

Heber City Corporation
City Council Meeting
February 17, 2011

7:00 p.m.

REGULAR MEETING

The Council of Heber City, Wasatch County, Utah, met in **Regular Meeting** on February 17, 2011, in the City Council Chambers in Heber City, Utah.

Present: Mayor David R. Phillips
Council Members Eric Straddeck (arrived 7:45)
Robert Patterson
Alan McDonald
Benny Mergist

Excused: Nile Horner

Also Present: City Manager Mark K. Anderson
Deputy City Recorder Michelle Kellogg
City Engineer Bart Mumford
City Planner Tony Kohler
Police Department Ed Rhoades

Others Present: Janene Hodges, Matt Longson, Lindsay Longson, Nadim AbuHaidar, Kirk Tanner and others whose names were not legible.

Mayor Phillips opened the meeting and excused Council Member Horner. He indicated Council Member Straddeck would arrive late.

Pledge of Allegiance: Mayor David Phillips

Prayer: Councilman Robert Patterson

Minutes: February 3, 2011 Work Meeting.

Council Member Patterson moved to approve the above set of minutes. Council Member McDonald seconded the motion.

Voting Aye: Council Members Patterson, McDonald and Mergist. Council Members Straddeck and Horner were excused.

OPEN COMMENT

Mayor Phillips invited any member of the audience who so desired, to come forward and address the Council on a topic that would not be covered on the agenda. No comments were given.

APPOINTMENTS

Utah National Guard – Lt. Mark Buffington - Community Covenant Program

Presentation: Private First Class Matt Longson spoke in behalf of Lt. Mark Buffington. He explained that he served this country but his family suffered the most when he was gone. He stated that many times the community didn't know when family heads got deployed. In Utah, a citation was read by the State Legislature, and it was his hope that every city and town in Utah would sign a declaration saying they supported the troops. Longson wanted to meet with cities monthly or quarterly to let them know of the programs offered for the families of service members. He also wanted to know if the City would commit to being a Covenant Community.

Council Member McDonald moved that Heber City become a Covenant Community to support our troops. Council Member Mergist seconded the motion.

Voting Aye: Council Members Patterson, McDonald and Mergist. Council Members Straddeck and Horner were excused.

Longson indicated it would be nice to have a signing ceremony at an event where the community could witness this commitment. Council Member McDonald thought it would be nice to have the ceremony at the first Farmer's Market in June.

Janene Hodges suggested having it during a fundraiser for Dale Lawrence, a high school student who was paralyzed, and she explained he had planned to join the military before he had his accident.

Nadim AbuHaidar – OK3Air – Annual Report – Heber Airport Fixed Base Operator:

AbuHaidar referred to the handouts in the packet. To summarize 2010, he said it was a difficult year for aviation and said there was a 10% decline in fuel purchases, some of which was based on increased regulations making it more difficult for pilots to land in Heber, as well as fewer pilots based at the airport.

AbuHaidar stated concerning maintenance, there was a problem with the weather reporting equipment. A new provider was procured, but was not satisfactory in its response time when there were problems. There was also a requirement for a height limit on snow banks, and at times attention was needed to remove those banks. He estimated fuel sales had dropped, and were at the same levels as 10 years ago.

Council Member McDonald asked what impact not having an airport manager had on the airport. AbuHaidar said there was definitely a need for a part time airport manager, and the loss had hurt the airport within the last year.

AbuHaidar discussed Hangar E, and explained it was the main building for the FBO. He said he currently had three leases with the City: the FBO lease, the Hangar A lease and the Hangar E lease. He indicated there was unanimous agreement from the Airport Board that the Hangar E lease should be extended, and he also referred to a 2009 memo from Anderson that the \$485,000 investment in Hangar E was justified. Mayor Phillips clarified that the Airport Board agreed that

an extension should be given for Hangar E. AbuHaidar agreed and went on to explain the other elements the Airport Board had discussed in his requests to the City.

Mayor Phillips asked for Kathryn Berg's opinion. She stated the Board ultimately decided not to send its decision on to the Council. The City Council then decided it wanted to handle the airport issues. Berg indicated the Board was operating on the assumption the Council would now be the negotiating group. Anderson said he recalled the Council met February 18, 2010 concerning this issue. There were several variables: extension of the hangar lease, fuel charges, extension of the FBO lease, and landing fees. He said he would like to see all the issues combined. Mayor Phillips thought the Council and Airport Board should get together and solve these issues. AbuHaidar stated that based on the deal that did not get sent to the Council from the Airport Board last year, there was significant money left on the table. He thought what was good for the FBO and the airport would be good for the City as well. He thought it was very important to work together and reach a consensus so he could move forward with his plans. AbuHaidar asked for the Hangar E issue to be scheduled for the next City Council meeting.

Discussion on the FBO agreement and the Hangar E being joined and expiring simultaneously. AbuHaidar asked if Hangar E would be tabled until the whole package could be negotiated. He indicated he was trying to run a business and this issue needed to be resolved. Council Member Straddeck and Council Member Patterson stated they had no problem negotiating Hangar E and the overall plan separately. Mayor Phillips asked the Council if the Airport Board should be instructed to work it all out or work it out separately. Council Member McDonald also wanted to see it worked out separately.

Paul Berg – Requesting extension to record Plat - Meadows at Southfield Subdivision – Approval of new Subdivision Agreement: It was indicated this topic would be rescheduled.

ACTION ITEMS

Ordinance 2011-01 – Amendment to the Heber City General Plan – From High Density Residential to Residential Agriculture – Approximately 250 East Airport Road (south side of street): Council Member Straddeck asked if the two ordinances facilitated the building of the assisted living center. It was indicated that was the reason for the proposed ordinance. Council Member McDonald asked what the density difference would be. Kohler stated the maximum density for multifamily housing would be 56 units for seniors, and apartments would 42 units. The proposed units (bedrooms) in the assisted living center would be 55. Mayor Phillips asked what the assisted living building would look like. Kirk Tanner indicated it would be a two story building.

Council Member Straddeck moved to approve Ordinance 2011-01-Amendment to the Heber City General Plan – From High Density Residential to Residential Agriculture. Council Member Mergist seconded the motion.

Voting Aye: Council Members Straddeck, Patterson, McDonald and Mergist. Council Member Horner was excused.

Ordinance 2011-02 –Amendment to the Heber City Zone Map – From R-3 Residential to RA-2 Residential – Approximately 250 East Airport Road (South side of street): Council Member Straddeck moved to approve Ordinance 2011-02 - Amendment to the Heber City Zone Map – From R-3 Residential to RA-2 Residential. Council Member Mergist seconded the motion.

Voting Aye: Council Members Straddeck, Patterson, McDonald and Mergist. Council Member Horner was excused.

Council Member Mergist asked Mumford who was responsible for acquiring the properties adjoining the Daniels Road Connector, and wondered if Mrs. Kohler was going to be approached about selling her land for the corridor. Mumford indicated she had been approached by UDOT.

DISCUSSION/ACTION ITEMS

Discuss Council Priorities (Continued from 02/03/2011 meeting): There was no discussion on this item.

As there was no further business, the meeting was adjourned.

Michelle Kellogg, Deputy City Recorder