

Heber City Corporation
City Council Meeting

April 2, 2009

6:30 p.m.

WORK MEETING

The Council of Heber City, Wasatch County, Utah, met in **Work Meeting** on April 2, 2009, in the City Council Chambers in Heber City, Utah.

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

The April 14, 2009, Interlocal Advisory Committee Meeting has been cancelled: Anderson announced the cancellation of said meeting.

The April 16, 2009, City Council Meeting has been cancelled: It was indicated that the Council would be in St. George for the League of Cities and Towns Conference that week.

UDOT Annual Meeting in Wasatch County – April 21st at 2:00 in the Wasatch County Council Room: Anderson referred to the letter in the packet which contained information on this meeting. He indicated there would be discussion on upcoming State projects and time for a question/answer period.

Discuss Status of an Ordinance Regulating Chickens in Heber City: Councilmember Straddeck said he had asked to have this on the agenda because he had been asked about this by several people. Other council members indicated they had also been approached.

The Planning Commission had met on this in November. Kohler presented a draft of the ordinance. He said there would be a public hearing with the Planning Commission on April 23rd. He was hoping the ordinance would get on the agenda for the City Council meeting on May 7th.

This ordinance was patterned after West Valley City's proposed ordinance. Kohler reviewed the draft ordinance. He asked for comments and suggestions from the Council before the Planning Commission meeting on April 23rd.

Discussion about covering the cost of the inspection and staff time. Discussion about the ordinance being called domestic fowl but yet no geese or other fowl were allowed. Kohler said the ordinance was intended for chickens only. It was determined to change the heading. Councilmember Hokanson did not want inspections by the staff unless a problem arose. She suggested giving people the regulations and let them do their thing. Councilmember Straddeck seemed to agree. Councilmember Bradshaw thought the interest would wane over time.

Fred Schloss had concern with the time chickens got up and the noise they made. It was explained the ordinance did not allow roosters. Thurber asked if enforcement was included in the ordinance. Kohler said yes there were enforcement regulations built in.

Kohler said he was in favor of letting Animal Control enforce the chicken ordinance. Rosemary Giles said she lived on Mill Road in the County. She had lots of chickens and roosters. She asked what would happen if her chickens crossed the street and got on City property. Chief Rhoades said he suspected if her chicken crossed into City limits she would get a citation. Chief Rhoades talked about the differences between the City and County animal control ordinances.

Update on Airport Hangar Project: In the packet, Anderson provided a memo with an outline on what the status was concerning this project. The City completed the sale of the first two hangars today. The City had also received two-thirds of the money on the third hangar and hoped to receive the final \$103,000 in a few weeks after the buyer obtained financing. The other hangars were nearing completion with no buyers lined up yet. Anderson suggested leasing those on a short term, month-to-month basis. OK3 Air said there were quite a few airplanes being repossessed by financial institutions. They would have to keep the certification current; otherwise the value would go down. OK3 Air thought they could possibly bring those planes here to do maintenance and lease these hangars to those financial institutions. This might provide income in the interim between now and getting the hangars sold. Anderson talked about the negative fund balance in the Airport Fund. He talked about the City's year-end picture and what to do if the Fund still had a negative balance, such as making transfers from other funds at the end of the fiscal year and then transferring the money back to the appropriate funds as the additional hangars sold. If we keep the sales price as is, the City will make \$350,000 – \$375,000 in profit.

Discussion about the infrastructure costs. Councilmember Straddeck asked if the infrastructure had been installed for all 46 hangars. Anderson said yes. Councilmember Straddeck did not recall the 46 hangars being approved. Anderson said the bid was awarded in August, 2008.

Discussion about the snow equipment building and airport manager pay. Discussion about grants that had been approved and the City's matching funds.

Anderson said once these three hangars have planes in them, he would expect interest to increase. He also said as the stock market rebounds, people might be more comfortable in purchasing things of this type again.

Review Estimated Revenue Impacts of Proposed Rate Increases: In the packet, there contained a spreadsheet on estimated revenue from rate increases. Anderson said it was hard to predict revenue increases because things change from year to year. Anderson reviewed the spreadsheet. Anderson said the proposed fees may be high but he wanted to make sure the City was covering its cost.

Mayor Phillips asked how long since these fees have been increased. Anderson guessed three to five years. Councilmember Straddeck wanted to know if we had benchmarked these fees against similar communities. Anderson said no.

Mumford said in speaking with Fawcett, he learned the planning fees were based on other cities but the other cities did not have any engineering fees included. So these new fees should recover some of the engineering fees. Councilmember Straddeck asked if this included staff time plus mark up. Anderson and Mumford said no. This was just the actual cost. Councilmember Patterson felt the increase was quite large.

Discussion about cemetery fees. Councilmember Straddeck asked if these were tied to cost. Anderson said no, the City was trying to approximate other cities' rates. Anderson said he was concerned that some of the fee increases were greater for residents than non-residents. The increase was due to the fact that our resident rates were lower than normal.

Anderson said he was not suggesting these fees be accepted carte blanche. If these increases were adopted, the City would receive \$20,000 more revenue over last year with same volume.

The Building Department sheet proposed an increase from \$30 to \$60 on fire inspections. Discussion on how that cost was figured.

Chief Rhoades brought forward some proposed increases to Animal Control. He said Animal Control fees had been reviewed by the Animal Control Board. He also stated that he pulled the reports as far as citations, but when it went to court he didn't have any idea if the fee was waived or lowered.

Anderson said he wanted feedback from the Council because he needed to prepare a tentative budget by May. Public hearings would be scheduled prior to final budget adoption.

Valley Hills Park Wall: Mumford had spoken to them about the Valley Hills Park wall a few weeks ago. Feedback from the Council at that time was they wanted staff to talk to neighbors and see if the residents even wanted a tennis court. The other comment was to get additional proposals from engineering firms on a design for the fix.

Mumford said the City had two options; one was less expensive and one was more expensive. The first option would be to take out the tennis court and build a wall with boulders to retain the

slope. The other option was to build a concrete retaining wall and put in a new tennis court. So the decision would center on what the Council wanted to do with the tennis court. Mumford proposed getting firm costs in relation to the tennis court project. Then hold a public meeting for people to make comments and make a decision based on the input from that meeting.

It was felt if people were going to use the tennis court, it should stay. If it was removed, possibly play ground equipment could be installed. Mayor Phillips said a volleyball court might get more use.

Council agreed we should have a meeting. In fact, the Council felt there was a need to talk about all parks. It was decided to have a meeting in conjunction with the second Council Meeting in May. It was indicated the community would be informed about the meeting by putting an announcement in The Wasatch Wave, etc.

Mayor Phillips wanted to know about the public hearing from the Planning Commission report and the comments received. Michael Thurber said most of the comments were concerning the height of the buildings. Councilmember Patterson said many people were surprised about a proposed bypass road.

Councilmember Straddeck wondered if building heights affected speed limits on roads and if this could restrict the speed on the bypass. Mumford said no.

Paulette Thurber, City Recorder