

MINUTES
HARRISVILLE CITY COUNCIL OPEN HOUSE
September 22, 2026
363 West Independence Blvd
Harrisville, UT 84404

Minutes of a Harrisville City Council open house meeting held on September 22, 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 Annette Prall, Council Member Greg Montgomery.

Excused: Council Member Wilhelmsen.

Staff: Jack Fogal, City Recorder, Bryan Fife, Parks, Recreation, and Public Works Director, Mark Wilson Chief of Police, Assistant Chief Nick Taylor.

Visitors: Shannon Wixom, Marvin Farrell, Cody Peterson, Lynette Shuman, Chris Cope, Lynnae Dopp, Rod Dopp, Matt Robertson, Dan Bateman, Randy Beck.

1. Call to Order.

Mayor Shuman called the meeting to order.

2. Opening Ceremony

Council Member Hadley opened with the pledge of allegiance.

3. West Harrisville Road Widening Project Discussion.

Mayor Shuman explained during the last Council Meeting, there was some discussion about this project. Council felt it would be best to hold a townhall to help address questions. He asked that the questions be directed to him and he can ask the appropriate person to answer them.

Marvin Farrell stated he does not know where to begin due to the size of this project. He apologized if he has offended anyone. He gets passionate about this project. He intent is not to offend; he is not the best at communicating in a political way. He thanked Council for holding this meeting to listen to the residents. It has been stated that there is an 1885 easement on the road. He has been conducting research about this project. Everything he can find shows an 80-foot road. The 1885 document starts as a 6-rod road then changes to a 4-rod road after the red school house in a westerly direction. The City says there is a 90-foot right-of-way. Maybe the road should have been a 66-foot road. He has worked with the ombudsman. The conversation was over email and it was not resolved. The City claimed there is a deed for a 99-foot right-of-way. He received a description which goes back to the 1885 easement. He asked is there a paper deed. He had to get a warranty deed before they would talk to him at the City or with the project team. There is a claim that the City has a right-of-way. He questioned what is the City right-of-way and can it be shown. The City would own a right-of-way but not an easement. The City has the right to put utilities in an easement but does not own it. Mayor Shuman stated there are 2 types of easements. Utility easements own the rights to those easements. You are asking about a roadway easement if he is understanding correctly. The roadway design is 80 feet. There are 10 properties that show the 99-foot right-of-way and 6 that show 80 feet. Matt Robertson clarified not all of the 6 show 80 feet. Some show ownership to the center of the

road. Mayor Shuman stated the intent of the City right now is an 80-foot roadway. It measures back of sidewalk on the north side to back of sidewalk on the south side. It would be the same if you drive west past the railroad tracks. Cody Peterson stated it is approximately 50 feet of pavement. Matt Robertson stated overall the project is under 80 feet. A question from the audience was asked what is the back of sidewalk. Council Member Hadley stated it is the end of the sidewalk closest to your house. Marvin Farrell stated he has only found information showing an 80-foot right-of-way. Even though in the 1885 description it is 66 feet. He questioned how do we argue it is not an 80-foot roadway. He has had his property surveyed twice and it was the same both times. Stephen Devries asked how do we know where that center line truly is. If we assume the center is correct, how do we know it is true. The south side of the road is taking the brunt of the development. How can the north side share in the burden. Marvin Farrell asked for information about the 99-foot right-of-way. There are power poles within the 99-foot right-of-way claim. There are power poles within the irrigation ditch. He stated he has contacted Rocky Mountain about the power pole. He asked why is the power pole in easement. They told him they placed the power pole within the City right-of-way. Where is the City right-of-way if they placed it in there. He questioned is it 99 feet or 80 feet. Documents he has found shows the center of the road shifted 10 feet to the south. If the 99-foot right-of-way does exist and you shifted it, how can you do that. There is a monument that was found when Dan Bateman was getting his property surveyed. It says Utah State Road Right of Way. Dan Bateman lives on West Harrisville Rd. He researched the marker with UDOT. There are markers on his property and on the north side of the road 80 feet away. There is another set down the road at the same distance. He understands that this project is going to happen. UDOT confirmed it is an 80-foot right-of-way. Marvin Farrell has done the research stating it is a 66-foot right-of-way with 7 additional feet on each side to get to 80 feet. When he installed his house 50 years ago the city said it was a 66-foot road. Marvin Farrell stated he has contacted his title company and they are unable to find any easements or right-of-way on his property. They are coming back with the same question. They requested documentation from the city proving the 99-foot right-of-way.

Stephen Devries is a trustee for the Ron and Diane Trust. The survey for his property states he owns to the center of the roadway. He has read through a lot of the minutes and understands there has been a lot of discussion. He feels like this project has been in flux and constantly changing. This project has always been on the transportation plan. It does not get talked about until activity starts. There was an open house in December and it caught them by surprise. He was told you have to sign this warranty deed and when they refused, they received a letter stating legal action would be taken. He questioned why he would need to sign a warranty deed conveying property without compensation. The project has been in constant fluctuation. He has heard there will be a retaining wall then grading then a retaining wall. He met with Cody Peterson and Shannon Wixom and does not have confidence. He has asked for documentation and not received it even though he has submitted a GRAMA request. There are some aspects of this project that do not make sense. He questioned why do we have a 6-foot bike lane and a 7-foot sidewalk. There is no benefit to this. It costs money to pour that concrete. He understands you were not the City leaders then but you are now. You should slow down and think about this. You have the right to put a pause on this. You need to ask does this make sense today not 10 years from now. He understands every city is always searching for money. He understands the City has a grant, but you have matching funds. He questioned are the residents benefiting. He does not think there is a benefit. In accounting there is a term called a sunk cost. He stated continuing the project solely because funds have already been spent would be inappropriate. He inquired why has the survey not been provided. Jack Fogal stated Stephen Devries filed a GRAMA request and the City had responded with a completion date of Friday. What you asked for requires us to sort through thousands of documents. Stephen Devries stated he received the communication but not the documents. He stated he was told some people are getting them

without a request. Shannon Wixom stated she told him she would ask Jennie Knight about the process to get the documents not that they were getting them without a GRAMA request. Mayor Shuman stated the survey will be provided. When he was appointed Mayor people kept reaching out to him asking about information. It takes time to get that information. He understands the argument about the 99-foot right-of-way, but to him it is a dead issue. When he purchased his property, he knew there were discrepancies with the roadway. He got those fixed shortly after purchasing the property. Stephen Devries asked them to think about what kind of city we are. This project is designed as an urban approach. We don't have sidewalks like these in our City. Mayor Shuman stated we have them on Highway 89 right down the road from this project. Stephen Devries stated there will be mail boxes in the sidewalk. Kids will hit it and get hurt. If we need to replace a mail box, will we need to cut the concrete. Think about what is best for the City. You are the leaders now. He questioned can we remove the sidewalk and the bike lane. Mayor Shuman stated he is open to looking at matching the sidewalk to the north sidewalk. He questioned does 7-foot sidewalks make sense. Matt Robertson stated the intent was to minimize the impact to the properties on the south side of the road. A normal home has a 4-foot sidewalk and a 5-foot park strip. When you do sidewalk next to curb 6 feet is the standard. The 7 feet came from UDOT standards when you are approaching a driveway it must be 7 feet. Instead of doing constant transitions from 6 feet to 7 feet, it made more sense to do a constant 7 feet. He stated the mailboxes in the sidewalk is common in cities around here. If you look at Larson Ln, they have stamped concrete except for Council Member Montgomery's house which has some slope issues. Stephen Devries stated it does not matter if it has been done other places. You are lowering the aesthetics of his property. He will have a massive slab of concrete. You are asking senior citizens to shovel 7 feet of sidewalks. Council Member Hadley inquired whether residents would need to clear all 7 feet of sidewalk of snow. Matt Robertson stated residents would clear the 4 feet intended for pedestrian use, while the remaining 3 feet would be used for snow storage. Stephen Devries inquired is there interest in re-evaluating the project. Council Member Montgomery stated at this point he is still gathering information and cannot answer. Council Member Hadley stated there is a lot in flux about this project. He has had a lot of conversations with citizens. He is always looking to listen and learn. He is willing to listen to the people's voice. Stephen Devries stated he does not want to hear our hands were tied. He would rather hear we evaluated this instead and made a decision. Mayor Shuman stated we do have to keep in mind our money that was spent already. Stephen Devries stated that is a sunk cost. Mayor Shuman stated we had to make some of these decisions years ago. We presented to the federal government and WACOG. We cannot give you an answer today. Stephen Devries stated we do not want to throw good money after bad.

Randy Beck has several concerns. He thanked Council for their thoughts on the housing development on West Harrisville Rd. He lives there and sees the officers pulling people over. He sees people speeding down the road. If we put in a wider road with a center lane it will only get worse. Pulling in and out of our driveways is dangerous. He uses his tractor to clear in front of several homes along the road. The City stores snow between their driveways. With the sidewalks there will be nowhere for it to go. How do we know the north side is correct. He would like to know how we have confirmed it. The people on the south side of the road are going to lose a lot of property; it is not fair. He lived in Salt Lake and remembers when they widened the roads and put them right to his doorstep. He wants West Harrisville Rd to be inconvenient so people do not use it. He wants the 99-foot right-of-way established now so you do not widen the road further. This project is not clear. There are rumors and changes. Shannon Wixom and Cody Peterson have been great to get clarification. He would like to have an ongoing dialogue between Council and the citizens. Do not start any construction without consulting citizens. Bona Vista tore up his property. They removed his decorative rocks and piled them up. He

asked that the project be put on hold until a clear picture is provided. He appreciates the work that is being done.

Lynnae Dopp inquired have you seen a master plan for this project. Council Member Hadley stated we have not seen a final plan. Lynnae Dopp stated you only have a 90% completed design. Mayor Shuman stated that is part of the process. When he was elected it was 40%. Lynnae Dopp inquired who is the person in charge of the project. Mayor Shuman stated the design comes from the engineers and UDOT handles the funds for the projects. Lynnae Dopp inquired will you sign off on any piece of information they present. Mayor Shuman stated not necessarily. Lynnae Dopp inquired have you walked the construction done by Bona Vista. Mayor Shuman stated we have. Bona Vista would have a utility easement they were trying to match the water line to the future project. What you are seeing at the meter is where the potential slope will be or rock wall to support the dirt. Those things are being addressed by Shannon Wixom, Cody Peterson, and Matt Robertson. We have to do matching funds with the state. As Mayor he has to sign off when Shannon negotiates with the residents. What Shannon is negotiating is the construction easement. The city is paying you so we can match your slope for your existing roadway. Shannon Wixom stated everyone's property is different. Lynnae Dopp stated she is having an appraiser come out. Shannon Wixom stated they have been working with Council. We are not asking residents to sign warranty deeds. Lynnae Dopp inquired about the appraiser reaching out. Shannon Wixom stated your house does not have a warranty deed. It would be a construction easement, if the appraiser said property deed that is incorrect for your parcel. Council and her team have been trying to work with property owners. Lynnae Dopp inquired do I need to reach out to the appraiser. Shannon Wixom stated she will talk to her individually about her property because each one is different. She is not an engineer so she works with the engineering team to keep bids updated. Nothing has changed regarding the easements. Lynnae Dopp inquired is the bike lane necessary on both sides. Mayor Shuman stated he does not believe it would change the width of the road if we lose the bike lane. It would be matching up with the rest of West Harrisville Rd.

Marvin Farrell stated he does not have all the answers about this project and the ditch. The Western Irrigation Ditch has been a controversial issue for this project. He has been working with Cody Peterson and Matt Robertson for a while to get the issue resolved. Not all of the issues have been resolved, but they are working towards solutions. Mayor Shuman stated he was part of some of the conversations and believes they are close to being resolved. Marvin Farrell stated due to the elevations it raised some more questions. Western's engineer has been working with them to get things finalized. There is a meeting next week. Clint Farrell has been more involved than he has. He has attended some of the meetings with the City. Matt Robertson stated anything disturbed in relation to the water system would need to be restored. Lynnae Dopp inquired who would be in charge of removing trees. Cody Peterson stated the roadway contractor will be removing the trees. Any damage done to the ditch will be repaired. Lynnae Dopp inquired whether any damage to the ditch would be repaired. Cody Peterson clarified any damage caused by the construction company would be repaired. Lynnae Dopp inquired will these be resolved before more construction is completed. Mayor Shuman stated approximately 25 of the 30 issues have been resolved. Marvin Farrell stated that was a fair approximation. There are a lot of shareholders who do not know a lot of the information. He is trying to pass on information when he can. There are discussions going back and forth to resolve these issues. There have been concerns about the city easement in regards to the ditch. Mayor Shuman stated there is certainly some of the ditch that is right in the middle of the project and some of it that is outside of the right-of-way. We would not be disturbing those portions. His job as Mayor is to make sure, they still provide you with the water you had before. We do not want to dismantle your pipes, we are hoping you will have better flow due to

replacement of pipes that are 70-plus years old in some areas. Marvin Farrell stated if everything works out as planned the irrigation system will be better. There are some kinks that need to be worked out. Matt Robertson has involved Western Irrigation with plans. They are trying to look at different avenues to save money and use it to get some of the cleanup taken care of. There is not a complete plan yet but it is being worked on right now. Mayor Shuman stated the key part is we have been communicating and having those meetings. He feels good about the progress being made. Have all the questions been answered no, are they working towards resolution yes. At the end of the day the updated pipe will be better than what it is currently. An audience member inquired about the project budget being online. Cody Peterson stated there is some general information from the Wasatch Front Regional Council on their website. Stephen Devries inquired what is the funds for the project. Matt Robertson stated it is approximately \$3,400,000. The City has a match of 7%. If the project is scrapped today the cost will be on the City. The federal funds will not cover it. Stephen Devries stated why not extend the grant like we have in the past. Matt Robertson stated we can but the issue we are running into is construction costs are rising. If we wait too long, we may not be able to fund the project.

Council Member Hadley stated he received information from Shanna Edwards about 2 rock pillars. She is concerned that they could be destroyed because they are historic. Shannon Wixom stated they have been working with the Batemans about those rock pillars.

Member of audience inquired who is responsible for his driveway that was torn apart for the water project. Matt Robertson stated it would be Bona Vista.

Marvin Farrell stated the dollar amount has been discussed. He questioned what the cost would be if we abandon the project. He questioned how do we know you are listening. He wants Council to look at the residents' side. Put yourself in our shoes and look at the impact. He has invited all of the City Council to come over and look at his property. He asked that you physically walk the road and talk to the residents. It is better if you visually see it with the residents. If you do 25 surveys, they should all be the same. He stated the primary question is the difference between the 99-foot easement and the 80-foot roadway. The 99-foot easement still stays in place. His problem is the 99-foot easement. He has asked for some surveys. Cody Peterson's company has placed stakes on his property. If a different surveyor does the same survey, will they come up with the same result. The 99-foot easement today takes 19 feet of his property. All the information he brought today show an 80-foot easement. He also raised concerns regarding the grade. His property has been leveled to the correct grade so he can get in and out. If the grade is raised to match the water meter, he would need to bring in more fill. How is the grade going to affect his property and the water runoff. We all have complaints. He inquired can we come up with a comparable solution to help this problem. They want to put the ditch under the sidewalk. He asked who would be responsible for the cost if the ditch needed to be repaired. He presented a plot map of a neighboring property. It shows an 80-foot road. The proposed plan will shift the ditch under the sidewalk for 3 feet. This would prevent people from driving over the irrigation box. His proposal is to put the irrigation ditch along the property lines. He wants to shorten the road. He is not sure which part would be shortened, that would be up to the engineers. If the ditch is put in a park strip, would it help with elevations. You have 11-foot passing lane with a 12-foot center lane. Can we shorten that center lane. Can we bring utilities through the road. The plat map shows a public utility easement, could we put some of the utilities in the easement instead of the road. Mayor Shuman stated there are 2 numbers that are very confusing. Those numbers are the 99 feet right-of-way and the 80 feet right-of-way and the placement of the right-of-way. The ditch will need to be located in an easement not in a right-of-way. Council seems ok with an 80-foot right-of-way. He stated that there had been discussion regarding the right-of-way based on Marvin Farrell's research. Mayor Shuman stated that he

was not trying to minimize the residents' concerns. His concern is we cannot have the road change from 66 feet to 80 feet based on a person's opinion. He wants to accommodate as much as possible. He wants to get everything worked out with Western Irrigation Company. Mayor Shuman stated that Western Irrigation collects fees like other utility providers and should bear some of the cost if it wants its lines moved outside the scope of the project Council does need to look at this and decide do we need to adjust this project, scrap it, or move forward. There are a lot of considerations to take in. Dan Bateman brought up the monuments and he wants to make sure both sides bear the responsibility as well. Marvin Farrell stated if you keep the 99-foot easement and want to widen the project you will be in the same boat. We are just trying to help our shareholders on the ditches. They cannot afford a \$100,000 project. That is why we are trying to work with the city to protect our shareholders.

Council Member Montgomery clarified that a right-of-way is owned by a government and includes the infrastructure needed for the roadway. He stated that an easement is a private use for utilities. This discussion is about the right-of-way. He inquired are we using the centerline for the project. Cody Peterson confirmed we are not perfect to the centerline. Council Member Montgomery inquired is more of the project is taking place on the south side of the road. Matt Robertson stated when looking at the 99-foot right-of-way it is off center slightly. The road improvements are fitting in either right-of-way 80 feet or 99 feet. If you use the markers found by Dan Bateman, we are still 2.5 feet within the right-of-way.

Mayor Shuman left the meeting and Council Member Hadley assumed his responsibilities as Mayor Pro-Tem.

Council Member Montgomery inquired are we removing the road totally and redoing it. Cody Peterson stated the road would be milled 2 inches and then new road would be added on top. Council Member Montgomery inquired we will have about 13-14 feet of new pavement. Cody Peterson answered affirmatively. Council Member Montgomery inquired in the new design he does not see parking lanes. Cody Peterson stated there will be no on street parking lane. Council Member Montgomery stated the first time he heard about this was in the December meeting. Council Member Montgomery questioned whether there had been an open house for the project previously. Matt Robertson stated that an open house was not required as part of the environmental study. Council Member Montgomery stated UDOT's website says the most effective time for public input is during the environmental impact process open house. Matt Robertson stated UDOT's team determined there was not an open house needed. Shannon Wixom stated that there are various levels of environmental studies and that this project did not require an open house. Council Member Montgomery stated it helps him understand what kind of outreach we had for the public. As he understands if you use the shoulder where there is a solid white line you would be making an illegal maneuver. Assistant Chief Taylor stated you are correct. Council Member Montgomery stated if we are taking up a parking lane and having a middle lane, we are now causing more congestion if residents are making a right-hand turn. Matt Robertson stated you would not be pulled over turning into your driveway from a solid white lane. Chief Wilson stated you can pull into a driveway and cross a white line; there are provisions in the law allowing that Council Member Montgomery inquired what would be the increased cost for Public Works and whether it had been incorporated into the budget. Bryan Fife stated yes, it would increase the cost and they do account for it. Council Member Prall stated she does not feel we will be able to stop people from using West Harrisville Rd. We should not bottle neck ourselves if data backs up the need for the widening. Matt Robertson stated we do the traffic studies and have a Transportation Master Plan. They all identified this road as needing to be widened. Council Member Prall inquired if those studies are public. Matt Robertson stated they are public record. Council Member Prall stated this road is used already

for vehicles and bikes. She has ridden a bike down the road to the fair grounds and Pioneer Elementary. Matt Robertson stated the Wasatch Front Regional Council has a plan to have a bike lane from Highway 89 to Fremont High School. We want to make sure we have our portion at the same width. Council Member Montgomery inquired will all the water flow to the west. Matt Robertson stated there is a high point on the north side at approximately Lefler's Tree Service. We will match the existing slope. Council Member Montgomery stated all the road runoff has to go somewhere, he questioned where will it go. Matt Robertson stated it will tie into our existing storm water system. Council Member Montgomery inquired is that cost part of this project. Cody Peterson stated it is included. Council Member Montgomery wanted to ensure the cost is included and we are not leaving out an important part.

Council Member Prall stated she has heard 2 large concerns. The first is Bona Vista has not been diligent about fixing their projects issues. We won't be able to force them to fix things as a City. She was trying to put herself in the residents' shoes. She understands their frustrations. If we are still updating the plan and working with residents, we will have some changes that need to be communicated. Council Member Hadley inquired whether the information could be consolidated and placed on the City's website for easier viewing. Jack Fogal stated that he could add a webpage but would need to work with City Attorney Brody Flint to verify what information could be posted. Council agreed to have a web page added.

Cody Peterson invited members of the public to speak with the project team after the meeting if they had questions specific to their properties.

4. Adjournment

Motion: Council Member Hadley motioned to adjourn the meeting, second by Council Member Christensen.

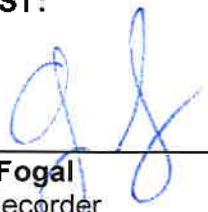
The vote on the motion was as follows:

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

The motion passed unanimously.

The meeting adjourned at 9:14 P.M.

ATTEST:



Jack Fogal
City Recorder

Approved this 13th day of October, 2026





Roger Shuman
Mayor