

HEBER CITY CORPORATION
75 North Main Street
Heber City, Utah
City Council Meeting
April 5, 2007

6:30 p.m. Work Meeting

The Council of Heber City, Wasatch County, Utah, met in **Work Meeting** on April 5, 2007, in the City Council Chambers in Heber City, Utah.

Present:

Mayor	David R. Phillips
Council Members	Terry Wm. Lange Vaun Shelton Shari Lazenby Jeffery Bradshaw Elizabeth Hokanson

Also Present:

City Manager	Mark K. Anderson
City Recorder	Paulette Thurber
City Engineer	Bart Mumford
City Planner	Allen Fawcett
Chief of Police	Ed Rhoades

Others Present: Bert Webster, Brian Lee, Scott Lythgoe, Amelia Nielsen-Stowell, Kieth Rawlings, Stephen Smith, and Matt Ryan.

Utah League of Cities and Towns: April 12 and 13 – St. George: Mayor Phillips reminded the Council of this Conference.

Presentation by Wasatch County Weed Board – Steven Smith: Chairman of Dept. of Weed Management in this area - 1) make an offer. 2) make a request 3) suggestions:

1. What can we do to help the City with evasive weeds?
2. Request a representative to attend the Weed Management Meetings. 1st Tuesday. 1:30 p.m. at old hospital building. Smith suggested the more people involved, the better, and they were trying to bring people together.
3. Control Program for Developers. Smith felt this program would be a good step forward and with all the development going on, it would be helpful to everyone. He said this program had been introduced to Midway City and the County. He pointed out the developers tend to stir up the dirt and then leave and not take care of the weed situation. Smith handed out an up-dated copy of the Plan for Developers and reviewed how the program would work. He said the developer would come in and present a plan to the Council on how they would control the weeds. They would have to identify the weeds in the development and the plan to control them. He suggested the Plan would involve pesticides, chemicals, etc., and finally replace bare ground with vegetation. He said they would need to spray at the right time of year and a follow up

period, as well. Smith said it was important to clean vehicles that had been in the development to make sure they were not spreading weed seeds.

Councilmember Lange asked about the weed spray that could be used. Smith talked about the spray they could use and that it was effective if directions were followed. Bert Webster, Chairman of Wasatch County Weed Board, referred to a binder that outlined the Coordinated Weed Plan for Wasatch County which he had provided to the Council a couple years ago. He talked about the cost to the County for weed control in the County. (About \$260,000 annually) He said once thistle started, it was a nightmare and he wanted the community to be on the preventive side. He referred to the Development Plan that Smith had talked about and encouraged the Council to take an active part in it. He talked about gated communities and that the HOA must take responsibility for their weed issue. He indicated that by State law, everyone that owned land was required to take care of the weeds on their land.

It was indicated that one thing the County was doing was no plats were being recorded without first having the Weed Board sign them. It was pointed out the County had recently adopted an ordinance supporting weed control. He encouraged the City Council to do the same.

Smith left some booklets with the Council.

Presentation by Citizens Group regarding conversion of Bear Creek Building for County Recreation Center:

Scott Lythgoe and Brian Lee presented a design plan to the Council for review. They indicated they started talking about a recreation facility with Allen Fawcett and Mark Anderson a few weeks ago and the potential of the old Bear Creek Building for that use. They indicated they had talked with Wasatch County, as well, at the direction of Anderson since Wasatch County is over recreation for the community. They felt a big part of this was everyone needed to be involved up front and wanted the Council to start thinking about participation.

Lee indicated the plan was for the old facility to be retained with about 50,000 square feet being retained privately. The idea was for the seven acres and open warehouse to be purchased by the County and they (Lythgoe and Lee) wanted to put something together for the front of the building that would compliment the back. It was indicated they would like to take the Council to the facility to walk through it while it was vacant. It was pointed out the building had 186,000 square feet and the cost to purchase it would be about ½ the price of a new building. Lythgoe said the building was in very good shape. He said he knew it was built for manufacturing but they personally felt it was really built with something like this (recreational facility) in mind. The proposal was for the County to purchase the building and they would recommend the City and School District participate in the management and operation--it should be a combined effort! Lee felt that by working together, this could be a real benefit to the community at a manageable cost.

Mayor Phillips asked about parking. It was indicated there were 550 parking stalls. It was indicated they would close over the retention ponds so the entire property could be used.

Lee talked about bringing in expositions and conventions and suggested the building could be used as a dual purpose. (There could be approximately 80,000 square feet available for that purpose) He discussed the revenue that could be brought into the City through expo-type events.

Mayor Phillips asked about egress and ingress. It was indicated there were two entrances into the property right now and there were plans for good traffic control. There was discussion about current zoning.

Mayor Phillips asked about the time frame for this plan. Lee said about 30 days if they go forward with the County. He said that part of the future plan they had talked with the County about was a water swimming pool--that would be an addition in the future when funds were available.

Lee felt this facility had the capability of handling everything the county would need. Lythgoe talked about all the possibilities of the building because of its size.

Lythgoe indicated the front part would need updates but the back part was in very good shape. There was discussion about the cost to upgrade. Approximately \$37 a square foot plus update and repair.

Anderson suggested they sit down with Tony Kohler and Fawcett in the Planning Department to take about what code changes would have to be made to facilitate this.

Discussion on easement needed by Questar Gas – Bart Mumford: Mumford indicated that because of growth, a high pressure gas line needed to be run. He said Questar was trying to avoid tearing up the roads. Mumford pointed out where the proposed line would go. Coming up from Center and over on 400 because of no curb and gutter. At 500 East cut back north and go through the cemetery. This alignment would require them to get an easement through our cemetery. It was discussed this was a gas line going through the City to service the County. Discussion that roads were public and they did not need permission for use of the public easements. Anderson indicated the City had a franchise agreement with Questar which outlined the use of public right-of-ways, easements and roads. Discussion that there had to be a certain amount of separation between the gas and electricity lines. Mayor Phillips indicated the City would appreciate them keeping it out of as many roads as possible.

Discuss request by Paul Kennard to place Revenue Sharing on the April 19, 2007, City Council Agenda: Anderson said Kennard was wanting on the agenda for April 19, to have the Council adopt a resolution in favor of revenue sharing. Because of the referendum, Anderson suggested there might not be anything to share in the near future, anyway. Anderson said he had talked to Mike Davis about this recreation center concept trying to get an understanding of the County's feelings on the issue. Davis said the County was considering it but also commented he remembered the City had suggested support/participation in a center. Anderson said that he had made a comment some time earlier about revenue sharing and being more willing to participate in a recreation center rather than deal with a complex formula for revenue sharing and that might be what Davis was referring to. He said the County wanted input from the City about the location and Anderson, himself, had some concerns with the financial part of it.

Councilmember Lazenby said she was in favor of O&M. Mayor Phillips felt the City would be wiser to support a recreation center than to give away revenue the City didn't have.

It was suggested this discussion should be delayed until there were answers on a ballot referendum. It was felt the City couldn't give a definitive answer until that issue was decided. The Council felt it didn't make sense to start revenue sharing now. Discussion about tax increases. Councilmember Shelton said he was opposed to revenue sharing and said he didn't see any support from the County on the Wal-Mart issue. Councilmember Hokanson said she was against revenue sharing, too. Mayor Phillips said he supported regional retail. Councilmember Bradshaw said the only way he would be interested in revenue sharing was if it was involved in a recreation center or such.

Anderson indicated he would call Kennard and tell him to talk to the Council after the referendum.

Schedule of Budget Workshop – Propose April 16 or 17, 2007: Councilmembers Hokanson, Bradshaw and Lazenby were not available on the suggested days. Anderson suggested the 20th and said staff had to have a tentative budget prepared by the first meeting in May. It was decided to hold a meeting on April 19, at 4:30 p.m.

Review of Agenda Items:

No discussion.

As the time was 7:00 p.m., the Council adjourned the Work Meeting and convened the Regular Meeting.

Paulette Thurber, City Recorder