

Heber City Corporation
City Council Meeting
March 20, 2008

6:30 p.m.

WORK MEETING

The Council of Heber City, Wasatch County, Utah, met in **Work Meeting** on March 20, 2008, in the City Council Chambers in Heber City, Utah.

Excused:	Mayor	David R. Phillips
Present:	Council Members	Jeffery Bradshaw Elizabeth Hokanson Eric Straddeck Nile Horner Robert Patterson
Also Present:	City Manager City Recorder City Engineer Planning Office Chief of Police	Mark K. Anderson Paulette Thurber Bart Mumford Jason Boal Ed Rhoades

Others Present: Paul Royall and Kathryn Rhoades

Utah League of Cities and Towns Midyear Conference – St George – April 9-11, 2008:

Mayor Pro Tempore Bradshaw reminded the Council of this conference. Anderson asked the Council to fill out the registration forms and return them ASAP. Councilmember Hokanson reminded the new members of the Council that they go to dinner together on Thursday night.

Budget Workshops – March 25 and 26 – Start time – 6:00 p.m.: Mayor Pro Tempore Bradshaw reminded the Council of the workshops. It was indicated food would be available. Anderson said he would get an agenda out on Monday, if possible. He said, however, the first night there would be presentations by the department heads. The next night the Council would talk about wages, insurances, etc. Anderson again said he would send out an outline of the meeting.

Review Proposed Article for City Newsletter regarding Garage Sales: It was indicated that in the packet this evening, there was a copy of an e-mail sent to Anderson from Jason Boal. Anderson said this was something he felt comfortable with but wanted Council to feel comfortable with the proposed language, as well. The language was discussed and minor changes made.

Chief Rhoades discussed the Pleasant Grove City policy and that they actually had an ordinance that required their residents to obtain a permit. He continued the permit did not cost, but rather just regulated where the signs were going to be placed. He said they imposed fines if the signs were not taken down. He said Pleasant Grove officials/staff loved the ordinance. Councilmember Horner thought if the City's Code was enforced the best it could be, he was satisfied with the law as it is written now. Chief Rhoades said there was no teeth in the City's current ordinance and allowed for no enforcement. Chief Rhoades indicated removing signs was time intensive for the Police Department and said it probably took four hours every Monday. Council wanted something put in the Wasatch Wave so people would be aware.

Anderson reminded the Council that last fall the Council adopted an ordinance that anyone having access to pressurized irrigation would be charged for it even if not hooked on and that after May 1st, there would be an inspection fee. Councilmember Horner asked about the fee. It was determined this issue would be discussed in budget meetings.

Review Draft Scope of Work for Building Consultant – Heber City Office Building Project:

A handout was presented to the Council of a proposal prepared by Mumford and Anderson. Councilmember Horner wanted more time to look at this and the issue was postponed to the end of the meeting.

Discuss Fence Line Agreement - Landowners by the Heber City Airport: Anderson said the City currently had a grant to do fencing at the Airport. As the project was started, boundary discrepancies were found in areas where there were no fences. Anderson talked to the Federal Aviation Administration and they wanted to hire a surveyor so the project could be done right the first time. He said that as the surveyor had gotten into the survey, there were several gaps and overlaps found. Based on the length of time some of the fences had been established, Anderson suggested the City get boundary line agreements to take care of the problems and asked the Council for permission to go out and talk to property owners about signing an agreement. He said that from a legal standpoint, if the fence had been in place 20 years, the City could get a prescriptive easement. Anderson said this issue was very common in this County--a different answer could be obtained based on what survey point was used. Discussion about how many property lines there were where there had not been a fence. Mayor Pro Tempore Bradshaw asked the Council if there was any problem with Anderson contacting property owners about boundary line agreements. Councilmember Horner suggested the City needed to contact them before more fence was installed.

As the time was 7:00 p.m., the Council moved into Regular Session. The following items were discussed after the business of the Regular Session was concluded.

Discuss Strategy for Airport Hangar Construction: An overhead was shown. Anderson provided additional materials for the Council's review as well as estimated costs. He indicated the recommendation from the Airport Advisory Board was that the City act as the general contractor for this project.

Anderson said the Board had been trying to understand what the costs would be, identify the sales price and what the market would bear, and then present those numbers to the people that

had expressed interest in purchasing the hangars. The thought was that the City could finance with the payments from those wanting to purchase. (having half a million in the bank from the proceeds of those hangars) He indicated the leases would be 20 years with 2 five-year extensions and at the end of that 30 years, the property reverted back to the City. Anderson said the airport manager would be used to oversee the construction. He said he would go over the Capital Improvement Plan during the budget process but it would include, along with the hangars, a new equipment building and paving the road that was created last year. He wanted to make sure the Council was up to speed and make sure they were comfortable with staff proceeding in this direction. If uncomfortable, he would take this back to Airport Advisory Board.

Councilmember Straddeck said he understood there was a possibility of leaving money on the table by having someone else do it. On the other hand, the thought kept coming back to him that the City was not in the business of building hangars. He wondered if this was really something the City should focus resources on. He asked about a comparison if the City was not the general contractor. Anderson said the City could go with a general contractor, but then the developer had the control and the City did not have as much input as wanted. He explained the City had not had any profit from the sale of hangars thus far. Discussion about the fee to the City for the land and the increase each year based on the CPI. Councilmember Horner said he did not think the City should be competing with the private sector. Anderson said the City would require cash deposits to finance this. He said, too, all these would not be under construction at the same time and as completed the City would have some resources. Mayor Pro Tempore Bradshaw talked about the hangars being built on City property and reviewed that the City was basically selling the building for a fixed time line and the hangars would revert back to the City at some point. Anderson explained the difference in the type of contracts the City had in place now--some revert back to the City and some don't. Anderson gave some history of the last hangars sold. Councilmember Hokanson said the City shouldn't be in the business of allowing someone else to gain money on City property. Councilmember Horner pointed out the City was a non-profit organization. Councilmember Hokanson wanted to look at how other cities had handled this type of situation. Anderson said if the Council talked to the FAA, they would say they would like to see the City own the hangars. It was just a matter of financing. The FAA would want us to look at the airport as an asset and activities there would help with matches to future grants.

Paul Royall asked if the City would profit as much or more if the City built the hangars and wanted clarification that the City owned the ground and the hangars and just leased to people. Anderson said there was some appeal to these folks (airport hangar owners) to own something. He said if the City had resources and there was no risk that the City could retire the debt, it might be a different story. Anderson indicated there had been a lot of this discussion at the Airport Board level and the City acting as the general was their best recommendation. Anderson suggested one of the reasons Lee Ivie was the person chosen for the airport manager position was because he had managed construction projects before. It was indicated the Council would discuss this issue further during their budget sessions. Anderson said he had struggled with this for months on how this should be structured and how the City would be most benefited. He said this proposal seemed to make sense to the Airport Board and to him

Mayor Pro Tempore Bradshaw asked the Council if they wanted to discuss the Draft Scope of Work for Building Consultant issue postponed earlier in the evening. Councilmember Horner said he had not had time to look at it and wanted it put on a future agenda.

As there was no further business, the meeting adjourned.

Paulette Thurber, City Recorder

Approved 05152008