shuman, Council Member Greg Montgomery, Council Member Grover Wilhelmsen, Council Member Blair Christensen, Council Member Jason Hadley.

Excused: Council Member Karen Fawcett, Jennie Knight, City Administrator.

Staff: Mark Wilson, Chief of Police, Bryan Fife, Public Works, Parks and Recreation Director, Jack Fogal, City Recorder, Jill Hunt, City Treasurer, Brody Flint, City Attorney, Assistant Chief Of Police Nick Taylor, Master Officer Chris Paradis,

Visitors:

1. Welcome and Agenda Overview

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

Master Officer Chris Paradis explained the departments current taser is no longer serviced by Axon the maker. This causes issues because they will no longer back the product or provide cartridges. Axon created a new taser, the X10, that they will support. This product has 10 cartridges instead of just one. The distance is also doubled from 20ft to 40 ft. You can deploy this taser on multiple targets. This can be a benefit to officers. Loading a new cartridge while your adrenaline is pumping can be hard. This new platform is compatible with our current training simulator. A handle for an X10 is \$1900 to \$2300 not including cartridges or training. Just replacing the handles for the department would cost approximately \$20,000. The total package offered by Axon costs \$100,753 over 10 years. It includes 9 handles, 140 cartridges, training cartridges, training targets, VR instructor, training for taser instructors. The proposed plan from Axon is 10 years and will cost \$10,580 per year. Mayor Shuman inquired are we locked in to the 10-year commitment with this deal. Master Officer Paradis clarified this lease would lock us in for 10 years. He has inquired about the pricing to purchase the product outright and has not received an answer yet. The benefit to the 10-year plan is if the product is upgraded, we will get the upgrade. Council Member Christensen inquired will we be charged for the upgrades. Master Officer Paradis stated no, it is included in the cost of the plan. Chief Wilson stated we have less than 1 taser deployment a year. He is asking Council to think about the program. It is a necessary tool for our officers. We need to decide as a city what we want to do. Council Member Christensen questioned can we train other cities if we get the equipment. Chief Wilson stated Master Officer Paradis is a certified instructor he can train anyone. Assistant Chief Taylor stated most agencies will have to decide on their own roll out. North Ogden has already switched to the X10. They will probably have one of their officers certified to train on this taser. Master Officer Paradis stated Axon has a monopoly on tasers. This lease could be a benefit because they cannot raise the prices on us for 10 years. Council Member Wilhelmsen asked is there a state law that officers have to carry tasers. Master Officer Paradis stated there

is not a law but this is a less lethal tool that can stop a critical incident. Council Member Hadley inquired what are the prices of cartridges and items individually. Master Officer Paradis stated I do not have individual prices currently. He has reached out to the rep to get prices. Chief Wilson stated it took several meetings to get the bundle pricing. They are working on the buyout price. No decision is needed tonight. He wants to get Council to be aware of this issue and think about it. Mayor Shuman asked if we have an event how many officers are deployed at a time. Chief Wilson stated we have all of our guys there. Mayor Shuman questioned is it necessary to have 9 tasers. Could you have 4 tasers at the shop and check them in and out. Master Officer Paradis stated this is part of the standard issue equipment. Chief Wilson stated it is possible.

2. Open and Public Meetings Act Training

Brody Flint explained his role is to represent Harrisville City. His duty is to the city as an entity not any individual. Part of his job is telling people stuff they do not want to hear. It is not personal; his job is to provide the best legal advice he can. As an elected official you have governmental immunity for the most part. The public has a right to tell us things we do not like or want to hear. They can be rude or mean. The quickest way to get sued is to treat people differently during public comment. If one person takes their full time and they ask a question and you don't answer, then the next person takes their time and asks a question and you answer it. You violated the first persons first amendment rights. Council Member Montgomery asked is there a decency requirement for public comments. Brody Flint stated you can have someone removed for extreme circumstances. They need to be threatening or making severe comments. There was a case from Chicago where the mayor had the chief of police remove someone due to their comments. The courts ruled they violated the persons first amendment rights. That person sued the city, mayor and chief of police and won. Chief Wilson inquired are first amendment auditors doing this. Brody Flint stated yes, they are. You can set a time limit and have standard rules that you always follow. Our current rules limit comments to 3 minutes but do not restrict the content of the comment. You can have more restrictive rules but you must be consistent. Council Member Montgomery questioned would it be beneficial to have rules of conduct on the back of the agenda. Brody Flint stated it does not make a difference. Mayor Shuman stated he foresees challenges. When he was running for office, the public told him they did not get the answers they wanted. During the January meeting there were two people and he was able to answer one question but not the other. They did reach out to the second person after the meeting and answered their question. There is a lot of pressure to protect himself and make the residents feel heard. Brody Flint stated that is true. Mayor Shuman stated would it be better to not answer questions during the meeting and call them back. Brody Flint stated that would be better do not answer the questions in the meeting, answer them after them meeting. Council Member Hadley inquired could we amend the minutes with the answer. Brody Flint stated some cities tell the public to email the comments to someone then include them with the consent items for approval. That would be a good way to answer the public comments. Your qualified immunity is thrown out if you do something to violate someone's first amendment rights.

Brody Flint explained your social media accounts may be public record. If you post about city business or discuss items on your personal account it is now public record and is GRAMA-able. If you block someone on a social media account you violated their first amendment rights. As a public official you should setup two accounts. A personal one which does not discuss city matters and a second as an elected official. Mayor Shuman inquired is it a good idea for the city to have a Facebook account. Brody Flint stated it is run by the city staff not an elected official. The city follows and keeps records of our social media accounts. We have to keep those

records according to state retention schedules. Council Member Montgomery clarified so the city's Facebook is a record. It must be neutral correct. Brody Flint stated the city has to be neutral. We can announce there is an Easter Egg Hunt. As an example, we cannot promote a candidate with the city's resources.

Brody Flint provided training on the Open and Public Meetings Act. This act requires city business conducted by Council to be held in a public meeting. This rule applies when there are 3 or more Council Members present. You can still attend an event like the Fall Festival, but you cannot get together during that event and decide how to vote or discuss city policy.

Brody Flint stated as a City Council Member you have zero authority by yourself. The only authority you have is as a Council. You need to be mindful of that for example; a resident comes to you upset. You call city staff and tell them fix the problem reported to you. This can cause issues. You are placing staff in a difficult position. Do staff members do as you direct because you are a Council Member or do they follow the property channels. As common courtesy put these items before Council as they are supposed to be. Mayor Shuman inquired if he is included in that. Brody Flint stated no you are different. Council Member Montgomery recounted he has been on the staff side and been uncomfortable when Council Members try to force things on him. Brody Flint stated Council decides department head issues. Let the department heads deal with staffing issues in their department.

Brody Flint reported on closed executive sessions. They are allowed but are limited by state statute. We can only have closed meetings if the state code allows it. We should not public notice a closed meeting on every agenda. We should only have them when needed. Those meetings are recorded. Recordings are kept private and are not a public record. To be released it must be approved by a judge. The information from these meetings cannot be disclosed unless you have been deposed and the city attorney says it is ok. You need to be careful when discussing those items. Even if disclosed without malice you can still be in trouble.

Brody Flint discussed the Mayors authority. It is different than the authority of a Council Member. You can direct staff outside of a public meeting. The budget is your guiding document. You have the job to oversee the budget and administer it. You work with city staff to ensure we follow the rules laid out by Council. You have the authority to enforce ordinances. You don't get to act unilaterally. If you want a change you need to work it through Council. You do have the administrative and executive functions but you lead within the budget, ordinances, and direction Council decides.

Brody Flint reported you do not get special privileges because you are a Council Member. You cannot get a special rate from the bank because the city has a contract there. Any gifts received must be \$50 or less. Do not accept gifts over that amount. As an example, if you go to a conference and they give you a water bottle that is acceptable. If you are taken to lunch that is acceptable but do not go to Ruth Chris. People will come in and want to go golfing with the Mayor or Council Members. Be careful because that can get over \$50 fast. If you own more than 10% of a business you need to disclose that on your conflict-of-interest forms. Council Member Montgomery inquired does owning a home count as a property conflict. Brody Flint stated that is not a conflict-of-interest. You need to live in the city to be on the Council. Make sure the conflict-of-interest disclosures are completed. Council Member Montgomery questioned if a Planning Commissioner disagrees with the rest of the commission could they organize a protest against the decision. He has heard of it happening before and was curious about the legality of it. Brody Flint stated it is different for Council and Planning Commissioners.

Commissioners do not make final decisions they make recommendations. As a Council Member you have to be careful. You cannot use your title or city resources to promote an issue. Mayor Shuman inquired doesn't the Planning Commission make the final decision for subdivisions. Brody Flint stated their approval is based on whether code is met or not. They should not weigh opinion into the decision. Council decides the ordinances and zoning. Planning Commission decides if it meets those ordinances.

Brody Flint explained GRAMA. You should consider texts, emails, and social media public record. The newspaper test is a good example. If you don't want your friends or neighbors to see something in the newspaper or on social media don't do it. If have questions contact him immediately.

3. Budget Discussion for Fiscal Year 2027

Chief Wilson reported on his budget. The Salaries and Wages line item is the biggest change. In last year's budget we had some openings and we budgeted a higher amount so we were not limited on who we could hire. The open positions have been filled. Two of those were filled at the lower end of the range which will save money. Part Time Wages will go up 4% which is due to potential for a merit increase. Council Member Montgomery inquired what is the criteria for a merit raise. Jill Hunt stated they get evaluated every year on their anniversary. We tailor the evaluations to their job. If they are below or average, they do not get the merit increase. If they are above, they get the merit. Chief Wilson stated when we do the budget we have to add that in because it could happen. Mayor Shuman inquired is it point based. Chief Wilson stated it grades from 1 to 7. 7 being high 1 being low. Jill Hunt stated if they go above and beyond it must be explained to justify the merit increase. This ensures we are treating every employee the same. Mayor Shuman questioned who submits the evaluation. Chief Wilson stated for the police department their supervisor does. Then the Assistant Chief and he review it. They decide whether to approve the evaluation or not. Jill Hunt clarified this allows the supervisor to sit-down with the person and explain why they are getting their ratings. Council Member Montgomery questioned do they know what those measurable goals are. Jill Hunt answered affirmatively. Chief Wilson explained Court and Security wages have normally come out of the police budget. It is being moved to the Court budget. Brody Flint stated it is semantics but it's important to show what the true cost of the court is. We need to have this cleaned up to make sure we are complaint with the court systems requirements. Chief Wilson reported the police department still helps with those services. It is cheaper and easier to go through a third-party company for bailiffs. The bailiffs are at court but if someone needs to go to jail the on-duty officer will take them to avoid the extra fees from the third-party company. The employee benefits is one of our largest line items. This is due to us budgeting all of our officers for family insurance plans. Not all of them utilize our insurance. Council Member Montgomery inquired about increases in the cost of insurance for the year. Jill Hunt stated she works with the broker to get their best estimates in April. We have a lower plan increase because our staff does a lot of preventative measures. Our increase is about 3% a year. Last year the increase for Blue Cross was 13% and Select Health was 9%. Mayor Shuman inquired about employee benefits across all departments. Has the benefit program developed over time. What percentage is keeping up with the Jones and what is required by state law. Jill Hunt reported that retirement is a state requirement. The state gives the guidelines. For example, a tier 1 and tier 2 employees have different rates paid by the city into their retirement accounts. This amount is set by the state every year. Mayor Shuman stated even when he made \$200,000 a year his benefit package was not as nice as the city employees have now. Some of the benefits programs he is seeing is higher than the median income of Utah. Transparent Utah is driving resident's crazy with what it shows. It is confusing people. Even with all of that in mind the benefit side is high. Even the

wages are much higher than the private sector. Jill Hunt stated the private sector is a hard comparison to make. She lost money when she went to work for the city. We are among the lowest in the county for wages. Mayor Shuman stated what about other benefits like paid vacation days and other items similar to that compared to the private sector. Jill Hunt stated she does not have the answer to those questions, but it is good to ask these questions and have these conversations. Council Member Hadley inquired about the mindset for why we budget more than we need. Chief Wilson stated benefits are a liability. When we are audited, we must show that we have budgeted for the possibility of it happening. Jill Hunt provided an example, let's say Assistant Chief Taylor does not use insurance through us. If he leaves and his replacement uses it, we must have the money available in the account. Council Member Hadley inquired what happens if the money is not used. How does it help the budget year over year. Jill Hunt stated it goes back to the General Fund. We have a Fund Balance that can be carried over year to year. If we don't use the funds it can go to the Fund Balance and used elsewhere. Council Member Hadley questioned how that difference shows against the budget. How is it reported. Jill Hunt stated it would show as non-expensed. Council Member Hadley inquired does the General Fund help with the balancing the budget at all. Jill Hunt stated this is like a savings account in a different spot. Council Member Wilhelmsen stated the money stays there until it is allocated to a different item. Mayor Shuman clarified the General Fund can be used to offset a shortage in other areas. Jill Hunt answered you are correct it can. Staff will bring an amendment to Council for the budget in June. Let's say we did not buy a staff copier that money could be transferred to buy a new police copier if needed. Mayor Shuman stated at the end of the day we have \$892,000 in expenses and we only have \$700,000 in revenue. Could the General Fund offset that difference. Brody Flint stated it would be required to offset the difference. Chief Wilson reported technical services is CSI. Everyone in the county pays into it. Council Member Hadley inquired do we know ahead of time what the cost will be. Chief Wilson clarified they are on a different fiscal calendar than we are. We make an estimate and try get as close as we can. The cost is based on population and call outs. We try to limit the call outs to when CSI is really needed. Council Member Mongomery inquired what does CSI do different than our officers. Chief Wilson stated they have tools we do not have, and have techs that are trained in different evidence techniques that we are not trained on. Professional Services covers drug tests, mailing letters, etc. Narcotics Strike Force has stayed the same for several years. Travel and Training is a 21% increase but it is not an overall budget increase. The difference is moving from equipment to training. Vehicle Maintenance is budgeted higher than we have needed the last few years. We like to have some extra in case a surprise happens with a vehicle. Motor Pool payments are going up a little due to vehicle cost increase. The equipment going into the new cars is more expensive. We have 3 cars that need to be upgraded. Council Member Montgomery inquired about Motor Pool whether we lease the vehicles. Chief Wilson stated they are leases. We try to order new cars around April to get the pricing for the year-old model cars. Mayor Shuman stated we purchase these on state contract. Chief Wilson reported Lexipol and Accreditation are not changing. Mayor Shuman stated we talked about moving Lexipol to training line item. Chief Wilson stated Lexipol does several things for the department. They manage manuals, officer tracking as required by state law, and policy tracking for accreditation. The training part you are talking about is Police1. It sends training to officers and tracks them for the department. Mayor Shuman stated it is not a big deal to him to combine that line item or not. Jill Hunt reminded this is a draft it will go through some changes. Chief Wilson stated Office Supplies will cover items like citation sheets, business cards, evidence sheets, etc. Mayor Shuman stated we need to try and fund code enforcement better. Brody Flint stated code enforcement will need a lot of funding. We need funds for enforcement, court, letters, and wages. Mayor Shuman questioned we can do speeding tickets why do we struggle so much with code enforcement. Can we fund it through fines and liens on a house or property. Brody

Flint stated that is part of the legal process. We can try but we cannot always recoup the cost. Chief Wilson reported there needs to be an employee who is the expert on the code. We have to have someone who can track it, enforce it, and mail out letters. When it goes to legal, we will need all of this information documented correctly. It is better that code enforcement is not done by a law enforcement officer. Law enforcement will assist as needed. Live911 is going to go away. We are asking to change the line item to Community Policing. With accreditation we need to have some community policing funds. We have firearms in evidence that can be sold and we would like to put that amount into this line item. State law says the funds from those sales must benefit the community. He will bring a plan before Council at a later date for approval. Car and body cameras are paid for through a grant. The only thing the grant won't pay for is software, warranty, and cables. The grant covered \$15,000 and the total cost was \$18,000. We have a body armor grant which pays for 50% of the body armor cost. Council Member Montgomery inquired is that grant ongoing. Chief Wilson stated we have to keep applying for it. The Alcohol and Beer tax line item is money we receive from the state. It can be rolled year to year. Council Member Montgomery questioned where this money comes from. How is it calculated. Jill Hunt stated she is not sure how it is calculated; she can reach out to the state and get an answer. Chief Wilson stated the Seatbelt line item is a pass through. We pay upfront and the state reimburses us for seatbelt shifts. We are getting rid of the EUDL line item. Swat line item has not changed in years as well. Council Member Montgomery inquired what is your goal as the police chief based on your budget. Chief Wilson clarified his main goal is public and officer safety. Council Member Wilhelmsen stated there are some items that cannot be measured in cost. During Christmas he witnessed an officer stop on the side of the road and have a good discussion with the residents. There was no violation he just wanted to wish them Merry Christmas. Chief Wilson reported we do not pay the most. Our last 4 officers took pay cuts to be here. The culture is good and that makes officers better. If the officers are happy, they will have better interactions with the public. We have excellent officers. We still handle the same calls and risk as big agencies. Our officers are well rounded and are experienced on all types of calls. Mayor Shuman stated he has enjoyed his conversations with Chief Wilson. His respect level has increased. Chief Wilson stated he is a blunt person. He would rather have a conversation with Council or the Mayor. He encouraged them to ask him questions. Council Member Montgomery stated he has a unique neighborhood. He has people up and down his street doing strange things. He does not fear because of the police presence. Chief Wilson stated we spend a lot of time training in mental health. Autism and mental health have been a large focus for the department.

Director Fife explained most of his career has been working out of the General Fund. He has very little slush or cushion. We have some decreases in parks line items and increase in public works funds. He has been working with Jill Hunt to make sure expenses are allocated appropriately. In Parks and Recreation, they do a \$500 clothing allowance. He increased it to \$750 to have consistency with Public Works. Mayor Shuman inquired are there restrictions on what it can be used for. Director Fife stated that would fall under City Council. They have had direction in the past from Council saying if you can put it on your body it counts. Council Member Montgomery inquired how many full-time employees are there. Director Fife stated we have 4 full time people. Equipment is up due to being in the middle of a 3-year plan for playground maintenance and repair. We took some building money and moved it to Public Works. Portable restrooms are being used at the parks still. We use 4 in the summer months and 3 in the winter months. Mayor Shuman stated he spoke to West Haven and they switched to concrete bathrooms. Council Member Montgomery reported they were about \$120,000 last time he looked. Mayor Shuman stated he spoke to the Pleasant View Mayor and they discussed metal toilets but they cost 10 times the amount of porcelain toilets. Director Fife stated our PD

tries to monitor our parks and if something happens, they notify Parks. We closed the bathrooms because we had a major incident that would cost about \$6,000 to repair. Before that we were hit with smaller vandalizations constantly. Council Member Hadley reported Ogden City Parks closes their bathrooms in the winter. Director Fife stated he recommends keeping the portable bathrooms during the winter. His team is doing some continuing education training this year that is required. Splash Pad line item has decreased. They purchased a large part this year and will not need to purchase it this year. We are trying to stay ahead for recreation. Last year we spent a lot of money updating equipment. That line item is decreasing this year. Council Member Wilhelmsen inquired are more people signing up for recreation teams. Has there been communication with the middle school about using their softball fields. Director Fife clarified he has not communicated with them about use of their fields but he can. Mayor Shuman stated it seems that the Weber County recreation teams do not fill up. Could we coordinate with them and send people to the county for sports. We are providing a service to a small group of people and paying to provide that service. Council Member Wilhelmsen questioned how we are advertising for recreation. Director Fife stated it can be hard because we try to reach out to kids but we do have to cap teams due to lack of available space. Santa at the Cabin still has low attendance. He estimates we see 20 families at the event. We could do away with the meet and greet and move the parade to Saturday afternoon. There are many new roads that need to be incorporated into the parade this year due to new construction. He feels the parade is a bigger hit than the meet and greet. Mayor Shuman stated Council may need to look at Santa at the cabin and decide if we want to continue that activity. He questioned if the YCC helps with events. Director Fife stated the YCC helps with whatever events he has asked of them. If Council wants to change directions, he is willing to do that. Fall Festival may need a mass gathering permit in the future due to the amount of people who attend. Movies in the park is not well attended either but those who attend say they have a good time. We pay for the next years Fall Festival fireworks right after the current year's show. The fireworks for 2026 have already been paid for. Council Member Montgomery inquired about park impact fees. Jill Hunt stated it is a restricted item. We have to pay for a study. They will look at projects we have and what the new developments will impact. The impact fee is paid once at the time of building permit issuance. The impact fee can only be used for items identified in the study and adopted in our plan. Dixon Creek Park would be eligible for park impact fees. We can work with the state auditor to make sure we are staying in scope of our plan. Director Fife stated the Misc line item is his cushion for increases in park events. Council Member Montgomery inquired what is the overall plan for existing park facilities. Do you have a road map with timeframe and budgets. Director Fife stated we have the schedule for park equipment. With staffing they spend Monday, Tuesday, Wednesday, and part of Thursday mowing, trimming, and blowing. That only leaves the remainder of the day Thursday and Friday for projects. We only have a road map for the playground equipment. Council Member Montgomery questioned without a plan how do you know what trees to remove or add. Director Fife stated right now we remove them as needed and plant two trees to replace them. Council Member Montgomery inquired how does the study identify what is eligible for impact fees vs being spent from the General Fund. Jill Hunt stated for the study they look at the park standard. They look at what parks are needed and what new growth will utilize this new park. The study identifies the cost for this standard and shows what can be spent on. It then goes to Council for approval. Council Member Montgomery inquired what kind of RAMP Grants have we gone for. Director Fife stated we have gone for RAMP Grants and gotten some larger and some smaller ones. Council Member Hadley inquired about adding an activity where we bring in food trucks. Jill Hunt stated we would need to get with the health department and coordinate with vendors to get their information. Council Member Hadley stated he has seen some events that are well attended and might generate revenue. Director Fife stated he can look into it.

Director Fife reported on the Public Works budget. Council Member Hadley inquired is the balance differences moved from Parks and Recreation to Public works an increase or decrease. Mayor Shuman questioned is there a problem having Parks and Recreation and Public Works on the same budget sheet. Jill Hunt stated it is easier to manage when they are separated. There are some funds that cannot mix at all. Keeping them separated helps to stop that from happening. Director Fife stated he can put them on a sheet together if that is what Council wants. Council Member Montgomery inquired about the General Fund numbering. If they are separated, does it make it easier or harder to move budgets around as needed. Jill Hunt stated we separate the line items so it is more transparent. In the past all projects were just dumped into one fund. This helps with transparency for the public and Council. Council Member Wilhelmsen asked about the Street Repair line item. Director Fife stated it was \$150,000 last year and we are asking for \$250,000 this year. That expense is endless, we can use the full budget to repair roads, the more money in the fund the more repairs we can make. Council Member Montgomery inquired is there a maintenance plan for the roads. Director Fife stated West Hoskins the Roads Lead has a plan for when roads need maintenance. Council Member Montgomery questioned has the city delayed maintenance on a road due to more pressing issues arising. Brody Flint stated yes it happens. There are always projects that are delayed due to expense. Council Member Montgomery stated it is similar for utilities. Brody Flint answered affirmatively. Council Member Hadley inquired what is a scarifier. Director Fife explained it is a concrete miller that can be used to grind down sidewalks. They use these machines to level sidewalk that has been raised. Council Member Hadley inquired about the notes by Signs stating $\frac{1}{4}$ city of the city. Director Fife stated we have a plan to replace the signs in the city $\frac{1}{4}$ this year, $\frac{1}{4}$ next year and continue that until all the signs have been replaced in the city. Council Member Hadley questioned what the class B and C road funds are. Jill Hunt stated it is funds from the state that is pulled from gas tax. Brody Flint stated it is a program name from the state. The funds are highly restricted. Director Fife reported on the Sewer Fund. Council Member Montgomery inquired is the sewer an enterprise fund. Jill Hunt answered affirmatively. Bona Vista does the billing for us and collects the sewer fee. We pay them a small fee for the service. Council Member Hadley asked about the Bond line item. Jill Hunt clarified sewer impact fees are being used to make some payments on the 2022 bond for the Public Works Building. It was identified on the sewer impact fee study as eligible for funds. Director Fife reported the we inspect and clean 50% of the sewer system each year, the next year we inspect and clean the other portion. Council Member Montgomery inquired are we having infiltration problems due to the age of our system. Director Fife stated yes, we are having some issues which is why we have a plan for lining the sewers. Council Member Montgomery questioned what materials last the longest in sewers. Director Fife stated he does not know what materials work the best but we still have some pipes that are made of clay. Council Member Hadley inquired about the West Harrisville Rd line item. Director Fife stated they used a camera on the storm drain on West Harrisville Rd and it is failing. They are working on a cost estimate to replace it. Council Member Montgomery asked about the Golden Spike Storm Water Coalition. Director Fife stated those are items he is diving into but does not have an answer currently. Council Member Hadley inquired where the funds come from for street lights and garbage. Jill Hunt stated those are fees paid by residents. We are responsible for fixing and maintaining the street lights. Garbage is another pass-through fund. Council Member Wilhelmsen questioned if we have a balanced garbage budget. Jill Hunt stated yes. Council Member Hadley inquired about recycling and if Waste Management is even doing it. Can we get away from the recycling cans. Mayor Shuman stated he spoke to Jennie Knight about it and she was going to ask our rep from Waste Management. He witnessed a Waste Management truck dump cardboard at the transfer station. He knows the county may get rid of the transfer station. There is a private investment group that

wants to put in a landfill which could increase our cost. Director Fife reminded Council about the spring and fall clean-up. Council Member Wilhelmsen inquired if Director Fife can get the numbers for the fall clean-up. Council Member Hadley stated he participated in the fall clean-up and he was not asked for proof of residency.

Jill Hunt reported on the Admin budget. Our interlocal government revenue could fluctuate based on grants. We are not positive about grants for next year so we are not budgeting any currently. Building inspection/planning will vary based on the number of building permits issued. Council Member Montgomery inquired about the 1% fee on building permits charged by the state. Jill Hunt stated yes, we still have to pay that fee. Council Member Wilhelmsen asked about the inspection company and if onsite inspections occur. Jill Hunt stated we use Beacon Consulting; the inspectors name is Tyler Seaman. The different permits require different types of inspections, but onsite inspections do occur. Council Member Hadley inquired about the Mayor and Council fund. What is the benefits line item in that fund. Jill Hunt clarified its taxes. The city withholds the taxes from Council and the Mayors pay just like a normal job would be.

Council Member Montgomery inquired what is Parks and Recreations overall goal. Director Fife stated his overall goal is to beatify the parks. Right now, the standard is to maintain. They struggle to finish the simple steps mow, blow, trim, fertilize, and water. With the combined departments now, they can pull from a bigger pool of manpower. He supports a citizen committee for park beautification. We don't always know what the residents want to see for the parks. Hearing what residents want helps them to set goals. Council Member Hadley inquired what is our acreage of parks. Council Member Montgomery stated he found about 70 acres. That does not include the new parks that have been deeded to us.

Mayor Shuman summarized at the end of the day the proposed budget shows a \$500,000 deficit. Jill Hunt stated you are correct. Mayor Shuman reminded Council they need to decide are we doing Truth in Taxation or cutting the budget. Council Member Wilhelmsen stated we need to look at what staff is doing. If we cut the budget who is going to do those jobs. How do we balance the budget vs needs. How do we make the money for the budget. Mayor Shuman reported during the last Truth in Taxation meetings the only comments residents heard was this increase is for employee compensation. The residents feel they have been taxed to death. He needs to be able to see exactly where the increased taxes are coming from. Council needs to look at it as a whole and see if there are areas we can trim or not. Council Member Hadley stated there are still some things that are unknown. There are intergovernmental revenues we are unsure of. Jill Hunt recommended having the department heads look at priorities and try to be creative. Mayor Shuman stated he wants Council to review the budgets and make sure they can make an educated decision. Council Member Montgomery clarified we are not sure what the taxes will be until the assessor lets us know. Jill Hunt reported she takes the straight across number from last year she does not know what our total will be this year. Council Member Montgomery stated we could have big changes that may be captured. The assessor looks at it as of January 1st. Council Member Christensen inquired do they pay a property tax on a lot without a house. Council Member Montgomery clarified they can be taxed on a subdivided lot but it would not have the value of a home. Council Member Hadley stated there are a lot of cities that have changed sales tax rates. It is a less apparent change to many people. We have so many people who shop in our city it may benefit us a lot. Jill Hunt stated sales tax is distributed based on population and what businesses are in the city. That is an option we can look at.

4. Adjournment

Mayor Shuman adjourned the meeting and thanked everyone for their time and participation.

The meeting adjourned at 9:58 P.M.

Roger Shuman
Mayor

ATTEST:

Jack Fogal
City Recorder

Approved this 10th day of February, 2026



HARRISVILLE CITY

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www.harrisvillecity.gov

MAYOR:
Roger Shuman

COUNCIL MEMBERS:
Grover Wilhelmsen
Blair Christensen
Karen Fawcett
Jason Hadley
Greg Montgomery

February 4, 2026

To: Mayor / City Council
Re: Utah Healthy Community Designation
From: Chad Holbrook, Committee Chair
Cynthia Benson, Deputy City Recorder

History:

In early 2021, Chad Holbrook approached the city administrator about the newly available opportunity to obtain a Health Utah Community designation. This was presented to the City Council shortly thereafter. At that time, the City Council thought obtaining this designation would further focus the city's efforts on improving the quality of life for its residents and be a designation worthy of bragging about to local communities and those interested in making Harrisville their home.

On September 24, 2021, Chad Holbrook, then Chair of the Planning Commission, and Cynthia Benson, Deputy City Recorder, were assigned the task of finding out the requirements for Harrisville City to obtain the Healthy Utah Community designation which is extended through the Utah League of Cities and Towns (ULCT).

After a year of instruction from the Get Healthy Utah Board, Harrisville City completed and submitted the application along with a video presentation from then Mayor Tait and Chad Holbrook, to the ULCT. The city was awarded the designation of a Healthy Utah Community in April 2023, at the ULCT mid-year conference.

Having obtained this important designation, Harrisville set out to make a positive difference in the community. We formed a committee to follow up on the three (3) healthy strategies identified in our application. The committee partnered with the city to work on the strategies.

For reference, the following strategies were the focus of our efforts outlined in the application for designation:

- 1) **ACTIVE LIVING:** Walking / Biking Trails throughout the city
- 2) **MENTAL HEALTH:** Strategy and partnerships implementing safe use and disposal of medications along with ongoing trainings with the city's first responders on mental health crisis and suicide prevention



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- 3) **HEALTHY FOOD:** Established community garden and city ordinances which allow backyard poultry / animal husbandry.

Accomplishments:

In partnership with the Harrisville city staff, the Harrisville Action committee has accomplished the following since our designation in 2023:

- 1) The committee completed a walkability/moveability audit throughout Harrisville in order to identify and strengthen community access to open lands such as parks, employment, access to shopping and education. In addition, this Audit strategy was chosen to provide greater community access for recreation and exercise, and to connect adjacent city communities. The first meeting to complete the Walkability Audit took place on May 20, 2023. The city was broken into fourteen (14) sections. Each group picked a section looking for sidewalk conditions and access to public infrastructure, parks, employment, shopping, or education without the need to walk in a right-a-way or around obstacles. A quarter of those areas were completed at that time. On September 11, 2024, the remaining areas were completed.
- 2) The committee partnered with area youth to update and beautify our city park in what affectionately became known as the Harrisville Cleanup Day. They worked on removing old and worn out bark with new bark in our park play areas. They also spent time pulling weeds and cleaning up additional landscape areas within the park.

The following city department implementations have been accomplished since designation:

- 3) The Police Department partnered with the DEA's National Prescription Drug Take Back Day to conduct biannual events to reduce prescription drug abuse and environmental contamination by providing safe, local, and convenient locations for disposing of unwanted, unexpired medications.
- 4) The Public Works department obtained Safety Sidewalk Grants to expand and build a school drop-off zone for student safety at a local elementary school.
- 5) The Administrative Land Use Authority works with developers to implement connectivity within new developments as a standard.
- 6) The Public Works Department members worked with residents to repair damaged sidewalk sections and overgrown areas identified in the walkability/moveability audit.
- 7) The city partnered with the Weber CTC Coalition to hold QPR classes and to place Mental Health awareness banners throughout the city in December 2023.
- 8) The city partnered with Walmart and Tree House Foods to ensure a free meal for our residents who attended our annual city celebration known as the Fall Festival.



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- 9) In May of 2023, a monthly Senior 55+ program was initiated. The luncheon hosts report a regular attendance of forty or more seniors.
- 10) The Police Department signed an interlocal agreement for a Multi-jurisdictional Active Shooter Task Force (ASTF) to enhance preparedness, coordination, and response capabilities for active shooter and mass casualty incidents within the three cities.

After careful review, both city staff and the Harrisville Community Action Committee have chosen three (3) strategies to present for consideration.

- 1) **ACCESS TO HEALTHY FOOD:** Hold a farmers' market.
 - a. The city has held farmers' markets before. In the past the city had difficulty in obtaining the produce needed to hold a successful farmers' market. We also found our farmers' market often contended with other more successful area markets.
- 2) **MENTAL HEALTH:** Hold a mental health fair with activities.
 - a. We would partner/coordinate with the Weber CTC Program and Weber Health to obtain a main event and activities.
- 3) **ACTIVE LIVING:** Partner with Every Kid Outdoor (EKO) initiative as a distributor.
 - a. For now, the city would be responsible for distributing booklets for the EKO initiative. Eventually, over the course of the designation period, the city could use the EKO program challenges to expand existing city sponsored programs.
 - b. Potential for grants to help with program implementation.

The committee recommends Strategy #3 at this time. We feel this strategy would fall in line with the deficiencies identified through the 2024 Weber County Wellbeing Domain Survey which outlines the highest rated wellbeing domains for Weber County are family life, living standards, mental health, connections with nature, physical health and safety and security.

Respectfully,

Chad Holbrook, Chair

Cynthia Benson, City Deputy Recorder



Public Infrastructure District (PID) Narrative

Lomond Heights (formerly Ben Lomond Views)
Harrisville City, Utah

1. Summary

Public Infrastructure Districts (PIDs) are a well-established tool used throughout Utah to finance public infrastructure associated with larger master-planned communities. Their purpose is to allow required infrastructure—such as roads, utilities, drainage, and public amenities—to be constructed in a coordinated and fiscally responsible manner.

This narrative describes the proposed Public Infrastructure District for the Lomond Heights development in Harrisville City, Utah. Lomond Heights is a master-planned community totaling approximately 123.20 acres, consisting of a mix of single-family and multi-family residential uses, approximately 9 acres of commercial space, and approximately 16 acres of parks, trails, and open space.

In March 2025, BCP Development, Inc., operating as Flagship Homes, acquired the project site after prior developers were unable to complete required infrastructure obligations. The purpose of the proposed PID is to finance the public infrastructure necessary to serve the development in a timely and coordinated manner. The PID structure ensures that these improvements are funded by the properties that directly benefit from them, without creating any financial obligation to Harrisville City or its existing residents.

Flagship Homes is a Utah-based residential and mixed-use developer with extensive experience delivering master-planned communities throughout Utah, including projects in Eagle Mountain, Saratoga Springs, Salem, and Vineyard. This experience supports the delivery of Lomond Heights in a manner consistent with Harrisville City's long-term planning objectives.

All costs associated with the PID will be paid solely by properties within the PID boundaries. No City general fund revenues, City bonding capacity, or existing taxpayers are pledged or at risk.

2. Project Overview

2.1 Location and Site Description

Lomond Heights is located in Harrisville City, east of Highway 89 and south of 2000 North. The site sits at the base of the Wasatch Mountains and was formerly operated as the Ben Lomond Golf Course. It represents one of the largest remaining undeveloped parcels within the City.

2.2 Development Program

As outlined in the Master Development Agreement, Lomond Heights includes:

- A mix of single-family and multi-family residential units
- Approximately 9 acres of neighborhood-scale commercial uses
- Approximately 16 acres of parks, trails, and open space
- Internal roadway systems and public utilities

The project is designed as a complete neighborhood, integrating housing, open space, trail connectivity, and supporting commercial uses.

2.3 Phasing

Development will occur in multiple phases over several years. Due to the project's size, substantial infrastructure must be constructed early to support orderly development and avoid fragmented or underfunded improvements.

2.4 Consistency with the Harrisville City General Plan

Lomond Heights is consistent with the City's General Plan by:

- Providing a range of housing types
- Supporting planned growth in designated areas
- Integrating parks, trails, and open space
- Improving transportation connectivity
- Supporting long-term economic development through neighborhood commercial uses

3. Description of the Public Infrastructure District

3.1 Definition

A Public Infrastructure District is a financing mechanism authorized under Utah law that allows public infrastructure to be funded by properties that directly benefit from the improvements.

3.2 Legal Authority

The proposed PID is authorized under Utah Code Title 17D and applicable Harrisville City ordinances.

3.3 How the PID Functions

Eligible public improvements are financed through the issuance of bonds. Properties within the PID repay the bonds through assessments and property taxes.

3.4 Governance and Oversight

Harrisville City retains approval authority over the PID through its governing document, which outlines the parameters in how the tool can be utilized, such as the list of eligible improvements, maximum debt amount authorized, maximum mill levy imposition, and the assurance of ongoing compliance with City policies and State law.

4. Rationale for the PID

4.1 Infrastructure Needs

The Lomond Heights development requires construction of significant public infrastructure, including:

- A collector roadway connecting 2000 North to Highway 89
- Local roadway systems
- Intersection and traffic safety improvements
- Culinary water, irrigation water, and sewer extensions and upsizing
- Storm drainage and detention facilities
- Parks, trails, and open space improvements
- Utility systems

4.2 Project Scale and Cost Considerations

Due to the size of the project, off-site utility extensions, and required corridor improvements along Highway 89, infrastructure costs exceed those typical of smaller subdivisions. These improvements are necessary to meet City standards and long-term planning objectives.

4.3 Timing of Infrastructure Delivery

The PID allows infrastructure to be constructed early and in coordination with development, reducing the risk of incomplete or delayed public improvements. This also allows many public amenities to be constructed before the homeowners move in—allowing them to enjoy the amenities from the beginning. This also helps spark demand and appetite to live in the community.

4.4 Fairness and Nexus of Benefit

Only properties within the PID that directly benefit from the improvements will pay the associated assessments and taxes. Existing residents outside the PID are not financially responsible at all.

5. Public Improvements to Be Financed

5.1 On-Site Improvements

- Local public streets, curb, gutter, and sidewalks
- Water and sewer distribution lines
- Storm drainage systems
- Landscaping and buffering
- Street lighting and signage
- Approximately 9 acres of public park and open space

5.2 Off-Site Improvements

- Road connections to Highway 89 and 2000 North
- Utility extensions and upgrades
- Intersection improvements for traffic and pedestrian safety
- Corridor landscaping and beautification along Highway 89

5.3 Regional Improvements

Lomond Heights includes infrastructure improvements designed to provide benefits beyond the project boundaries and support long-term growth within Harrisville City and surrounding areas.

Parks and Trails

The project includes construction of an approximately 9-acre public park intended to function as a community and regional amenity. Planned trail connections integrate with existing and planned trail systems in Harrisville and North Ogden, enhancing non-motorized mobility, access to open space, and regional connectivity.

Storm Drainage and Detention

Regional drainage improvements include conveyance and detention enhancements intended to improve stormwater performance and reduce downstream impacts. Improvements include reconstruction of the Millennium Park Detention Basin, increasing capacity and improving long-term functionality.

Transportation Improvements

Transportation improvements are designed to serve both project traffic and broader area needs. A key

improvement is construction of 1900 North, identified in the City's General Plan as an important collector roadway to improve circulation, emergency access, and public safety.

Utilities and Irrigation

- Installation of a pressurized irrigation system with capacity for future connections
- Reconstruction and improvements to the Clearcreek Irrigation Canal
- Upsizing of Rocky Mountain Power infrastructure
- Off-site connections and upsizing of the Enbridge Gas main along Highway 89

These improvements improve system reliability and reduce the need for future piecemeal upgrades.

5.4 Estimated Costs

The estimated cost of public infrastructure improvements is approximately \$50,000,000, including approximately \$6,000,000 in off-site improvements that provide system-wide benefits beyond the project boundaries.

6. Financial Structure of the PID

6.1 Estimated Bond Amount

The PID may issue Limited Tax Bonds in an amount not to exceed \$20,000,000 with estimated proceeds at approximately \$6,000,000. Bond proceeds would be used solely to finance eligible infrastructure improvements.

The bonds are payable only from revenues generated within the PID. They do not constitute a debt or obligation of Harrisville City.

6.2 Bond Term and Tax Rate

- Maximum bond term: 40 years (maturity of 30 years)
- Maximum PID tax rate: 0.005 per dollar of taxable value (5.0 mills)
- Estimated Proceeds from 5.0 mills: \$6,000,000

Only properties within the PID are subject to the levy.

6.3 Market Considerations

The builder will account for the presence of the PID assessment when pricing homes, as buyers will naturally compare Lomond Heights homes with other homes in the area that do not include a PID assessment. This market dynamic helps ensure that home pricing remains competitive and that market-related risk remains with the development, not the City. Information regarding the PID assessment and

related obligations will be clearly disclosed to purchasers in accordance with applicable Utah law and City requirements.

6.4 PID Assessments

Assessments will be allocated across lots within the PID.

6.5 Payment Collection

Assessments will be collected annually with property taxes by Weber County and remitted to the district.

6.6 No City Financial Obligation

The City's credit, taxing power, and general fund are not pledged to the PID or the bonds.

7. Benefits to Harrisville City

- No use of City general fund or bonding capacity
- Continued collection of impact fees
- Infrastructure delivered concurrently with development
- Reduced risk of incomplete improvements
- Expanded long-term tax base
- High-quality public infrastructure
- Support for adopted planning goals

8. Benefits to Future Residents

- Fully constructed streets and utilities
- Parks, trails, and open space
- Infrastructure costs spread over time
- Stable, well-planned neighborhoods

9. Risk Management and Safeguards

- City approval and oversight
- Independent financial review

- Tax rate limitation
- Required purchaser disclosures
- Foreclosure and default protections

10. Consistency with City Policies (PID does not change the entitlement process, City policies, etc.)

The PID is consistent with:

- Harrisville City General Plan
- Transportation Master Plan
- Parks and Trails Master Plan
- Housing and economic development objectives

11. Public Process and Transparency

- Public notice in accordance with Utah law
- Public hearing before City Council
- Adoption of a mill levy
- Ongoing reporting and oversight

12. Conclusion

A Public Infrastructure Districts is a well-established and transparent method for funding public infrastructure for large master-planned communities throughout Utah. It is not an appropriate tool for every development. In fact, there are many developments Flagship Homes is building across the State where a PID has not been requested or contemplated. Due to the large-scale nature of offsite improvements, public amenities, and public infrastructure needs associated with Ben Lomond, this tool is being requested. The proposed PID for Lomond Heights applies this tool in a manner that limits all costs and obligations to the district and the properties that directly benefit from the improvements.

The PID allows necessary infrastructure to be delivered in coordination with development while preserving Harrisville City's fiscal neutrality and avoiding reliance on City funds or existing taxpayers.

FLAGSHIP



PROJECT
Ben Lomond Views Commercial

PROJECT NO.

ISSUE
03.06.2025

DRAWN BY
JT, BH

Conceptual Layout

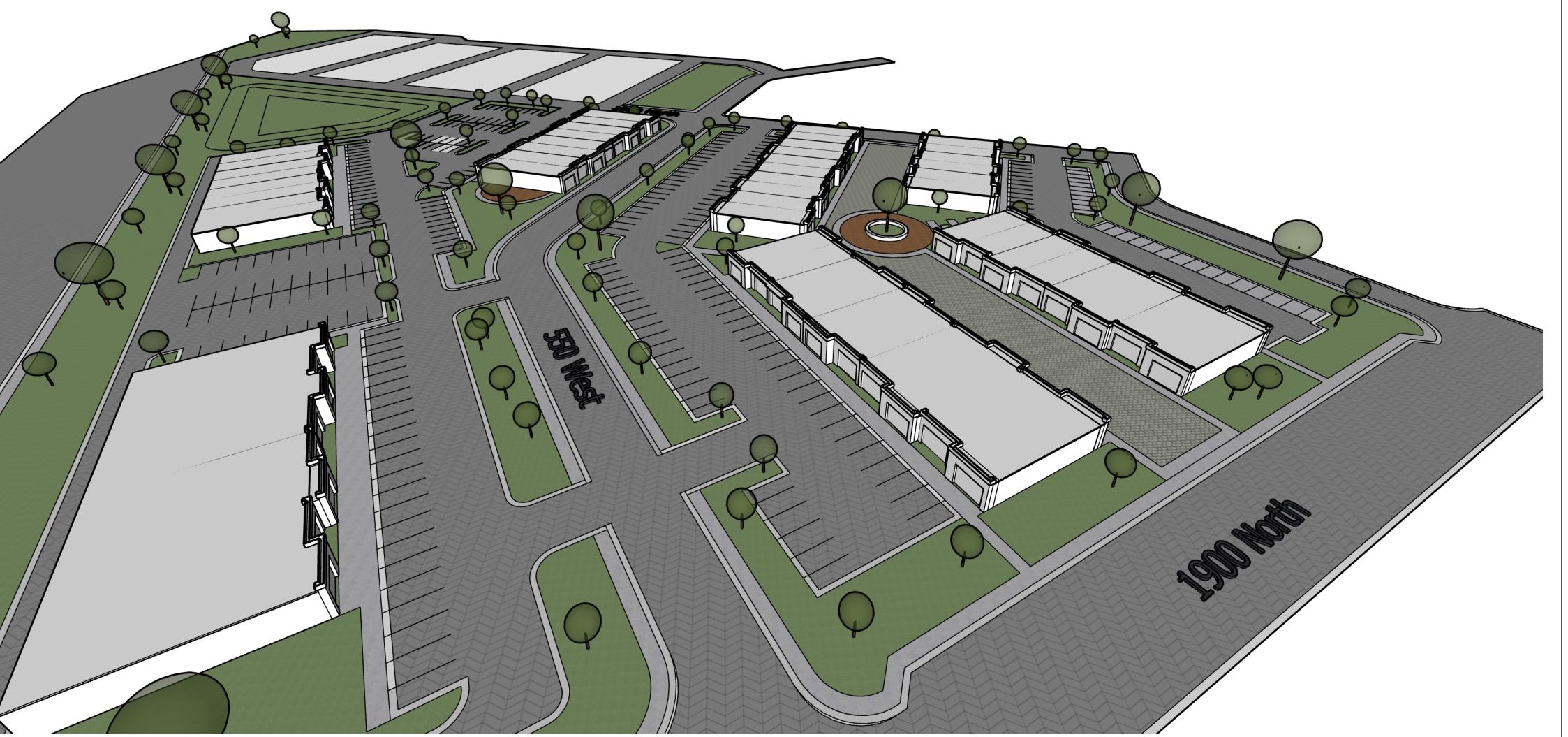
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1 OVERALL SITE PLAN



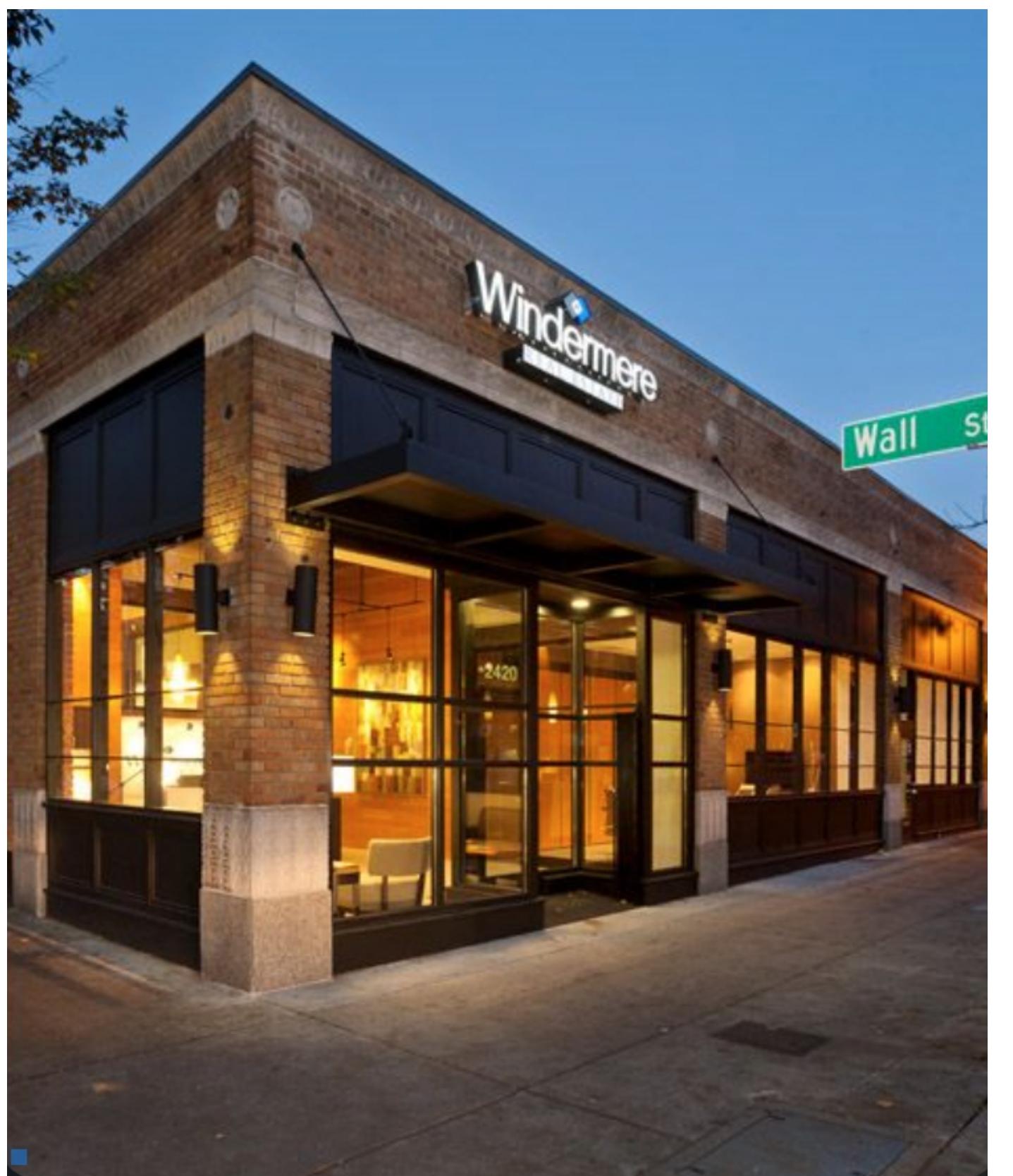
2 OVERALL SITE PLAN IN RELATION TO THE SITE



3 SE PERSPECTIVE



4 NW PERSPECTIVE



5 INSPIRATION PIC #1



6 INSPIRATION PIC #2

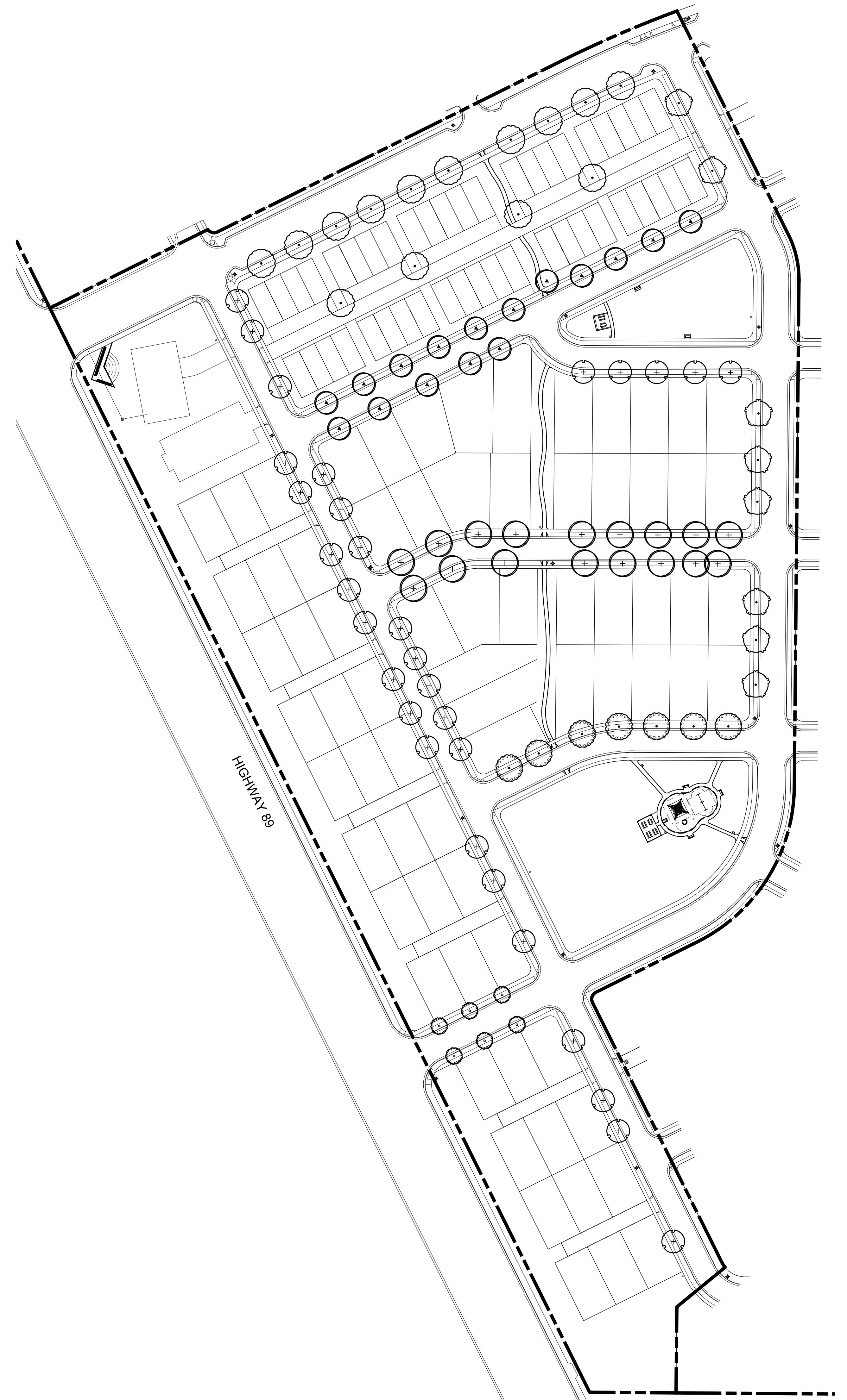
BEN LOMOND VIEWS

PHASE 2A - HOME LOTS

HARRISVILLE CITY, UTAH



FLAGSHIP
HOMES



PLANT SCHEDULE 2A

SYMBOL	BOTANICAL NAME	COMMON NAME
DECIDUOUS TREES		
○ +	Acer miyabei 'Morton'	State Street ® Maple
○ ▲	Acer platanoides 'Royal Red'	Royal Red Norway Maple
○ ●	Acer rubrum 'Franksred'	Red Sunset ® Maple
○ ●	Acer saccharum 'Green Mountain'	Green Mountain ® Maple
○ ●	Gleditsia triacanthos inermis 'Skycole'	Skyline ® Honey Locust
○ ○	Malus x 'Spring Snow'	Spring Snow Crabapple
○ +	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden
SUBTOTAL:		
SHRUBS		
○ +	Caryopteris x clandonensis 'Dark Knight'	Blue Mist Shrub
○ ○	Cornus sericea 'Alleman's Compact'	Dwarf Red Twig Dogwood
○ ○	Cornus sericea 'Bailey'	Baileys Red Twig Dogwood
○ ○	Euonymus alatus 'Compactus'	Compact Burning Bush
○ ○	Juniperus chinensis 'Sea Green'	Sea Green Juniper
○ ○	Mahonia aquifolium	Oregon Grape
○ ○	Mahonia aquifolium 'Compacta'	Compact Oregon Grape
○ ○	Philadelphus x virginalis 'Minnesota Snowflake'	Minnesota Snowflake Mockorange
○ ○	Pinus mugo pumilio	Dwarf Mugo Pine
○ ○	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac
○ ○	Rhus trilobata	Skunkbush Sumac
○ ○	Symporicarpus albus	Common Snowberry
○ ○	Syringa meyeri 'Palibin'	Dwarf Korean Lilac
○ ○	Taxus x media 'Dark Green Spreader'	Dark Green Spreader Yew
SUBTOTAL:		
GRASSES		
○ ○	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass
○ ○	Helictotrichon sempervirens	Blue Oat Grass

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
LANDSCAPE	Perma Bark Rock Mulch - 1" size (3" depth) source: Staker Parson Landscape Center Install with weed barrier fabric.
SITE	STREET LIGHT, TYP. S-13 S-14 CLEAR VISION TRIANGLE (TYP.).

NOTE:
REFER TO SHEET L205 FOR COMPLETE LEGEND

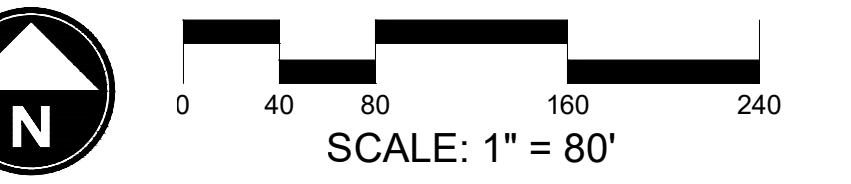
GENERAL LANDSCAPE NOTES

1. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF ANY DEMOLITION OR CONSTRUCTION OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES SHALL BE CONTRACTOR'S RESPONSIBILITY.
2. ALL PLANT MATERIAL SHALL CONFORM TO THE CURRENT AMERICAN ASSOCIATION OF NURSERYMAN'S NATIONAL STANDARD SPECIFICATIONS.
3. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS AND CONTRACT SPECIFICATIONS.
4. CONTRACTOR SHALL VERIFY ALL QUANTITIES. IN THE CASE OF A DISCREPANCY, THE ILLUSTRATED LOCATIONS SHALL DICTATE COUNT.
5. CONTRACTOR SHALL COORDINATE PLANTING WITH IRRIGATION CONTRACTOR.
6. ALL AREAS DISTURBED BY GRADING OR DEVELOPMENT TO BE LANDSCAPED AND/OR SEDED.
7. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT THE CONSENT OF THE LANDSCAPE ARCHITECT.

DATE: JULY 2025
PROJECT: 000.0000.224
DRAWN BY: DL
REVIEW BY: EL
VERSION:
REVISIONS:

SHEET TITLE: OVERALL LANDSCAPE PLAN
SHEET NUMBER:

L200



SCALE: 1" = 80'

BEN LOMOND VIEWS

PHASE 2A - COMMON AREAS

HARRISVILLE CITY, UTAH



FLAGSHIP
HOMES



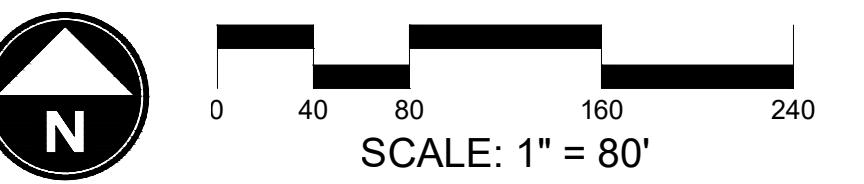
PLANT SCHEDULE 2A

SYMBOL	BOTANICAL NAME	COMMON NAME
DECIDUOUS TREES		
	Acer ginnala 'Flame'	Flame Amur Maple
	Acer platanoides 'Emerald Queen'	Emerald Queen Norway Maple
	Acer platanoides 'Royal Red'	Royal Red Norway Maple
	Acer rubrum 'Franksred'	Red Sunset ® Maple
	Acer saccharum 'Green Mountain'	Green Mountain ® Maple
	Amelanchier x grandiflora 'Autumn Brilliance'	'Autumn Brilliance' Serviceberry
	Celtis occidentalis	Common Hackberry
	Gleditsia triacanthos inermis 'Skycole'	Skyline ® Honey Locust
	Malus x 'Spring Snow'	Spring Snow Crabapple
	Robinia pseudoacacia 'Purple Robe'	Purple Robe Black Locust
	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden
SUBTOTAL:		
EVERGREEN TREES		
	Calocedrus decurrens	Incense Cedar
	Pinus nigra	Austrian Pine
SUBTOTAL:		
SHRUBS		
	Corus sericea 'Baller'	Baileys Red Twig Dogwood
	Euonymus alatus 'Compactus'	Compact Burning Bush
	Pinus mugo pumilio	Dwarf Mugo Pine
	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac
	Ribes alpinum	Alpine Currant
	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spiraea
	Syringa meyeri 'Palibin'	Dwarf Korean Lilac
SUBTOTAL:		
GRASSES		
	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass
	Helictotrichon sempervirens	Blue Oat Grass
SUBTOTAL:		
PERENNIALS		
	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily
SUBTOTAL:		
SOD/SEED		
	Poa pratensis 'Bio Blue'	Bio Blue Turf
	Poa pratensis 'Bio Meadow'	Bio Meadow Turf
	Poa pratensis 'Bio Native'	Bio Native Turfgrass
SUBTOTAL:		

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	Playground Safety Fall Surfacing Soil Fall (12" Depth)
	Perma Bark Rock Mulch - 1" size (3" depth) source: Staker Parson Landscape Center Install with weed barrier fabric.

NOTE:
REFER TO SHEET L207 FOR COMPLETE LEGEND



SHEET TITLE:
OVERALL
LANDSCAPE PLAN

SHEET NUMBER:

L200

DATE: AUGUST 2025
PROJECT: 000.0000.224
DRAWN BY: DL
REVIEW BY: EL
VERSION:
REVISIONS:

SHEET TITLE:
OVERALL
LANDSCAPE PLAN

SHEET NUMBER:

BEN LOMOND VIEWS

COMMUNITY PARK

HARRISVILLE CITY, UTAH



FLAGSHIP
HOMES

DATE: OCTOBER 2025
PROJECT: 000.000.000.224
DRAWN BY: DL
REVIEW BY: EL
VERSION:
REVISIONS:

SHEET TITLE:
**OVERALL
LANDSCAPE PLAN**

SHEET NUMBER:

L200



SCALE: 1" = 40'

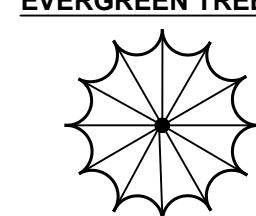
GENERAL LANDSCAPE NOTES

1. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF ANY DEMOLITION OR CONSTRUCTION OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES SHALL BE CONTRACTOR'S RESPONSIBILITY.
2. ALL PLANT MATERIAL SHALL CONFORM TO THE CURRENT AMERICAN ASSOCIATION OF NURSERYMAN'S NATIONAL STANDARD SPECIFICATIONS.
3. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS AND CONTRACT SPECIFICATIONS.
4. CONTRACTOR SHALL VERIFY ALL QUANTITIES. IN THE CASE OF A DISCREPANCY, THE ILLUSTRATED LOCATIONS SHALL DICTATE COUNT.
5. CONTRACTOR SHALL COORDINATE PLANTING WITH IRRIGATION CONTRACTOR.
6. ALL AREAS DISTURBED BY GRADING OR DEVELOPMENT TO BE LANDSCAPED AND/OR SEDED.
7. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT THE CONSENT OF THE LANDSCAPE ARCHITECT.

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME
DECIDUOUS TREES		
	Acer negundo 'Sensation'	Sensation Maple
	Acer platanoides 'Emerald Queen'	Emerald Queen Norway Maple
	Acer rubrum 'Franksred'	Red Sunset® Maple
	Acer saccharum 'Green Mountain'	Green Mountain® Maple
	Malus x 'Spring Snow'	Spring Snow Crabapple
	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden
EVERGREEN TREES		
	Pinus nigra	Austrian Pine

SUBTOTAL:



Playground Area
(Size and style to be determined)

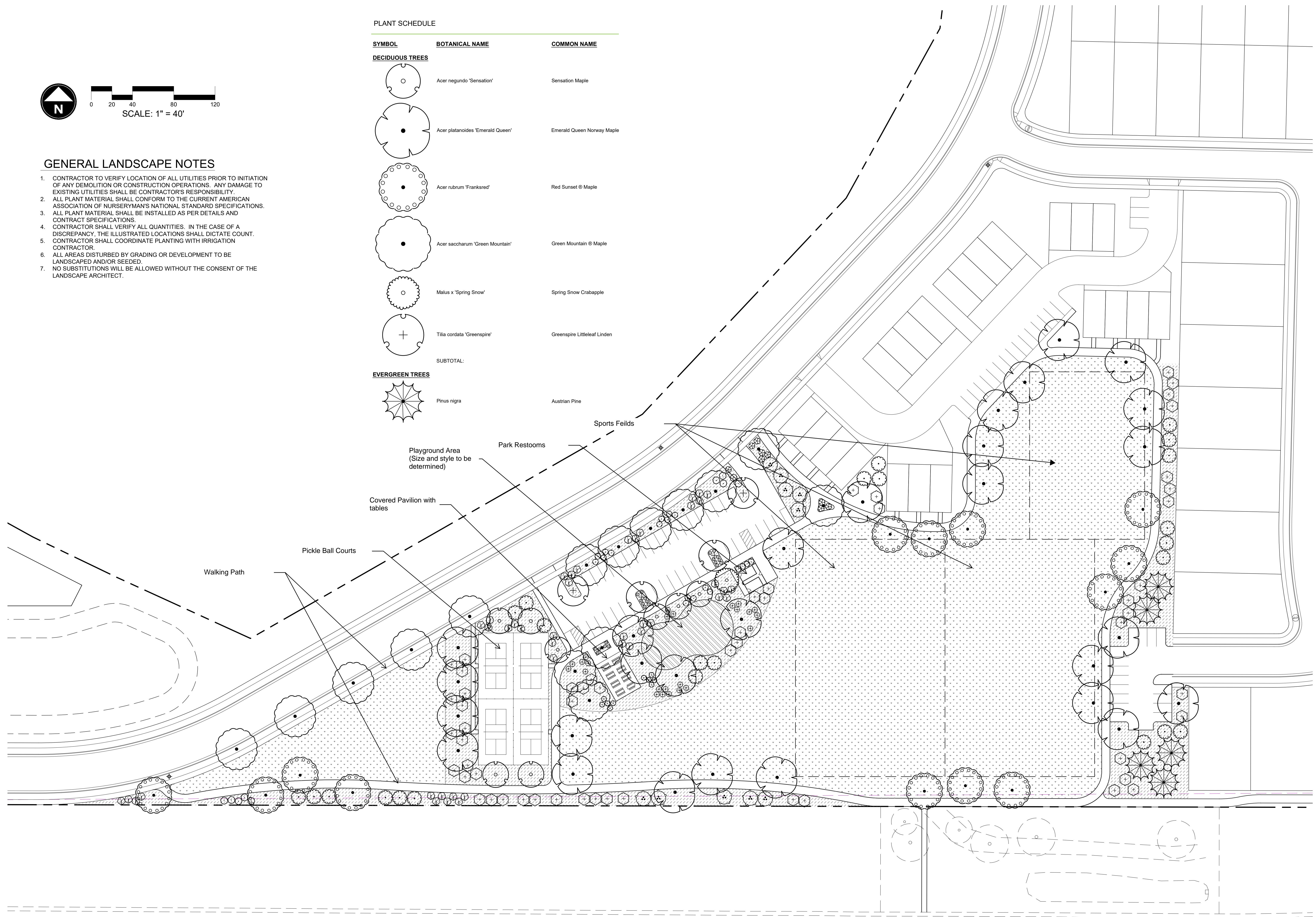
Covered Pavilion with
tables

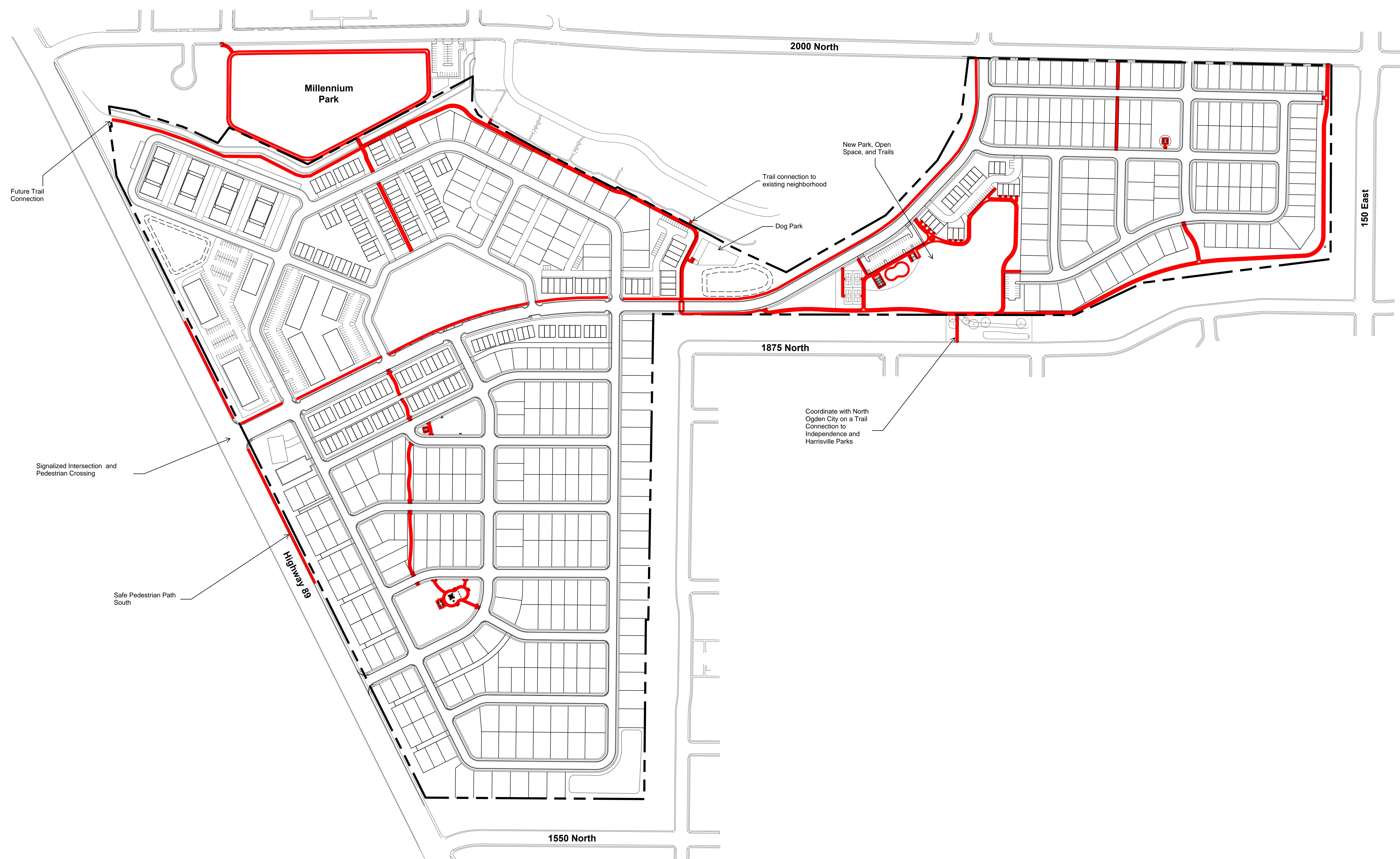
Pickle Ball Courts

Walking Path

Park Restrooms

Sports Fields







PIN 17797 West Harrisville Rd; US-89 to 750 West Project Summary

Parcel #	Total Proposed						Comments	
	SF w/in existing		SF Temp	Cost to Cure	Just Compensation			
	ROW	Easement	Compensation	Amount	Cost to cure items			
102	0	582	\$ 2,000.00	\$ 2,700.00	2 trees, 2 bushes			
104	0	916	\$ 2,000.00	\$ 2,900.00	1 large pine tree			
106	0	777	\$ 4,680.00	\$ 5,500.00	2 rail vinyl fence, gravel in planter box			
108	0	397	\$ 4,500.00	\$ 5,000.00	Trees/bushes/vegetation along frontage			
110	0	88	\$ 3,090.00	\$ 3,200.00	Chain link fence, sidewalk gate, rolling gate, 1 shrub			
112	1,593	550	\$ 7,750.00	\$ 9,300.00	Landscape rocks, 1 tree & 2 bushes			
114	0	558	\$ 1,500.00	\$ 3,000.00	1 tree			
116	1,892	422	\$ -	\$ 500.00	n/a			
118	1,128	193	\$ 4,500.00	\$ 4,700.00	Metal fence panels, 3 large bushes			
120	686	380	\$ 1,500.00	\$ 2,600.00	3 large bushes			
122	7,432	0	\$ 3,575.00	\$ 3,600.00	2 tree, sod/sprinklers w/in existing ROW			
					2 rail vinyl fence, gravel in planter box, large boulders, labor			
124	4,977	153	\$ 4,740.00	\$ 5,200.00	to move implements			

**HARRISVILLE CITY
ORDINANCE 568
MEETING AMENDMENTS**

**AN ORDINANCE OF HARRISVILLE CITY, UTAH, AMENDING
SECTION 1.05.050 OF THE HARRISVILLE MUNICIPAL CODE;
SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Harrisville City (hereafter “City”) is a municipal corporation, duly organized and existing under the laws of the State of Utah;

WHEREAS, *Utah Code Annotated* §10-3-502 requires Council “by ordinance prescribe the time and place for holding its regular meeting” and hold a regular meeting at least once a month;

WHEREAS, the Utah Open and Public Meetings Act, *Utah Code Annotated* §52-4, requires that all meetings of a public body, including the City Council, be open to the public, with notice and agenda requirements as set forth therein;

WHEREAS, Council finds it necessary and appropriate to revise the Harrisville Municipal Code to clarify and update the scheduling requirements for Council Meetings consistent with state law;

WHEREAS, Utah Code requires a municipality to hold at least one regular meeting each month;

WHEREAS, Council finds that these amendments will improve transparency and efficiency;

NOW, THEREFORE, be it ordained by the City Council of Harrisville City as follows:

Section 1: Repealer. Any section, clause, word, sentence, paragraph, or phrase inconsistent with this Ordinance and any reference thereto is hereby vacated.

Section 2: Amended. Harrisville Municipal Code Chapter 1.05 Sections 1.05.050 is hereby amended to read as follows:

1.05.050. Meetings, Procedure and Conduct

1. Regular Meetings: The City Council shall conduct ~~two (2)~~ one (1) regular meetings, which shall be held on the second ~~and fourth~~ Tuesday of each month at the City Hall, 363 West Independence Boulevard, Harrisville, Utah, which meetings shall begin promptly at seven o'clock (7:00) P.M. ~~If the meeting date is a legal holiday, then the meeting shall be canceled. If a regularly scheduled~~

meeting falls on a holiday, the meeting shall be rescheduled, and notice of the new meeting date shall be provided in accordance with state law.

2. Special Meetings: If at any time the business of the City requires a special meeting of the City Council, such meeting may be ordered by the Mayor or any two (2) members of the City Council. The order shall be entered in the minutes of the City Council. The order shall provide at least three (3) hours" notice of the special meeting and notice thereof shall be served by the City Recorder/Clerk on each member how did not sign the order by delivering the notice personally or by leaving it at the member's usual place of abode. The personal appearance by a Council member at any specially called meeting constitutes a waiver of the notice required in this subsection.
3. Open Meetings: Every meeting is open to the public, unless closed pursuant to Utah Code Annotated sections ~~52-4-4~~ 52-4-204 and ~~52-4-5~~ 52-4-205.
4. Quorum:
 - a. Defined: The number of members of the City Council necessary to constitute a quorum is three (3) or more.
 - b. Necessary: No action of the City Council shall be official or any effect, except when a quorum of the members are present. Fewer than a quorum may adjourn from time to time.
5. Voting:
 - a. How Vote Taken: A roll call vote shall be taken and recorded for all ordinances, resolutions and any action which would create a liability against the City and in any other case at the request of any member of the City Council by a "yes" or a "no" vote and shall be recorded. Every resolution or ordinance shall be in writing before the vote is taken.
 - b. Minimum Vote Required: The minimum number of votes required to pass any ordinance, resolution or to take any action by the City Council, unless otherwise prescribed by law, shall be a majority of the members of the quorum, but shall never be less than three (3).
 - i. Any ordinance, resolution or motion of the city Council having fewer favorable votes than required herein shall be deemed defeated and invalid, except a meeting may be adjourned to a specific time by a majority vote of the City Council even though such majority vote is less than that required herein.
 - ii. A majority of the members of the City Council, regardless of number, may fill any vacancy in the City Council.

- c. Reconsideration: any action taken by the City Council, regardless of number of members of the City Council present at the special meeting is equal to or greater than the number of members present at the meeting when the action was approved.

Section 3. Effective Date. This Ordinance shall take effect immediately upon posting or publication.

PASSED AND ADOPTED by the City Council on this 10th day of February, 2026.

ROGER SHUMAN, Mayor
Harrisville City

ATTEST:

JACK FOGAL, City Recorder

RECORDED this ____ day of February, 2026.

PUBLISHED OR POSTED this ____ day of February, 2026.

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provision of U.C.A. '10-3-713, 1953 as amended, I, the municipal recorder of Harrisville City, hereby certify that foregoing ordinance was duly passed and published, or posted at: 1) 2150 North, 2) the Harrisville Cabin, and 3) City Hall on the above referenced dates.

DATE: _____

JACK FOGAL, City Recorder

(UT Mar2023 - NoAdvRfnd)
Account #:48851496 001
Service ID #:115784636 001
Monthly

Craig Garner
C/C: 11461
Request #: 7396267
Contract #:

**GENERAL SERVICE CONTRACT
(1000 KVA OR LESS)
between
ROCKY MOUNTAIN POWER
and
HARRISVILLE CITY**

This General Service Contract ("Contract"), dated January 21, 2026, is between Rocky Mountain Power, an unincorporated division of PacifiCorp ("Company"), and **Harrisville City** ("Customer"), for electric service for Customer's City Hall and Police Station operation at or near 708 W 1750 N, Harrisville, Utah.

Company's filed tariffs (the "Electric Service Schedules" and the "Electric Service Regulations") and the rules of the Utah Public Service Commission ("Commission"), as they may be amended from time to time, regulate this Contract and are incorporated in this Contract. In the event of any conflict between this Contract and the Electric Service Schedules or the Electric Service Regulations, such schedule and rules shall control. They are available for review at Customer's request.

- 1. Delivery of Power.** Company will provide 120/208 volt, three-phase electric service to the Customer facilities.
- 2. Contract Demand.** The demand in kVA that Customer requires to meet its load requirement and Company agrees to supply and have available for delivery to Customer, shall be 105 kVA (diversified, based on Customer's submitted load prior to the signing of this Contract)(the "Contract Demand").

After 36 months of service the Company may reduce Contract Demand to the maximum recorded and billed demand in the previous 36 months. The reduction in Contract Demand shall become effective thirty (30) days after the Company provides notice.

Within fifteen (15) days of Customer's written request for capacity above the Contract Demand, Company shall advise Customer in writing whether the additional power and energy is currently available, or if not currently available, initiate the processes to determine the costs to make it available.

- 3. Extension Costs.** Company agrees to invest \$35,410.00 (the "Extension Allowance") to fund a portion of the cost of the improvements (the "Improvements") as per tariff. Customer agrees to pay Company the estimated construction costs in excess of the Extension Allowance ("Customer Advance") in the amount of \$0.00, of which the Customer has paid \$0.00 for engineering, design, or other advance payment for Company's facilities. **The balance due is \$0.00.**

Customer provided trenching, conduit, vault and/or right-of-way ("TCVR"), when provided for Company lines and equipment, may be subject to refund as calculated using Company standard costs. As per tariff the refund will be 20% of the calculated cost for shared facilities. This extension has no potential TCVR refunds.

4. **Contract Minimum Billing.** Customer agrees to pay a contract minimum billing (the "Contract Minimum Billing") during the first sixty (60) months beginning from the date Company is ready to supply service. The Contract Minimum Billing shall be the greater of: (1) the **Customer's monthly bill**; or, (2) \$442.63 (the **monthly facilities** charge) plus eighty percent (80%) of the **Customer's monthly bill**. Billings will be based on Rate Schedule No. 6 and superseding schedules.
5. **Effective.** This Contract will expire unless Customer signs and returns an original of this Contract along with any required payment to Company within ninety (90) days of the Contract date shown on page 1 of this Contract.
6. **Contract Minimum Billing Term and Termination.** This Contract becomes binding when both Company and Customer have signed it, and will remain in effect for five (5) years following the date when Company is ready to supply service (the "Term").

Following execution of Contract but prior to completion of installation of Company's Improvements, Customer may terminate Contract by notifying Company of their intent to not take service. If Customer is not ready to receive service from Company within one-hundred fifty (150) days of the date Customer signs this Contract, then Company may terminate this Contract. Upon Customer or Company termination of Contract, Customer shall pay Company costs incurred for design, permitting, surveying, cancelation orders, Improvements installed and other associated Contract costs. Customer's Advance, if any, will be applied to costs incurred, and Customer will promptly pay Company any costs in excess of the Advance upon receipt of notice. If the Advance exceeds the costs incurred, Company will promptly refund the portion of the Advance in excess of costs incurred.

However, if Company has completed installation of Improvements and does not terminate Contract, Customer shall be responsible for paying the Contract Minimum Billing for the full Term irrespective of Customer taking, not taking, or terminating service.

7. **Customer Obligations.** Customer agrees to:
 - a) Provide legal rights-of-way to Company, at no cost to Company, using Company's standard forms. This includes rights-of-way on Customer's property and/or third party property and any permits, fees, etc. required to cross public lands;
 - b) Prepare the route to Company's specifications;
 - c) Install all Customer provided trench, conduit, equipment foundations, or excavations for equipment foundations within the legal rights-of-ways;
 - d) Repair, or pay for the repair of, any damage to Company's facilities except damage caused by the negligence of Company; and,
 - e) Comply with all of Company's tariffs, procedures, specifications and requirements.

8. **Special Provisions:** None
9. **Underground Facilities.** If service is provided by an underground line extension, Customer will provide, or Company will provide at Customer's expense: all trenching and backfilling, imported backfill material, conduit and duct, and furnish and install all equipment foundations, as designed by Company. Company may abandon in place any underground cables installed under this Contract that are no longer useful to Company.

Customer warrants that all Customer provided trench and excavations for equipment foundations, and Customer installed conduit and equipment foundations are installed within legal rights-of-way, and conform to the specifications in Company's Electric Service Requirements Manual, and other specifications as otherwise provided by Company. In the event Customer fails to comply with the foregoing, Customer shall be liable for the cost to Company for relocating the facilities within a legal right-of-way, acquiring right-of-way for Company facilities, repair or replacement of improperly installed conduit or foundations, and paying costs for damages that may arise to any third party as a result of Company facilities being located outside of a legal right-of-way. The provisions of this paragraph 9 shall survive the termination of this Contract.

10. **Design, Construction, Ownership and Operation.** Company shall design, construct, install, and operate the Improvements in accordance with Company's standards. Company will own the Improvements, together with Company's existing electric utility facilities that serve or will serve Customer. Construction of the Improvements shall not begin until (1) both Company and Customer have executed (signed) this Contract, and (2) all other requirements prior to construction have been fulfilled, such as permits, payments received, inspection, etc. Any delays by the Customer concerning site preparation and right-of-way acquisition or trenching, inspection, permits, etc. may correspondingly delay completion of the Improvements.

Company warrants that its work in constructing and maintaining the Improvements shall be consistent with prudent utility practices. **COMPANY DISCLAIMS ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE WARRANTY OF MERCHANTABILITY, FITNESS FOR PARTICULAR PURPOSE, AND SIMILAR WARRANTIES.** Company's liability for breach of warranty, defects in the Improvements, or installation of the Improvements shall be limited to repair or replacement of any non-operating or defective portion of the Improvements or Company's other electric utility facilities. Under no circumstances shall Company be liable for other economic losses, including but not limited to consequential damages. Company shall not be subject to any liability or damages for inability to provide service to the extent that such failure shall be due to causes beyond the reasonable control of Company.

No other party, including Customer, shall have the right to operate or maintain Company's electric utility facilities or the Improvements. Customer shall not have physical access to Company's electric utility facilities or the Improvements and shall engage in no activities on or related to Company's electric utility facilities or the Improvements.

11. Payments. All bills shall be paid by the date specified on the bill, and late charges shall be imposed upon any delinquent amounts. Company reserves the right to require customer payments be sent by wire or ACH with remittance detail. If Customer disputes any portion of Customer's bill, Customer shall pay the total bill and shall designate the disputed portion. Company shall decide the dispute within sixty (60) days after Customer's notice of dispute. Any refund Company determines Customer is due shall bear interest at the rate then specified by the Commission or, if no rate is specified, the then effective prime rate as quoted in The Wall Street Journal.

Company may request deposits from Customer to the extent permitted under the applicable Electric Service Regulations and the applicable Electric Service Schedule. In the event of a default by Customer in any of its obligations, Company may exercise any or all of its rights and remedies with respect to any such deposits.

12. Furnishing Information and Deposits. Customer represents that all information it has furnished or shall furnish to Company in connection with this Contract shall be accurate and complete in all material respects. Company will base its decision with respect to credit, deposits, allowances or any other material matter on information furnished under this section by Customer. Should such information be inaccurate or incomplete, Company shall have the right to revoke or modify this Contract and/or its decision to reflect the determination Company would have made had Company received accurate and complete information. Company may request deposits, for the purpose of guaranteeing payment of electric service bills, as permitted under the Company's Utah Electric Service Regulation No. 9.

13. Governing Law; Venue. All provisions of this Contract and the rights and obligations of the parties hereto shall in all cases be governed by and construed in accordance with the laws of the State of Utah applicable to contracts executed in and to be wholly performed in Utah by persons domiciled in the State of Utah. Each party hereto agrees that any suit, action or proceeding in connection with this Contract may only be brought before the Commission, the Federal courts located within the State of Utah, or state courts of the State of Utah, and each party hereby consents to the exclusive jurisdiction of such forums (and of the appellate courts therefrom) in any such suit, action or proceeding.

14. Assignment. The obligations under this Contract are obligations at all times of Customer, and may not be assigned without Company's consent except in connection with a sale, assignment, lease or transfer of Customer's interest in Customer's facility. Any such assignment also shall be subject to (i) such successor's qualification as a customer under Company's policies, the Electric Service Regulations, and the applicable Electric Service Schedule, and (ii) such successor being bound by this Contract and assuming the obligation of Customer from the date of assignment, which may be evidenced by written agreement of such successor or other means acceptable to Company. Company may condition this assignment by the posting by the successor of a deposit as permitted under the applicable Electric Service Regulations and the applicable Electric Service Schedule.

Company may at any time assign its rights and delegate its obligations under this Contract to any: affiliate; successor in interest; corporation; or any other business entity in conjunction with a merger, consolidation or other business reorganization to which Company is a party.

15. **Remedies; Waiver.** Either party may exercise any or all of its rights and remedies under this Contract, the applicable Electric Service Regulations, the applicable Electric Service Schedule and under any applicable laws, rules and regulations. No provision of this Contract, the Electric Service Regulations, or the applicable Electric Service Schedule shall be deemed to have been waived unless such waiver is expressly stated in writing and signed by the waiving party.
16. **Attorneys' Fees.** If any suit or action arising out of or related to this Contract is brought by any party, the prevailing party or parties shall be entitled to recover the costs and fees (including, without limitation, reasonable attorneys' fees, the fees and costs of experts and consultants, copying, courier and telecommunication costs, and deposition costs and all other costs of discovery) incurred by such party or parties in such suit or action, including, without limitation, any post-trial or appellate proceeding, or in the collection or enforcement of any judgment or award entered or made in such suit or action.
17. **Waiver of Jury Trial.** TO THE FULLEST EXTENT PERMITTED BY LAW, EACH OF THE PARTIES HERETO WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF LITIGATION DIRECTLY OR INDIRECTLY ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS CONTRACT. EACH PARTY FURTHER WAIVES ANY RIGHT TO CONSOLIDATE ANY ACTION IN WHICH A JURY TRIAL HAS BEEN WAIVED WITH ANY OTHER ACTION IN WHICH A JURY TRIAL CANNOT BE OR HAS NOT BEEN WAIVED.
18. **Entire Agreement.** This Contract contains the entire agreement of the parties with respect to the subject matter, and replaces and supersedes in their entirety all prior agreements between the parties related to the same subject matter. This Contract may be modified only by a subsequent written amendment or agreement executed by both parties.

HARRISVILLE CITY

By _____
signature
NAME (type or print legibly) _____ TITLE _____
DATE _____

ROCKY MOUNTAIN POWER

By _____
signature
Chad Jones _____ Manager _____
NAME (type or print legibly) _____ TITLE _____
DATE _____

Customer's Mailing Address for Executed
Contract

Jill Hunt

ATTENTION OF

363 W Independence Blvd.

ADDRESS

Harrisville, Utah, 84404

CITY, STATE, ZIP

JHUNT@HARRISVILLECITY.GOV

EMAIL ADDRESS

Rocky Mountain Power's Mailing Address
for Executed Contract

1438 W 2550 S

ADDRESS

Ogden, Utah, 84401

CITY, STATE, ZIP

EMAIL ADDRESS

On Line Utility Locating

Estimate

2796 West 15000 South
Bluffdale, UT 84065

Date	Estimate #
1/27/2026	1103

Name / Address

Phone #	Fax #
(385)448-2381	