

**MINUTES OF HARRISVILLE CITY
CITY COUNCIL MEETING
August 11, 2020
363 West Independence Blvd
Harrisville, UT 84404**

Present: Mayor Michelle Tait, Council Member Rick Hendrix, Council Member Grover Wilhelmsen, Council Member Steve Weiss, Council Member Blair Christensen.
[Council Member Max Jackson was excused]

Staff: Bill Morris, City Administrator, Glen Gammell, Public Works, Bryan Fife, Recreation Director, Jennie Knight, City Recorder, Zack Loveland, Public Works.

Visitors: Arnold Tait.

7:00 P.M. CITY COUNCIL MEETING

1. Call to Order.

Mayor Tait called the meeting to order and welcomed all visitors.

2. Opening Ceremony.

Mayor Tait led the pledge of allegiance and conducted the opening ceremony.

3. Consent Items.

- a. Approve the minutes of May 12, 2020 and June 9, 2020 as presented.

MOTION: Council Member Hendrix motioned to approve the consent agenda as presented. Council Member Weiss seconded the motion. All Council Members voted aye. Motion passed.

4. Business Items.

- a. **Discussion/possible action to adopt Harrisville Resolution 20-12; a resolution adopting the 2020 Tax Rate for Tax Year 2020.**

Bill Morris explained the certified tax rate is provided by Weber County. The new rate is 0.000802. He recommended adoption of this resolution which is a formality.

MOTION: Council Member Hendrix motioned to adopt Harrisville Resolution 20-12; a resolution adopting the 2020 Tax Rate for Tax Year 2020. Council Member Christensen seconded the motion. A Roll Call Vote was taken.

Council Member Christensen	Yes
Council Member Weiss	Yes
Council Member Wilhelmsen	Yes
Council Member Hendrix	Yes

Motion passed 4-0.

Bill Morris informed Council some cities are considering holding truth and taxation hearings to maintain the current tax level. That would have increased the taxing rate rather than the

decrease. Council Member Hendrix said the fire district does this. This allows the entity to maintain the tax rate; over the long term, this adds up.

b. Discussion/possible action to award bid for 1100 North Pocket Park.

Glen Gammell explained this proposed park is located off of 1100 North where the street was completed last year. There has been discussed in recent meetings. With the current economy, receiving bids for this project was difficult. The low bid was EK Bailey for \$80,562.00. The engineer's cost assessment was reviewed.

Council Member Hendrix asked if there is room for a playground. Glen Gammell responded this is a small area which will have a table with lighting and a sprinkler system. Mayor Tait expressed concern with the open canal. Glen Gammell said this bid includes fencing our portion of the property, but not the entire canal. The west property owner should be building homes and putting in fencing at that time. Mayor Tait asked when the project will start. Glen Gammell said likely in the fall.

MOTION: Council Member Hendrix motioned to award the 1100 North Pocket Park Project to EK Bailey for \$80,562.00. Council Member Wilhelmsen seconded the motion. A Roll Call Vote was taken.

Council Member Christensen	Yes
Council Member Weiss	Yes
Council Member Wilhelmsen	Yes
Council Member Hendrix	Yes

Motion passed 4-0.

c. 750 West Project Discussion.

Glen Gammell informed Council the state of the municipal buildings and the reviewed the needs of the employees and how they are not currently being met. The parks and recreation building does not have air conditioning and has very few power outlet options. The area is not well sealed, the heater is old, and the ceiling has asbestos. The building was built in 1972; the exterior has been remodeled but not the inside. Additionally, the government is phasing out the type of lighting which makes replacement parts very expensive. Inside the shop, the stair case does not meet ADA requirements, the insulation has deteriorated, one of the bathroom doors is too narrow and the other one is too small. There is only one working toilet and the walls are deteriorating around this area. This has seen lots of abuse over the years. The storage area needs shelving. The other bathroom does not meet code either. He feels these issues need to be addressed. OSHA requires shower and/or eye wash stations as well, when working with chemicals and such.

Glen Gammell explained he was only able to get one bid from Singleton Construction. There is a small municipal grant available that can be used in conjunction with capital projects money to fix the shop. The associated costs if we do not fix this, will be much greater. Council Member Weiss asked if this includes removal of the asbestos. Glen Gammell responded yes. The contractor is very good to work with and also a citizen of Harrisville.

Council Member Wilhelmsen asked if the air conditioning and electrical upgrades needs will be met as well as OSHA requirements. Glen Gammell said yes, he is also seeking the costs to include a shower and/or wash basin for the Public Works building as well. Council Member Wilhelmsen asked what is upstairs. Bryan Fife said this is a storage area. Glen Gammell said the stair case will be relocated with a proper hand rail installed. Council Member Wilhelmsen asked whether the furnace needed to be replaced as well. Glen Gammell said the furnace will be cleaned, but still is in working condition.

Glen Gammell explained the cabin was built in 1976. When it was built, there were some problems from the beginning, with the use of green logs, which brings bark beetles. This has created holes in the logs which causes saw dust on the floor. Pest control companies say even tenting the building will only eliminate 20% of the issue. In his opinion, this is spending a lot of money for nothing. The logs are also turning black because of the use of linseed oil. The chinking is old and deteriorating. Just to treat the outside of the cabin would cost more than \$100,000. Additional handicapped access needs to be added. The kitchen does not meet health department standards to prepare or serve food. The carpet is coming up and need replacements. When comparing costs, the cost of restoration would be more than rebuilding. City Hall also does not meet ADA guidelines. Wheelchair access needs to be addressed as well as access to the police department downstairs. By federal guidelines the police department needs to remain locked at all times. When they have an intoxicated individual going down the stairs and no access for handicapped people. The parking lot is too small to accommodate court and wheelchair access needs to be addressed on the front curb to the main doors. The Public Works building is also not ADA complaint. There is no wheelchair access with the sloped driveway and no ramp out front. The building has not been able to expand with the growth of the city. Where equipment is stored out back, the bays do not cover the vehicles and lacks the necessary security. We have had people try to steal items in the past. We need bays with security and garage doors and there is not enough space in this location to meet these needs. With the completion of 1700 North in North Ogden, access with large semi-truck is dangerous. They have to block traffic. The Parks Building is phase one of the 750 West Project. When discussing expansion, the Parks and Recreation department would like to stay at the current location. Council Member Weiss asked if there is not room right now, are there other areas in the city we could possibly use for storage. Glen Gammell said this would be cheaper to building our own building. The cost would be \$750,000 to build everything for the Public Works needs. Council Member Wilhelmsen asked if 750 West gives appropriate access. Glen Gammell said yes, with the possibility of another access eventually onto Highway 89. Council Member Wilhelmsen asked what would happen to the current buildings. Glen Gammell said they would be sold. Bill Morris suggested having Glen Gammell come back at a later date to present a full scope of what is possible with impact fees and other money coming in. Council Member Weiss said he would like to see everything brought up to ADA standards, if the city gets fined, these can be steep. Bill Morris said we can apply for CDBG grants to receive funds to help address these issues. Glen Gammell said he would prefer to receive grant money to address this. Council Member Weiss said if one person gets huts, we are liable. Glen Gammell said yes, he is working on bringing our buildings into ADA compliance. Bill Morris suggested allotting \$200,000 to do this, even if we sell the buildings in the future, they would meet ADA standards. Glen Gammell encouraged Council to meet and discuss this with him to meet the future needs of the city. Council Member Weiss expressed interest in improving the cabin to meet health code requirements. Glen Gammell said to improve the kitchen the costs would be approximately \$7,000-8,000 and another \$10,000 to replace the carpet. Mayor Tait asked about any additional costs. Glen Gammell said they have to install stainless steel tops. Discussion was given on whether to rebuild for less, how to obtain grants, and using capital projects money. Bill Morris said Council can included these plans in the Capital Investments Plan on which project to address first. We can keep applying for these each year. Glen Gammell reviewed the bid to improve the Parks and Recreation building, which includes upgrades to the bathrooms, office space, and relocating the stairs. The costs for these improvements are \$28,644.00.

MOTION: Council Member Weiss motioned to award the Parks and Recreation Building Remodel to Singleton Construction for \$28,644.00 to bring this up to standard. Council Member Wilhelmsen seconded the motion. A Roll Call Vote was taken.

Council Member Christensen	Yes
Council Member Weiss	Yes
Council Member Wilhelmsen	Yes
Council Member Hendrix	Yes

Motion passed 4-0.

5. Public Comments - (3 minute maximum)

6. Mayor/Council Follow-up:

Mayor Tait said since the fireworks did not happen this year, the fireworks provider did not offer a refund. She suggested Council consider what possibilities exist for holding a fireworks event. This is the time of year we secure the fireworks for the next year, and whether or not we want to use the same provider. Mayor and Council gave discussion regarding the possibility of holding a fireworks show as part of the Fall Festival, Santa at the Cabin, or New Year's Eve. Bryan Fife clarified we are not receiving a refund for this year, and we are budgeted for next year. He could likely reschedule for this fall. He will check on availability. Council agreed not to lose out on this money, if possible.

Mayor Tait informed Council of the upcoming League of Cities and Towns conference which will likely be held via zoom.

7. CLOSED EXECUTIVE SESSION: Utah State Code §52-4-205(1)(a): The Council may consider a motion to enter into Closed Executive Session for the purpose of discussion of character, professional competence, or physical or mental health of individual(s).

MOTION: Council Member Hendrix motioned to close the public meeting and enter into a Closed Executive Session. Council Member Weiss seconded the motion. A Roll Call Vote was taken.

Council Member Christensen	Yes
Council Member Weiss	Yes
Council Member Wilhelmsen	Yes
Council Member Hendrix	Yes

Motion passed 4-0.

Mayor and Council convened into a Closed Executive Session.

MOTION: Council Member Weiss motioned to close the Closed Executive Session and reopen the public meeting. Council Member Wilhelmsen seconded the motion. A Roll Call Vote was taken.

Council Member Christensen	Yes
Council Member Weiss	Yes
Council Member Wilhelmsen	Yes

Council Member Hendrix Yes

Motion passed 4-0.

8. Adjourn.

Council Member Hendrix motioned to adjourn the meeting at 9:03 p.m. Council Member Wilhelmsen seconded the motion. All Council Members voted aye.

ATTEST:

MICHELLE TAIT
Mayor

JENNIE KNIGHT

City Recorder

Approved this 8th day of September, 2020