

Heber City Corporation  
City Council Meeting  
05/07/2009

7:00 p.m.

WORK MEETING

The Council of Heber City, Wasatch County, Utah, met in **Work Meeting** on May 7, 2009 in the City Council Chambers in Heber City, Utah.

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

Mayor Phillips asked the Council if they had anything they wanted to discuss in this Work Meeting.

Councilmember Hokanson asked if this would be a good time to talk about subsidizing impact fees. Anderson explained that when the City had to match impact fees on commercial properties, he had been transferring monies out of the transportation tax fund. He continued that did not have an effect on the General Fund monies--it just meant less money for roads. Councilmember Straddeck thought it would be worthwhile to discuss the issue. He thought the Council should look at the size of development or subsidize up to a point. Anderson said one thing Mumford asked for in the upcoming budget was monies to update the Capital Facilities Plan. That would include discussion on impact fees and could start as early as July. Mayor Phillips said some cities were collecting impact fees after the house had been built and sold. That process delayed the payment of the fees. It was discussed the City only had a subsidy on commercial development, not residential. Councilmember Horner talked about Senator Bennett's visit to Midway City and Bennett's discussion about development and fees. Councilmember Horner suggested building size be a factor when the City stopped helping. He said it was important to increase the City's tax base and revenues. He pointed out the small business man was having a hard time right now. It was suggested this issue be on the next Budget Meeting agenda. Mayor Phillips pointed out the new grocery store in Midway would soon be built and that Heber's sales tax may go down when that was operational. Anderson indicated Heber only subsidized road impact fees.

Councilmember Straddeck felt discussing this issue during the budget meetings was not the time since there was so much other discussion to be held at that time.

**Mayor Phillips – Discuss Volunteer of the Year Award:** Mayor Phillips indicated he placed this on the agenda as he wanted some discussion on the issue. He said many cities formed a committee, took applications throughout the year, reviewed them, and then made a recommendation to the Council. The Council indicated they were interested in doing this. Mayor Phillips indicated he would get additional information from other municipalities and pass it on to the rest of the Council. Councilmember Bradshaw indicated the Rotary Club annually gave a Citizen of the Year Award.

**Update on Airport Fencing Project:** Anderson updated the Council on this project and said he thought the issues there had all been worked out. He indicated the fence would be moved next Monday. Anderson said the City was prepared to put in an electric fence or something to ensure the animals would not get out while the new fence was being installed. He continued that now that the new survey had been done, there seemed to be no other concerns from adjacent property owners. Eric Bunker, adjacent property owner, said he met with the surveyor last week and saw where the land had been staked but did not actually know where the fence was going to go. He said he did not want the fence to be placed so it took some of his property away. Anderson said where the lath was put last week was where the fence would go which would actually increase Bunker's property. Bunker asked if there would be a gate. Anderson said no--the intent was to make it such that things couldn't go in and out. Anderson said hopefully the fence would not allow animals to move back and forth. Anderson told Bunker that Lee Ivie would be working with the fence company and to contact Ivie if he needed. He gave Bunker Ivie's phone number.

Councilmember Straddeck asked if it was anticipated that Ivie would go back to part time hours. Anderson said at this time it was not anticipated. Councilmember Straddeck asked why. Anderson said the thinking was the City would build more hangars if all the newly built ones sold and Ivie would be needed full time. Councilmember Horner said Ivie was initially hired part time and he had concerns when Ivie went full time. Councilmember Straddeck said he wanted to look at this in addition to impact fee. It was felt that additional discussion needed to take place on Airport Policy and the vision the City had for the Airport.

**Review Request from TVT regarding use of the Social Hall:** Anderson explained that under tab 10 there was a request from the TVT (Timpanogos Valley Theater) who had previously met with City Council on a couple different occasions. Anderson felt the City Council had supported TVT's intent to move into the Social Hall after the Wasatch Recreation Department moved out. He said that during the open house of the Activa Plaza, he talked with Tom Bonner, Wasatch County Recreation Director, who thought their Department would be giving the City notice of their intent to move in the very near future. Anderson expected the end of June the Social Hall building would be available. Mayor Phillips, Anderson and Mark Smedley had met with some of the TVT people at which time the concerns of both parties were discussed. Anderson explained the TVT Board had met and created a wish list of things they would like the City to consider in an agreement. That list was discussed. Mayor Phillips indicated a couple items he wanted to discuss further were long term use of the building and remodeling. He said it appeared what they were asking for was they lease the building and the Council make all the decisions. He suggested

that how that building fit into the big picture had not been determined based on what else may happen on the Municipal Building block. Anderson said he had talked to TVT about there not being room to expand because of other things that might happen on this block. He said one issue that might be difficult was the room that was utilized by the DUP for storage--that would have to be worked out. Mayor Phillips hoped the day would come when the City would have a top notch place to have performances. Councilmember Straddeck suggested that before the Council move forward with serious discussion with the TVT, the Council needed to revisit the possibility of the Social Hall building be used as a temporary holding place for the Police Department. He continued that the fact was the current Police Department building was falling down and now that the new building might not move forward as quickly as originally thought, the Council might have to find an interim place for the Police Department. Councilmember Straddeck wanted to do some analyzing before any formal discussion with the TVT took place. Mayor Phillips thought Straddeck had made an excellent point. Discussion. Councilmember Horner did not want to limit the City's option. Councilmember Hokanson said from the list it appeared to her TVT was looking at this building as a permanent solution for their needs. Anderson said any agreement the City entered into would dictate what the City desired. Councilmember Straddeck said that at the time the Council held discussion with them, it was felt that a permanent situation was something everyone wanted and who could have foresaw what would happen with the economy at that point. Chief Rhoades said there were about three places in their current building where there were water issues last year. He said before the Department moved to the Central School, they had walked through the Social Hall to see if it was a viable part time solution for them. He said there was no place for an evidence locker except where the DUP had their materials and that was not secure. He said, too, there was not a lot of space for offices. He said he hadn't been in there for a few years and did not know what the County had done as far as offices. Chief Rhoades said he thought the building might be viable for a short period of time.

**Discuss Emergency Management Training for City Council – suggested dates of June 23<sup>rd</sup> or June 24<sup>th</sup>:** Anderson said there was a 2-hour Emergency Management training available for the City Council on either June 23 or June 24. Chief Rhoades said a gentleman would be here teaching an ICS 400 Class those days. He thought the best night for this training would be on June 23. Chief Rhoades said it was an ICS 400E training which was designed for elected officials to give an overview of the ICS. (Incident Command System) Chief Rhoades was asked to schedule that meeting for June 23. Mayor Phillips asked the Council to schedule this training in their planners and stressed attendance, if possible.

**Set dates to review the details of the proposed Tentative Budget:** Anderson had delivered the tentative budget Tuesday night to the Council. He said the best days for him to hold budget meetings would be Tuesdays. Discussion that there were other meetings that conflicted with Tuesdays. Wednesday, May 13, was decided upon-5:30. p.m. and Monday, May 18, 5:30. Chief Rhoades offered to cook Dutch Oven Dinner one night.

**Discuss Offering Health Insurance with a Health Saving Account (HSA) Option:** Anderson referred to the information provided in the packets and said the HSA issue was complex. He said reality was most health insurance companies were going to a higher deductible plan with a health saving component. He said that provided a couple hundred dollars premium savings to the City per employee. The Plan worked such that the City would take part of that

savings and put into an HSA. He recommended the City offer the HSA as one of the choices for health insurance. He indicated the discussion the Council would have to have was how much of the savings the City would offer to the employees. Anderson reviewed the documents he had provided in the packet.

**Discuss date for a Public Hearing on Parks:** It was decided to have a public hearing to discuss the Valley Hills Park. The Hearing would be for the entire City but additional notices would be sent to the people that live in the area of the Park as the park impacted them the most.

Anderson discussed the pressurized irrigation system at the Cove and a memo he had just been shown by Mumford. The memo was a notice to the residents of the Cove about scheduled times for outside watering.

Anderson said he had an e-mail from Mike Davis today. He said Wasatch County was considering pulling out of the Animal Control Agreement between the City and the County. He said one of the dilemmas the County faced was they had agreed to finance all of the costs for Wasatch County, Charleston and Wallsburg. He continued the since the time of the original Agreement towns had incorporated--Daniels, Hideout and Independence. Anderson anticipated Wasatch County would use their deputies to handle the County's animal control but they could not afford to handle Daniels, Hideout and Independence anymore. Chief Rhoades said he had talked with Sherriff Bonner today about this issue. One of the issues of concern with Wasatch County was the leash law. Chief Rhoades pointed out one of the objectives was to have the City Ordinance and the County Ordinance the same; but, having animals on a leash in the County did not work well. Anderson said the way the Agreement was written, the shelter was built on City land and the costs were divided based on population. It also stipulated the City could buy out the County portion. Anderson said he was hoping the Animal Control Board would get together and work this out.

---

Paulette Thurber, City Recorder