

MINUTES
HARRISVILLE CITY COUNCIL WORK SESSION
February 10, 2026
363 West Independence Blvd
Harrisville, UT 84404

Minutes of a regular Harrisville City Council meeting held on February 10th, 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, Bryan Fife, Public Works, Parks and Recreation Director,

Visitors: Cody Peterson, Matt Peterson, Matt Robertson, Jolene Ottley, Shannon Wixom, Carrie Rasmussen, Kevin Karras, *Steven Hempel Via Zoom.*

1. Call to Order.

Mayor Shuman called the meeting to order.

2. West Harrisville Road Project.

Cody Peterson with ESI Engineering stated he is the project manager. He has brought a team to help answer any questions. He introduced his team for the project. Matt Peterson with ESI Engineering explained this road is very old, and began as a territorial road. He presented the deed for the county road from 1885. It is a description of the county road 6 rods wide. 6 rods are 99ft. In 1961 UDOT had a highway project and improved a portion of the road. During that project UDOT only occupied 80ft of that right of way. He is not sure when the road ceased to be a UDOT highway. He supplied all documentation to UDOT region 1. UDOT is in agreeance that if 80ft was occupied it does not eliminate the 99ft dedicated in 1885. He presented a plat from 1972 with a 99ft width right of way. The plat maps show that width until 1996. It is 49.5 on both sides equaling 99ft. As he did the research most of the property fit the 99ft right of way on North and South of the road. Some properties call to the center of the road. He did some research to find the historical deeds and found that the deed cedes the right of way in the road. The Allen property shows it extends beyond that property line. A lot of these expansions happen when people are trying to clarify property lines. The confusion arose with the 80ft UDOT line and the 99ft dedicated right of way. They hire private surveyors to do the surveys. As a private surveyor they may only go to the last survey and miss some items. With a large project like this you have to look at the entire puzzle to see the full scope. In the case of the Allen property there is a deed from 1980 that places their property line outside of the right of way line. In 2005 a survey was completed for the property behind it. In the course of the survey, they adjusted the boundary to match a concrete wall that was on the property. They created a new description for this property and assumed the right of way line to be 80 ft not 99ft. They fixed the problem with the wall in the back but overlapped the dedicated right of way. The Everts estates subdivision was created in 1994. The original survey assumed a 99ft right of way width. The subdivision was amended in

2023 and they assumed an 80ft right of way extending the property lines into the 99ft right of way. Problems like this happen which has caused some of the confusion with this project. They are trying to mitigate this with the project and clean it up when they can. He cannot find any documentation of the county deeding the right of way to the home owners. Historically all the deeds line up with the 99ft. That is why they have maintained that the right of way is 99ft. UDOT agrees with that assessment. Even though UDOT only occupied 80ft at one time does not cede the property to the property owners. Council Member Montgomery stated it was not until 1870 that residents filed deeds to stop the railroad from taking their land. The 1885 act was after the farmers had already claimed land. Do we have documentation showing they were compensated for the right-of-way. Matt Peterson stated he has not found any documentation showing they were compensated for the property. UDOT standard is to clean up these issues. Council Member Montgomery inquired is this now a Harrisville Road. Matt Robertson stated he believe it was given to the city when they incorporated in 1962. Matt Peterson stated from his research when UDOT put in the road they decided they did not want to maintain the full 99ft right of way size road. They agree to use the county's size road. Council Member Hadley stated he spoke to the Weber County Surveyor and there was a line there has not been anything permanently there. It was likely filed under RS2477. The surveyor stated if we are assuming this right-of way under that rule it was repealed through the federal land policies management act in 1976. That act states if 99ft was not permanently used and recorded we lost access to it. Matt Peterson stated he does not have any knowledge about that act. Council Member Hadley stated if that is correct the lines would be inaccurate as presented. Matt Peterson stated he has never seen the county roads ceded when they are proven on record. Council Member Hadley asked them to review the act and let the Council know. Cody Peterson inquired who he spoke too about it. Council Member Hadley stated it was Steve Collier. Matt Peterson stated he will contact him and ask about it. Mayor Shuman stated he measured the railroad from curb to curb. It was 66ft. He took 4 measurements and it is 80ft sidewalk to sidewalk. It would lend him to believe that the whole road is 80ft. Why have some areas as 80ft and some as 99ft. Will the road extend past West Harrisville Rd. Matt Robertson stated there is a difference between the right of way and improvements. We will tie the improvements into the West side of the road because they did not need the width by the church. Matt Peterson stated he has been looking at property lines on the West side of the railroad. So far, his research shows the 99ft right of way on that side of the road as well. Council Member Fawcett inquired what document or act supersedes the others. What is the deciding factor. Matt Peterson stated from his research and working with UDOT the 99ft right of way is the superseding factor. Council Member Fawcett stated this document would supersede others. Council Member Hadley stated that is incorrect. If the right-of-way was repealed it would belong to the property owners. If we take it, they would need to be compensated for it. Matt Peterson stated if that is correct, we would need to pay for the few property owners that have deeds showing ownership. There are only a few that do not fit within the 99ft. Cody Peterson stated 10 of the 15 properties fit the 99ft right of way in their legal description. Matt Peterson stated the few that do not say they own to the property line. Mayor Shuman inquired if they would clean up the north side of the road as well. Matt Peterson stated it is only for the south side. Council Member Hadley inquired about the canal that runs through that area. Cody Peterson reported that right now they are designing it to make sure everyone gets their water. All connections will be remade. Council Member Montgomery inquired if it will be relocated. Cody stated it looks like it would be best to relocate it. Matt Robertson stated some areas currently would sit behind the sidewalk and some would currently be under the sidewalk. They would relocate the areas that need to be. Council Member Montgomery inquired about the design of the road. Matt Robertson stated the previous 3 master plans classified this as a minor arterial or major collector. Our standard for this is 84 ft with 60 ft of asphalt. In 2010 the master plan identified this as a project that need to be done. In 2011 the city started looking

at applying for grants. In 2013 they adjusted the asphalt to 52ft to avoid intruding even more into the property on the road. In 2019 they adjusted the asphalt width down to 50ft. The current plan is 10ft less asphalt than city standards. It will be one travel lane each direction with a center turn lane. It would be similar widths to Larsen Ln. The bike lane is identified on WFRC's active plan. The sidewalk is put to the back of curb to help with spacing. Council Member Montgomery stated the 2019 General Plan map identifies it as a collector road. Matt Robertson stated the transportation plans call them major collector and minor arterial. Council Member Montgomery stated we have some language issues in our documentation. He inquired about the traffic accident numbers to need the center turn lane. Matt Robertson stated he has not looked at that report recently. By adding the center turn lane it ups the capacity of the roads by approximately 1000 trips a day. The road functions at a level C and it is the goal to maintain a C level. Council Member Montgomery inquired in the analysis of the road it was identified that there are 8,500 trips a day on that road. The states projection of the road shows in 2019 was 11,000 trips per day. Matt Robertson stated a two-lane road maximum is 10,500. Council Member Montgomery stated we are below state estimates. This improvement does not go from here to Fremont High. The traffic volume decreases at 1200 West. The designing of a wider pavement width allows people to increase speed. By having smaller pavement widths people feel more constrained and will slow down. He inquired if a context sensitive design has been considered. Matt Robertson stated you have a point. We have trimmed some of the asphalt back while meeting design parameters. Even if you strip the lanes a little narrower it will cause people to drive a little slower. Council Member Montgomery inquired about the bottleneck at the railroad. Matt Robertson stated you drop the center median. You cannot turn on the railroad tracks. Council Member Montgomery inquired what is the length from North Harrisville Road to the railroad. Matt Robertson stated it approximately half a mile. Council Member Montgomery stated do we have any benefit increasing capacity on such a small section of road. Matt Robertson stated there is a benefit to putting in a turn lane. The 2010 study identified the width should match from the West of the railroad. The intent is to have the same cross section and striping pattern. Council Member Montgomery inquired do we have some ability to adjust the asphalt amount like decreasing the turn lane. Matt Robertson stated 12ft is needed so people can make that turn if they are at an awkward angle. The standard is 14ft travel lanes and 12ft turn lanes. Cody Peterson stated people will slow traffic down more than a narrowing of the road. Bikers or pedestrians will decrease traffic more than smaller travel lanes. Mayor Shuman inquired what is the standard for irrigation piping. Would you use same head gates, boxes, materials. Cody Peterson stated the intent is to match the materials. Some headgates that would be pulled out could not be replaced with the same headgate. Council Member Montgomery stated you are only going to do this once. If we are taking the road now do, we just vacate the south side. Then we vacate the south side of the road and do a usable smaller road. Matt Robertson stated if we cut bike lanes or center turn lanes that would be the only way to decrease width. The long-term hope is if frontrunner comes through, we can make improvements on the crossing. Council Member Montgomery stated he wants to see the center lane reduced. Some areas of the road have the same width and do not have plans to expand. He questioned in the long run do we need to increase the capacity. The 2050 count estimate is only showing a 2000 trip increase from current numbers. Council Member Wilhelmsen inquired about the safety factor. He has been down West Harrisville Rd and seen someone make a left turn and cause issues on the road. A safety lane in the middle will help. Traffic will not get better it will get more congested. Council Member Fawcett stated projections may not be correct it may be higher or lower. Matt Robertson stated we want to get this right now to help facilitate the future. We are trying to design to meet the needs of the city and traffic as need. Mayor Shuman stated we have a grant from the federal government. That means UDOT is involved for design for the road. Matt Robertson stated the grant is based on the improvement. It is based on regional benefit. If we

show no increase to capacity the grant funds could be in jeopardy. Mayor Shuman stated we need to utilize these funds appropriately while also trying our best to do what is right for Harrisville residents.

The meeting adjourned at 6:58 P.M.

MINUTES
HARRISVILLE CITY COUNCIL
February 10, 2026
363 West Independence Blvd
Harrisville, UT 84404

Minutes of a regular Harrisville City Council meeting held on February 10th, 2026 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, Cynthia Benson, Deputy Recorder, Assistant Chief Nick Taylor, Sargeant Todd Fowers, Detective Keller, Officer Julie Rivera, Officer Micheal Duffy, Officer Cole Vanbeekum, Jackie VanMeeteren, Police Admin.

Visitors: Kevin Karras, Brandon Green, Doug Russell, Rodney Dopp, Ruben Morales, Chad Holbrook, Marv Farrell, Janet Varble, Kevin Varble, Charles Lynch, Jennifer Moore, Dennis Moore, Angie Francom, Jay Behunun, Val Shupe, Lynnae Dopp, *Steven Hempel Via Zoom*

1. Call to Order.

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

2. Opening Ceremony.

Council Member Fawcett opened with the Pledge of Allegiance.

3. Public Comment

Mayor Shuman opened the public comment period.

Charlie Lynch stated he has heard dozens of complaints about the West Harrisville Rd widening. He called attention to parcel 11-468-0001 in tax unit 20. A road could be built through the parcel. This road would accomplish the same goal. Entity X owns parcel number 11-019-0007. The city could negotiate with them to put in a road. The road could be as long as the city

wanted. This is a cost savings solution. It is reasonable and realistic. You could put in turn lanes as discussed during the previous meeting.

Marv Farrell apologized he thought the work session was a closed session. In a previous meeting Matt Robertson explained the road was deeded as 6 rods width. He said the Weber Count Surveyor's Office agreed with their assessment. He went to the surveyor's office and found out the road was set aside in the 1885 territorial act. The 1976 Act voided any right of ways that had not been filed on. No roads in Weber County were filed on before that act. You want to propose whether you continue with the West Harrisville Rd adjustments. One of the previous meetings stated they would be contacted by the accusation agent. He has not been contacted about the values or what will be done for the project.

Jay Behunin inquired when the ditch gets ripped out on the south side of West Harrisville Road The standards for Western Irrigation needs to be met. Whether they are currently at the standard or not is irrelevant. He disagrees with the comment made during the last meeting about officers not taking their duty cars home. We benefit from other cities allowing their officers to take theirs home. He would love a bike lane across the tracks on West Harrisville Road.

Kevin Varble explained there has been some great discussion tonight. He is honored to host the senior luncheon. He plans to continue facilitating the lunch. He questioned if there would be a way to increase the budget for the luncheon. They have had a member reach out stating they would like to donate. He would also be willing to ask stores for donations. The numbers have increased from 20 members to 60 members. The luncheon is a great activity with free entertainment provided.

Mayor Shuman closed the public comment period.

4. Consent Items

a. Approval of Meeting Minutes for January 13, 2026 and January 27, 2026 Council Minutes as presented.

Council Member Montgomery presented grammar changes to the minute from January 13, 2026 and January 27, 2026.

Motion: Council Member Montgomery made a motion to approve the meeting minutes for January 13, 2026, and January 27, 2026 with changes, 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.

b. Advice and Consent of Mayor's appointment of Planning Commissioners.

Mayor Shuman recommended Chad Holbrook to be reappointed to the Planning Commission. He interviewed 4 residents from Harrisville. All the applicants are great but he selected Ruben

Morales for appointment as a Planning Commissioner. He has a background in electrical engineering.

Motion: Council Member Montgomery made a motion to approve the Mayor's appointment of Ruben Morales and Chad Holbrook as Planning Commissioners, second by Council Member Christensen.

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.

5. Business Items.

a. Police Department Accreditation Presentation.

Val Shupe with the Utah Chiefs Of Police Association presented the police department with accreditation. There are 35 agencies in the state currently accredited. He has served as a chief of police and on city council. He understands why the standards are important for police. There are 177 standards that must be followed. Each year they must submit documentation showing they are complaint and in 4 years they must reapply. He was the auditor for the department. He looked at 4 main areas; evidence, records, patrol, and detectives. The evidence room was organized, maintained, evidence was destroyed properly, with documentation. Records are well maintained. He reviewed how records are destroyed, and distributed through GRAMA. The department has a training each year and they review standards based on state, and federal guidelines. Chief Wilson stated Dennis Moore was a huge part of the department receiving accreditation. He built a great foundation the department can use moving forward. Mayor Shuman thanked the department for all the hard work to receive accreditation.

b. Discussion/possible action to approve Healthy Utah Designation Strategy.

Chad Holbrook provided background for our Healthy Utah Designation. In 2021 he brought this designation to Bill Morris the City Manager at the time. He thought this would help facilitate healthy outcomes in our community. In order to achieve this designation, we must have a goal in 4 areas. We developed strategies and submitted the application in 2023. There is a reapproval process every 3 years. There are different criteria based on the population of the city. We currently have under 9000 residents so we only need 1 strategy for approval. The ideas are a farmers' market, mental health fair, and partnership with Every Kid Outdoors. The recommendation is to partner with Every Kid Outdoors. We can use current city resources to make this partnership work. There is concern with the amount of screen time kids have. The purpose of this program is to get kids involved in nature. There are challenge badges kids can earn. If you earn all 15 challenge badges in the course of a year you can be entered into a drawing for prizes. The kids need to register and complete a quarterly survey. We could be a distribution center for "passports" or be a community hub. As a distribution center we would hand out passports to the kids. If we are a community hub, we would put together 4 events that relate to the merit badges. We would need to do this over the course of the year. Staff will need to take part in some trainings. Our Health Utah Designation Plaque is not placed somewhere visibly. He would like to see one placed so people can see it when they come in to the city

offices. Mayor Shuman inquired about the expense from the city's perspective. Chad Holbrook stated there would not be an expense. The state provides the passports. Mayor Shuman questioned who issues the challenge badges. Chad Holbrook stated the state does. Staff would need training to answer questions related to the program. Council Member Fawcett clarified that is if we are a distributor not a community hub. Chad Holbrook answered affirmatively. We could incur some cost as a community hub. Mayor Shuman inquired how much involvement has there been from residents with this program. Chad Holbrook stated he is not sure how to measure it. As part of the initial application, they conducted a walkability audit of the city. To beautify our city, we want people to be able to walk to various destinations in the city. The audit was broken down into multiple phases. The last phase was completed by around 300 youth volunteers. The desire as a committee is to make the city more enjoyable, accessible, and walkable. We are hoping to get the word out in our community and neighboring communities as well. Council Member Hadley inquired if we know of other cities or towns participating. Cynthia Benson stated we would be the first city in Weber County. There are several cities in Cache County and Southern Utah. If we want to expand these programs we can apply for grants. Council Member Montgomery inquired about the target age group. Chad Holbrook stated it is for children ages 5 to 18. Council Member Montgomery reminded we are the only city in the area that has applied. We might get people from other area participating. Mayor Shuman questioned if the Healthy Utah Designation is only for children. Chad Holbrook stated for renewal we only needed one more strategy. We still have things we are doing for adults. Council Member Fawcett inquired how we will advertise this. Chad Holbrook stated social media, newsletter, and on the city website.

Motion: Council Member Hadley made a motion to adopt the Healthy Utah Designation Strategy, 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.

c. Ben Lomond Views PID Discussion.

Brandon Green with Flagship Homes presented on the PID for Lomond Heights Subdivision. He thanked the police for the wonderful job they do. He wants to answer any questions he can answer about the PID. He wants to show some of the benefits this would provide. It would provide trails and connectivity. Council Member Montgomery stated you listed things as benefits or improvements. The collector road being required from 2000 to highway 89. What is the width. Brandon Green stated it would be the city standard for a collector road. We have no homes fronted on that road. It is a main thoroughfare through the city. Council Member Montgomery inquired about the upsized utility lines for the development. Was it to facilitate other development. Brandon Green stated the biggest one was Rocky Mountain Power. There is some commercial on the west side of highway 89. This would help facilitate that development. The culinary water was increased to help facilitate future development. It went from a 10 inch to a 12 inch. Council Member Montgomery inquired was it an upsize from what you needed or just an upsize for your development. Brandon Green stated the sewer was an increase to get it to

the development but there is extra capacity. Council Member Montgomery inquired about the parks and open space in the development. Brandon Green stated PID funds could not be used for HOA parks. They are looking at building and dedicating a park to the city with PID funds. There will be trails that can be designated as city trails. There are some small pocket parks that will be HOAs. Council Member Montgomery stated PID funds need to be used for city property. What is the corridor project on Highway 89. Brandon Green stated they are doing some landscaping instead of homes along highway 89 to beautify the city. We are also fixing sidewalk. Council Member Montgomery stated you are doing landscaping on your property. Brandon Green stated some is on UDOT right of way and our land. There is 8ft of sidewalk 4 ft of right of way and 25 ft of open space that would be landscaped. They are also paying for a signal at 1950 N and Highway 89. He does not know of any development that has to pay for a signal. A development of this size needs one for safety but it will also help with the West side as well. Council Member Montgomery inquired what were the improvements to millennium parks. Brandon Green stated they bought the project close to when the park work was finished. They did some grading and hydroseeding. It will help with the flow of water getting through. Council Member Montgomery inquired is the increase in storm water at Milenium Park related to your development. Brandon Green stated he would need to speak with Matt Robertson about that. Council Member Montgomery inquired about the mil levy. There is a state revision that might take affect lowering taxes to 45% of the taxable value. Brandon Green stated he would need to review that. They would need to make sure they are competitive to home values if that happens. They cannot sit on homes and not sell. Council Member Hadley inquired if there is some element in the plan for transition to residents for the PID board. Marcus Keller stated there is state law turning over the Board for the PID. 2 of the board members would serve 6-year terms and 1 member would serve a 4-year term. If they changed the tax exemption there would be a hold harmless agreement in place. This would protect the homeowners in the PID. Council Member Hadley inquired if we have a house that cost \$500,000 build without a PID it would cost \$550,000 to build. You will still sell it for the cost of the \$550,000 home regardless of the PID. He sees an imbalance that they are paying cost plus the PID. Brandon Green stated a PID allows them to outpace inflation. It helps to keep the cost lower by building faster. The longer they take to build the more the home will cost. Council Member Hadley stated the homeowner does not get a discount or a benefit. The developer gets the benefit. Brandon Green stated their plan is to help them see the benefit. They will be competitive for the market. It doesn't make sense to sell it for more. They realize they will need to discount homes to sell in the PID. Marcus Keller presented a document showing a comparison of home prices with a PID and without a PID. The alternative is not necessarily can I buy one inside the PID or outside of the PID. You will pay for the one with the lower rate. Th benefit to the PID is to increase the number of homes on the market. The development started in 2018. He has seen a 6% increase per year in home value since then. With supply diminishing they are seeing more PIDs in large Master Agreement Developments. If you bought at house today at \$560,000 the PID fee is \$1500 a year. The next year with inflation at 3%. Your home is now worth \$576,000, you gained equity. The PID fee has gone up based on the value of the home it is now \$1,586. The equity gained is \$16,800 in gained equity removing the increase from the PID. He assumed an average home owner lives in the home for 10 years. If you have to wait a year to purchase the home its worth is \$576,000 the break-even point is close. After the first year the equity build is the big difference. Council Member Christensen inquired with the extra infrastructure would you be open to helping get more commercial in the area. Brandon Green stated they are committed to Harrisville. They see this area as a city and commercial center. Commercial needs rooftops which are being provided. They want to see solid commercial come in. Council Member Wilhelmsen questioned can we require more detail to what the funds go towards. Marcus Keller stated in the governing document you can set those rules. If it is in the Development Agreement they will need to build it

regardless. Brandon Green stated they are committed to building the public amenities. There is nothing worse than moving in and having the park built 10 years later. Council Member Wilhelmsen inquired what happens if someone else buys the bonds. Marcus Keller stated if the development goes belly up with only one house built the home owner is protected as long as they are paying their part of the 5-mil levy. The bond holder has no recourse to go after the home owner as long as they are paying. Council Member Wilhelmsen inquired what other funding sources do you have if you do not get a PID. Jennie Knight clarified an IFD vs PID. Marcus Keller stated an IFD is the worse financing option. The developer can go straight to the state legislature and get approval. You usually see the public amenities decrease or go away. Council Member Fawcett stated if we do not do the PID would that change plans. Brandon Green stated without the PID there would be elements that would scale back or go away. We want this to be a development that people can be proud of. Council Member Fawcett thanked Marcus Keller for the information. We do not know what the market will do. There is value in building now when we know the cost of the building. Mayor Shuman inquired about the benefits tied to the PID such as trails and parks. Brandon Green stated not all of it. The large park was slated to be homes. It did not make sense to put homes there. He is not sure on the trails and connectivity. He appreciates being outdoors. They want to create plans for where trails should be for residents. There have been some significant changes since the plan in 2018. Mayor Shuman stated you discussed that you will put a berm and fence. How will the landscaping be maintained along Highway 89. Are we putting a burden on the city. You put in a cement fence to help with the road noise. What will happen on the road side of the fence. Brandon Green stated part of the contract is that it will be maintained by a landscaping company employed by the HOA. They are currently interviewing companies for the landscaping. Mayor Shuman clarified even the areas that are not HOA property. Brandon Green stated they would work with the HOA to make sure it is maintained even 10 years down the road. We want to make sure it stays nice. Council Member Montgomery inquired how does Harrisville City look at upgrades. An example if they upgraded infrastructure not needed for the development how is that handled. Jennie Knight stated that is when we would use impact fees for. If the studies identify the increase, we could use impact fees. Council Member Montgomery stated it sounds like some of the projects completed by the developer would have been impact fee eligible. What has been done with those. Jennie Knight stated the impact fees are restricted funds collected at the time of building permit issuance. The city can partner with the developer and use impact fees for those projects identified. Brandon Green stated the cities usually pay for the upsized cost. Impact fees will still be collected for this development. Jennie Knight stated the city has not paid any cost for the upsized. The developer has fronted the cost of those upgrades. Council Member Montgomery stated now we have a reserve since the developer paid for the upgrades and we are collecting the fees. He inquired are we going to use these funds on this project or use them on other projects. Jennie Knight stated we have not used it for this project. On other projects we have used it to increase capacity. Brandon Green stated next month they will be coming to Council asking for a vote and having a public hearing.

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

Jennie Knight reported we did not touch on this item during the work session earlier. This is the first step towards negotiation with property owners. These are the first numbers provided by ACE appraisals using UDOT standards. If you agree to these Just Compensation Statements the team can start the negotiation with the property owner. Council Member Wilhelmsen stated this is not final numbers. Jennie Knight clarified these is the first offer, the team cannot start negotiating without approval. Council Member Montgomery inquired are we using state or federal guidelines to make the homeowners replace the items instead of doing it during the

project. Jennie Knight stated this is above and beyond what is required. All of this landscaping is in the right of way. The state says we are not required to compensate for the landscaping in the right of way. Council Member Montgomery inquired is the cabin fence in the right of way. Jennie Knight stated I think it is in the 99ft right of way but not the projected need for the road widening. Council Member Montgomery inquired will we be removing landscaping that is in the 99 ft right-of-way but not needed for the project. Jennie Knight stated the preference is to salvage landscaping if possible. The team identified anything they thought may be part of that impact. We would like Council to consider whether we pay them out or have the contractor put it back in they would need to sign paperwork acknowledging that 99ft right of way still exists. Is that permissible. According to UDOT standards it would be put at the property line not in the right of way. Mayor Shuman inquired you want Council to motion whether or not residents can utilize the space in the right of way. There can't be any negotiation without approval. Council Member Hadley inquired about the validity of the property lines if this is approved. There could be property disputes along with this. Jennie Knight stated there are thresholds according to UDOT standards that would require total appraisals of the property if the total is over \$15,000. Those would need to be presented to Council for approval. There are two properties that are not affected. There are no appraisals or construction easements on those properties. Mayor Shuman reminded there are 5 homes of 15 that property lines are in the right of way. Council Member Montgomery stated the team is not going back to redesign. There are choke points along the road that will limit the road width. Mayor Shuman stated some of the designs requirements are set by the grants we have received. When UDOT comes in they set a minimum standard that must be followed. He is not sure what authority we have to overrule UDOT standards. This particular line item is part of the approval process; we can place contingencies on the motion regarding property lines. Jennie Knight stated the Just Compensation Statements is not impacted by the design of the road. It is just about this. Council Member Montgomery inquired if there was public hearing about the road widening. Jennie Knight stated a public hearing was not required because there was no land purchase needed based on the survey results. There is no requirement to hold an open house or public hearing based on the environmental studies. Council Member Hadley stated if we take action tonight can we take action and do the public hearing after the fact. Brody Flint inquired what are you asking public hearing to be held on. Council Member Hadley stated according to the Weber County Surveyor if the road had not been used for public travel. The current state of the road is the right of way. If that is correct, are we removing rights of the public to have public input. Council Member Montgomery questioned what is the impact on the road to the residents around them. Based on that the design how it impacts residents. Brody Flint stated if through the survey team and judicial determination we would roll everything back from the very beginning. The grant would be no longer relevant. This discussion is about approving the Right of Way Statements. The acquisition team must have a mechanism to start discussion. They can't start things until Council approves. There is always the ability to bring the property rights to any entity that has standing.

Motion: Council Member motioned to Fawcett to approve the Right Of Way Statements of Just Compensation for the West Harrisville Road Project as presented, 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, No
Council Member Montgomery, No

The motion passed 3-2.

e. Discussion/possible action to adopt Ordinance 568; meeting amendments

Jack Fogal reported this Ordinance is the change to our meeting requirements discussed during the January Council Meeting. It changes the required Council Meetings from 2 times per month to 1 time per month with an extra meeting as needed. It also updated code references for closed executive sessions to match state law.

Motion: Council Member Wilhelmsen motioned to adopt Ordinance 568; meeting amendments, 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.

f. Emergency Management Discussion.

Jack Fogal reported on emergency management preparedness for the city. In August of 2025 The city adopted our FEMA Pre-Disaster Mitigation Plan. This plan outlines what our vulnerabilities are and strategies to help mitigate them. All municipalities in the county worked together to create the plan and approve it. In September of 2025 we adopted our Community Wildfire Preparedness Plan. This plan was put together by North View Fire District. Our current Emergency Operations Plan was adopted in November of 2010. It is currently being updated to be in compliance with NIMS standards. In December of 2025 we adopted an Active Shooter MOU with North View Fire Department, Pleasant View, and North Ogden. He explained required trainings for staff and section chiefs. We updated our Fire Evacuation Plan during the summer of 2025. We have conducted drills as well as trainings including fire extinguisher use, CPR, and AED use. We have mutual aid agreements with neighboring cities and the county.

g. Discussion/possible action to approve the 1750 North Change Order to run Pineview line and fire hydrant to Northview.

Jennie Knight updated Council about the agreement. She met with UDOT to see what would be required. This is an abandoned line from the golf course. We have identified an opportunity to run Pineview across the highway to provide service to the city property on that side of the road. Elements have been identified that would be needed for this project. The new cost is \$140,598. The fire hydrant being provided will help facilitate North View Fire. We want to run the line before we put down the road. Staff recommends using GOEO grants for the road to pay for this.

Motion: Council Member Fawcett motioned to approve the 1750 North Change Order to run Pineview line and fire hydrant to Northview, 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.

h. Discussion/possible action to adopt Rocky Mountain Power Agreement for transformer on the City Hall/Public Safety building.

Jennie Knight stated this agreement was included in the packet. This is a standard agreement with Rocky Mountain to provide a transformer for the new city hall/ public safety building. Council Member Montgomery inquired about the possible price mentioned in the agreement. Jennie Knight stated if others sign on, we may get a discount. Council Member Montgomery brought up the 5 years then we have to pay 4000 or 80% whichever is greater. Brody Flint stated we can go back to them but they would probably tell us to go away. Jennie Knight stated they have been working with us. They have ordered items to meet our needs. They want to have a meeting to discuss what our needs are. Council Member Montgomery stated the agreement is in their favor. Jennie Knight stated they are always in their favor. Council Member Wilhelmsen inquired if it will have all the needed power. Jennie Knight stated it will cover us but North View Fire may need more. Mayor Shuman inquired would HHI have a potential to hook up. Jennie Knight stated they are interested in expanding and have that potential.

Motion: Council Member Fawcett motioned to adopt the Rocky Mountain Power Agreement for transformer on the City Hall/Public Safety building, 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.

i. Discussion/possible action to approve City Hall/ Public Safety perimeter fence.

Jennie Knight provided a review of what was adopted in November for the City Hall/Public Safety Building. It was approved for ad alternate 1. It was approved for \$620,000. R&O estimate puts the fence and sallyport above the amount set by Council. Council Member Montgomery inquired what do you mean by perimeter fence. Jennie Knight stated it would go north from the north east corner of the building and be aligned with the Public Works fence on the east. It would not include the parking lot on the east. It will have a gate with a welded fence. Council Member Montgomery inquired was the gate in the design. Jennie Knight stated it was all originally in the design. We pulled items out to help with cost had it as an ad alternate. Council Member Wilhelmsen inquired about the use of the fence and what the benefit is. Chief Wilson stated it creates a buffer. It will take more for people to get in and out of the secure area.

Council Member Wilhelmsen stated he is struggling with the cost at \$82,000. These are incidentals that are coming up. They could come back for more and it's another \$20,000-\$30,000. Would it cost more later to put it in probably. Jennie Knight stated the sally port estimate is \$30,000 less than what was originally thought. Mayor Shuman stated the fence was not in the original amounts. Jennie Knight stated staff assumed it would be included in the \$620,000. There was a cost difference of about \$50,000 for the fence. Mayor Shuman inquired can we do different fencing materials. Jennie Knight stated staff can review that but we do not have that answer currently. Council Member Wilhelmsen we approved \$620,000 already, he is trying to be conservative. He is having a hard time approving \$50,000 more for the fence. What other factors from R&O will we have. Jennie Knight stated they are held to their bid if say prices increase. Council Member Wilhelmsen inquired where would the money come from. Jennie Knight stated it would come from the bond. Council Member Christensen stated we need a fence but do we need an \$80,000 fence. Council Member Fawcett inquired did we match this to the existing fence. Jennie Knight stated we can look into options for different fencing if Council would like. Council Member Montgomery stated there would be a concern of matching on the street side. Can we do a utility fence in the back to decrease cost. Jennie Knight stated we can. There is a public presence on the east side of the fence. Mayor Shuman inquired is their fence in the current design. Jennie Knight stated there is only a property line fence. Mayor Shuman stated why do we need the electric gate or the fencing. Public Works does not always keep them closed. Chief Wilson stated the gates are working now and are being closed. Mayor Shuman inquired could there be a manual gate. Council Member Fawcett stated there could be an issue with police response getting out from a manual gate. Council Member Hadley inquired do we have to make a decision tonight. Mayor Shuman stated we could table it and direct staff to look at alternatives.

Motion: Council Member Hadley motioned to table City Hall/Public Safety perimeter fence for one month with staff coming back with data for multiple options, second by Council Member Montgomery.

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.

6. Mayor/Council/Staff Follow-up

Chief Wilson updated Council about the active shooter training. This is our first training. We have a schedule of trainings for 12 months. There is a house bill putting guardians in the schools. They need 15 hours of training in firearms safety. We will be providing training to employees of the school next month. Mayor Shuman inquired will it offset time we spend there. Chief Wilson stated no. Council Member Montgomery inquired do the charter schools have guardians. Chief Wilson stated he is not sure if they fall under the same category. No one has reached out from Greenwood about it.

Director Fife stated spring clean-up will be April 22nd to the 25th which is a Wednesday to Saturday. This coincides with street sweeping. He asked council if they want to do house waste

too or just green waste. Council Member Montgomery inquired do we send green waste somewhere to recycle. Director Fife stated Waste Management takes it away. Council agrees to continue with just green waste. There was some conversation if this should be garbage fund or general fund. Right now, it comes out of the garbage fund. On December 9th Council approved the surplus of a non-working tractor. Council Member Jackson inquired what is the best method to surplus it. Staff has researched and decided it would be best to send it to auction. The Santa parade was a huge success. The meet and greet and the cabin was not as much of a success. He would like to move the parade to Saturday after the shop with a hero event and not do the meet and greet. They run into issues with the current format of the parade. The run out of light and cannot start earlier. They also need to add more roads to the route. He suggests moving the meet and greet to Friday Night. Member Fawcett stated she likes the idea of moving it to Saturday. Council Member Hadley inquired about the numbers for the meet and greet. Director Fife stated we have maybe 20 families. Council Member Fawcett inquired about the budget. Director Fife stated about \$650. Council Member Fawcett stated she would be ok cancelling the meet and greet. Council Member Wilhelmsen stated could it be moved to the bowery. It could facilitate more parking and be more central. Director Fife stated parking has not been an issue. Council Member Hadley agreed with Council Member Fawcett to cancel the meet and greet. Council Member Christensen agreed. Director Fife reported the easter egg hunt will be April 4th. Movies in the park are June 12, July 31st. They flexed those dates with other cities and holidays. Fall Festival is October 20th. The fireworks have already been paid for. Santa Parade is December 11. Council Member Fawcett inquired if movies in the park is well attended. Director Fife stated it depends on elements like mosquitos, weather, temperature, and movie. Council Member Fawcett inquired have we teamed up with other cities to get a better movie. Director Fife stated we have not done that before. Council Member Montgomery stated the fireworks have already been purchased for the Fall Festival. With the America250 celebration could those be moved. Director Fife stated that would depend on their schedule.

Jennie Knight reminded Council and Mayor about the spring conference for the Utah Leagues of Cities and Towns. Please let us know if you plan to attend so we can make arrangements. It begins Wednesday the 22nd and ends Friday the 24th.

Council Member Hadley reported on the America250 plan. There is not a for sure date yet. It will be in July. There has been discussion to do a greater tri-city event. Shanna Edwards has volunteered to be on the committee. He is still looking for other members. Mayor Shuman stated several other mayors have been pushing a neighborhood luncheon. Neighborhoods would do their own block parties and luncheons. Cities have received grants for these events. The South Ogden Mayor has taken a hands-off approach. Council Member Hadley stated there was a suggestion to utilize different areas of the city to do an activity then gather back together for a cookout. Mayor Shuman stated when you get plans and dates let staff know so they can put it out.

Council Member Wilhelmsen stated he wanted to go back to some comments about the budget at the work session. In relations to Parks Director Fife stated we need to look at staffing with the budget. We are expanding and getting more parks. Staff is holding steady but will not be able to with the growth. We need to look at that down the road what will it cost to increase staffing for those items. We need to take care of the needs of the cities and stay within our means. As we look at budget we need to look at those items. Council Member Montgomery inquired do we have goals with our budget. Council Member Wilhelmsen stated goals are important. What are we looking for in 2026-2027. We received great accolades today and need to maintain them. Mayor Shuman stated he sees it as we don't need to pay for size 50 jeans if we are only 42.

There is a lot of balancing that needs to take place. We cannot keep asking for more. Council Member Wilhelmsen stated he understands but wants to make sure we are maintaining what we have, being fair to residents, the city, and staff. Mayor Shuman stated when he looks at the bottom line, we are \$500,000 in the hole. We have revenue that will adjust but we need to look at the budget as a whole.

Council Member Montgomery provided a packet to Council and Mayor about the repealed zone. He stated we have about 190 homes in the city with no zoning. In 2010 there were two zones that were repealed. The R3 zone and the R1-6. These homes do not have a zoning designation. If a fire takes place, how do they rebuild as nonconforming lots. How do we enforce with no regulations. How do they build in an area with no zoning regulation. He would like to recommend this to Planning Commission. He conferred with Brody Flint inquiring about an answer. Brody Flint stated he does not have a good answer yet. Jennie Knight stated there is a statute in state code that if their house is destroyed in a disaster they can rebuild in their original footprint.

Looking at the fee structure how does someone apply for a development agreement. Presently our fee schedule does not identify what the fee would be. Jennie Knight stated the development agreement would fall under the mixed-use subdivision ordinance. After the first committee meeting, they are billed for the cost to the city. We pass the cost to the developer. There is not a fee for the first meeting at Project Management. We provide this to anyone who wants to come in for an item. After that first meeting, they are charged. Council Member Montgomery stated what if they do a development agreement outside of the mixed-use ordinance. Jennie Knight stated it is billed the same way. Council Member Montgomery inquired is there a way to see what those fees are. Jennie Knight stated we can get the cost from Jones and Associates but staff cost is hard to track. Council Member Montgomery stated could we set a fee upfront instead of doing it after the fact. Brody Flint stated it would be difficult. We would have to conduct a study which could take years. The cost per development is different. It depends on time; it varies development to development. Just on his time it would vary by 20 hours. It would be difficult to find a fee that covers the entire process. Council Member Montgomery stated can we do an application fee then have them pay those other fees after. Brody Flint stated setting the fee would be hard. The application fee could work but we would need a study. Mayor Shuman stated people outside of the city feel it is hard to do business with us. It seems to him that it is a benefit to let them come to a Project Management Meeting and get some ideas. Once an idea is informed and we have more meetings we should charge them. Council Member Montgomery clarified this would not be a charge for that meeting it would be on the application for that item.

7. Adjournment

Motion: Council Member Wilhelmsen motioned to adjourn the meeting, 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.

The meeting adjourned at 9:59 P.M.


ATTEST:



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



Roger Shuman
Mayor



The seal is circular with a blue border. The text "CITY OF HARRISVILLE" is written along the top inner edge, "CORPORATE" along the bottom inner edge, and "SEAL" in the center. "UTAH" is written at the bottom of the seal.