

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 of 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, Sergeant 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, Kevin Varble, *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 down 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 Varble 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 eminent 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 notify him. 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 such as 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 with West Harrisville Rd. 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 Councils 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.

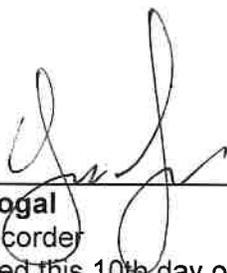
The meeting adjourned at 9:37 P.M.

ATTEST:





Roger Shuman
Mayor



Jack Fogal
City Recorder
Approved this 10th day of February, 2026