

Heber City Corporation
City Council Meeting
May 4, 2006

6:30 p.m.

WORK MEETING

The Council of Heber City, Wasatch County, Utah, met in **Work Meeting** on May 4, 2006, in the City Council Chambers in Heber City, Utah.

Present:	Mayor	David R. Phillips
	Council Members	Terry Wm. Lange Vaun Shelton Jeffery Bradshaw Elizabeth Hokanson
Absent:		Shari Lazenby
Also Present:	City Manager	Mark K. Anderson
	City Recorder	Paulette Thurber
	City Engineer	Bart Mumford
	City Planner	Allen Fawcett
	Chief of Police	Ed Rhoades

City Hall: Mayor Phillips asked for discussion on a time line for a new City Hall and how to finance it. He said the Council needed a plan to move forward with. That plan could be amended, as necessary, but an initial plan needed to be in place. First a time frame needed to be put in place and then goals could be set. Anderson felt that, based on the three positions being added this year, the current building was getting very full. (Part time help in the Building Department, possible change out in Planning and part time help in the Treasurer's Office) He suggested a time frame of three to four years. Councilmember Lange said he would like to see a move in two years. He suggested the Council start looking at plans and how a building would fit on the property and what else might fit on the property. Anderson said he had some contact with Cheryl Searle from the Utah State Department of Facilities, Construction and Management and the Highway Patrol and Drivers License Division would be looking for a new space in the future. He thought their time line might be too short for the City's time frame. Mayor Phillips felt two to four years was a good time line. He said also the Council needed to consider what to do with the tabernacle building. It was pointed out there was \$200,000 set aside now for a new building. Discussion about a total of \$500,000 being put aside by budget year end but that it would take away from the buffer the City had now. Additional discussion about the Highway Patrol using part of a new building and their compatibility. Anderson was asked to call Searle back to see if they could work with the City and its time line. Mayor Phillips again expressed concern with what to do with the existing building (tabernacle). Suggestions about a museum or selling it to put monies into a new City Hall. Someone suggested that what we want to do and what we can

afford to do might be two different things. Anderson suggested the tabernacle building might be most attractive to Wasatch County and, if packaged with the building next door, might make it more attractive. It was pointed out the City invested \$600,000 to renovate the building. Discussion about bonding or acting as the financier if the County were interested. Anderson said the Daughters of Utah Pioneers would like to have the building but he did not think they could afford the maintenance. He said the agreement with the LDS Church was that the tabernacle building would remain for public use. The remodel took place in 1988. The City started using the building for the municipal offices in 1989 so the building has been used for about 20 years as the Municipal Offices. Mayor Phillips wanted the Council to think about the issue and have additional discussion during future meetings.

Bid Opening Date for Airport Construction Projects - May 11th, 2006: Anderson indicated he would bring back additional information after the bid opening. Councilmember Lange questioned who would be attending the bid opening. Anderson said it would be himself and engineering staff. Councilmember Lange did not feel comfortable with someone from the Council not being there. Anderson indicated all Councilmembers were welcome to attend.

Wasatch County Council of Governments Meeting for May: Canceled for the month of May.

2006 Hazmat Communication Training, May 16th, 6:00 p.m. –10:00 p.m.: It was indicated Mayor Phillips was interested in this training. Chief Rhoades said the registrations had already been mailed in. He said he had registered four Councilmembers and Anderson.

Center Street Signal is scheduled for June Bid: Anderson indicated he had talked with Dave Nazare earlier in the day and the signal should be installed by August or September.

Discussion regarding 1200 East Sidewalk Project –Review Costs: The Council was referred to an estimate for work from K.W. Robinson Construction. Mumford said there was approximately 1/5 of an acre in the area that would require right-of-way. Mumford said he was working on acquiring property between Center Street and Mill Road Estates, Phase 1, for the ability to put in sidewalk, curb and gutter. The gutter is in the public right-of-way. He got an price from the contractor doing Mill Road Estates which is the bid provided from K.W. Robinson Construction. Because the gutter is in the public right-of-way, it could be installed now as long as it doesn't impact property owners. To do the project like it should be—4' park strip, after the curb and gutter and 4' of sidewalk, the City would have to acquire about 1/5 acre of land and replace fence in front of Cooks as well as replace trees and other miscellaneous landscaping. Total package would be approximately \$55,000 or \$60,000. (Includes the \$14,550 estimate) The only other option would be a 5' sidewalk next to curb which would go right up to Cook's fence. Mumford asked if the Council would be comfortable with putting in the curb while work is being done in the area. He felt that would be beneficial to the City financially. He could then continue to work on the rest of the project. Mayor Phillips felt this road was going to be a key road in Heber City in the future. He encouraged the Council to consider that in their decision relating to the area because of schools and other growth in the area. It was explained the project would be funded with Road Impact Fees. The Council was comfortable with the project moving forward and curb and gutter being installed now. Mumford indicated he would visit with the Council later about the placement of the sidewalk. Mumford said he would start having

conversations with the property owners about acquiring property for a sidewalk. Councilmember Shelton encouraged a planter strip be in place to avoid snow on the sidewalks in the winter months. The rest of the Council agreed.

Review proposed Bike Path/Trail Striping: No discussion.

Review Agreement with Highland Land Company LLC: It was indicated that at the last City Council meeting, the Council agreed to purchase the Giles bypass corridor. Anderson indicated he and Smedley had been working with Renard Richter to get an agreement in place based on the motion by the Council, which document was in the Council's additional materials tonight. He explained the City had escrowed \$142,500 before the March 24th deadline and that money was at First American Title. The Agreement proposes to release that money at the time Richter signs the Agreement. Anderson said Richter had signed the Agreement so the City would be releasing that money. Anderson indicated Richter was getting the property surveyed and would give the City the legal description. Once that was done, the City would transfer the balance (\$40,200) of the funds. He said paragraph 5 was the most difficult part of the Agreement to agree upon. Establishing a fair market value on the surplus water was difficult. Anderson felt that establishing fair market value was based on what water was trading for at the time. However, Richter might have a different opinion. Mayor Phillips said his one concern was also paragraph 5. He recalled part of the motion made concerning the offer was to have the First Right of Refusal of the water. His concern was the surplus water clause. Anderson said he had talked with Richter about it and there appeared to be 12 acre feet of water in surplus. Mayor Phillips pointed out if Richter sold any water between now and the time the Agreement was finalized, the City was out the water. He recommended language that he felt would be more specific as to water shares. Councilmember Shelton expressed concern with irrigation water and wondered if the City could have difficulties based on the fact Richter had an underground feeder line on Richter's property. Anderson said he would talk with Devin McKrola about who owns the lines. Discussion about having some language in the document about the irrigation feeder line. Anderson was asked to talk with Smedley about additional language in relation to the irrigation feeder line and more specifics as to water shares.

As the time was 7:00 p.m., the Council convened their regular meeting.

Paulette Thurber, City Recorder