

HEBER CITY CORPORATION  
75 North Main Street  
Heber City, Utah  
City Council Meeting  
June 15, 2006

6:00 p.m. Work Meeting

The Council of Heber City, Wasatch County, Utah, met in **Work Meeting** on June 15, 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

**Wasatch County School Board – Discussion on Future High School Site:** Mayor Phillips asked Superintendent Shoemaker to address the Council. Superintendent Shoemaker expressed appreciation for the opportunity to talk to the Council about the important issue of a new high school site. He indicated the School Board was very close to signing a contract on property they want to build the high school on. He said that State law required them to work with the different entities in the community and they (he and the School Board) were asking the support of the Council if bonding could be obtained. He indicated the placement of the high school would be on ground just east of the current football stadium currently owned by Claude Hicken. He said if all went well as far as the purpose of the property, they would proceed with the open meetings they intended to hold for educational purposes for the community. He said the property was approximately 37 acres. He pointed out the purpose of this presentation was so the Council could hear some of the plans prior to the open meetings.

Bobby Salazar - Salazar indicated the School Board had been in negotiation for a long time. He pointed out Alan Bluth was not able to attend this meeting, but had taken the lead on this issue. He said they had been trying to get this “tied up” for the last year. Because of the close proximity to the current high school location, this plan seemed to work. He presented an outline of the proposed building and said it fit nicely on the property with plenty of parking which was off of Main Street. He also indicated the property had not changed in price for the last six months like other properties in the valley.

Paul Sweat – Sweat expressed appreciation to the Council for the opportunity to meet with them. He presented a perspective of what the school might look like. He said he was walking that fine line to show what it might look like without going into the detail phase and spending additional money until the bond had passed. He pointed out that behind the building would be the football field, soccer field and baseball field. The second perspective showed the entryway and commons area as you would walk into the building. He reviewed the diagram showing the two levels for classrooms and the footprint of the classrooms. Sweat indicated currently there were almost 1,000 students and probably would have that many students in the up-coming year. With students coming up through the system, those starting in first grade, and without any growth, there would be 1200 students by the time the first graders become twelfth graders. He indicated the real need for a high school was because of space. He said they were working out of portables now, many of their facilities were inadequate and it was becoming more and more difficult to have success. He said also that the building was “simply antiquated” and the building was not up to par.

Sweat indicated they had had the opportunity to visit high schools around the state. Upon visiting those, they felt there were some excellent facilities out there that lent to the educational process. Seeing those facilities made them realize what our students were missing out on. He said the plan would accommodate 1500 students and they felt the design was a smart one. He said the class rooms were designed to be added on to and house up to 2000 students. He felt the building would be a high school facility for the students in the valley for a minimum of 50 years and possibly 75 years although there might be a time when a second high school was needed.

Sweat indicated the number of teachers would remain at or near the same number now. He pointed out that since this facility was close to the junior high school, they could share approximately 10 faculty members and students could walk back and forth. This plan allowed them to keep programs that they would otherwise have to eliminate. He said the community could be proud that our school district offered as many programs as any school in the State of Utah. “We have a very comprehensive high school plan.” The question was asked if they intended to keep the high school at three grades. He indicated yes.

Superintendent Shoemaker indicated they did not have the proposed bond numbers yet but reasonable estimates were in excess of \$40,000,000. The bond would include 3 elements-- purchase of ground, construction of the high school and remodel of the junior high school. He said that between this proposed bond and the last bond, there had been \$10,000,000 increase in prices.

Superintendent Shoemaker said there had been some discussion about a recreation center along with this school. He indicated the bond would not include construction for a recreation center but they would have ground for a recreation center in the future.

Discussion about the plan and if it should be more “boxy” in design to save money. Superintendent Shoemaker said kids need common area. Discussion about the auditorium that would accommodate Cowboy Poetry and other events.

It was indicated the old high school ground would be sold. It was indicated the School Board would have to have conversation with the City about 500 East and who would build that. Superintendent Shoemaker indicated he wanted to leave the door open to discuss 400 East, as well. He said they understood the water line had to be moved. They recognized, if they place the school over the line, they would have to move the line.

It was indicated the bond election would be in November. If it passed, they hope to have the plans completed to start some kind of work the next spring. It was indicated a high school of this size typically took two years to build.

Superintendent Shoemaker said the hope was to build an auditorium that the community needed and could use. He said they were not concerned about parking at all. A question was asked about being closer to the new library. Superintendent Shoemaker felt they would be close enough with this site to the library to be convenient for the students.

Mayor Phillips asked, "What do you need from Heber City?" Superintendent Shoemaker replied, "Three things." Cooperation as they work on the roads. Whatever they could do to negate additional costs by working with each other only benefited everyone in the community. He said they recognized the City had laws and zoning they had to work with. However, as they built roads around the new elementary school, they realized the cost of roads. Superintendent Shoemaker asked the City to work with them as much as possible. Second, they need to work closely with the Engineering Department. (They actually have already started that work.) He indicated Layne Lythgoe had been hired to work with the contractor and they would like the City to work closely with him. Thirdly, they felt this was important to the children of the community and asked if the City could pass a resolution to support a new building. He felt that would go a long way to show the public the Council was in support of this. Superintendent Shoemaker said that because this was a county-wide initiative as to who it served, when they had every entity expressing support, that would help pass the bond.

Shoemaker said he appreciated the time with the Council. He said he knew there was a lot of work yet but they were very close to finalizing the contract. He asked the Council to not talk about this until the contract had been signed. Mayor Phillips said he agreed with Councilmember Lange that the location was good. Councilmember Shelton felt they had made an excellent choice of location. He indicated he had worked with Claude (Hicken) many times over the years and was pleased the price had not increased.

Sweat indicated, as designed, the building was very "educationally sound." He did not think the building of a "boxy" style facility would save money.

Mumford indicated there were some significant impact fees with this but that the old ones could be credited to the new school.

Councilmember Lange encouraged teaching the students from fifth grade on to respect the building.

Sweat talked about the increase in construction costs. Also with added building and valuation in the valley, Keith Johanson figured the cost per individual would be the same or lower as the proposed old bond.

**Review Proposed Letter to Wasatch County Council:** Mayor Phillips reviewed the letter he had drafted. He talked about sewer and water issues and felt that was the real issue. Discussion about annexation, the General Plan, and the Future Land Use Plan. The Council agreed the letter should be mailed.

**County Event Center Open House – Friday, June 16<sup>th</sup> – 6:00 – 9:00 p.m.:** Mayor Phillips reminded the Council of this event. It was advertised in the newspaper but no formal invitations were sent out. However, Mike Davis wanted to make sure the Council was aware of it.

**Review letter from Ivory Homes on 1200 East Sidewalk:** Anderson said he had had conversations with Ivory Homes' Project Manager. He referred to an e-mail provided in the Council materials prior to the meeting. Discussion that Ivory Homes was comfortable with the City contracting with KW Robinson, the contractor for the Ivory project, to get the sidewalk built so it could be ready for school. The City would then be reimbursed by Ivory. Mumford suggested if the City built it without an agreement, the City might not be able to get reimbursed. Anderson said there would need to be an agreement. Mumford was asked to talk with the contractor and make arrangements and Anderson to put together an agreement that detailed getting reimbursement.

**Discussion regarding Valley Hills Plat H. Road Warranty:** Mumford reviewed the location of the subdivision and said they were trying to close out the subdivision. He said they had had an issue with asphalt as it was brittle and was cracking. He indicated the City notified the developer at the time the problem was recognized and had been working to get the problem rectified. Mumford said the solution was they needed to come back and re-lay the whole subdivision and they had asked if there was anything the City would help them with because the City had been collecting Class C road funds the last five years. Another point they were making was if the road hadn't had problems, the City would be slurry sealing now as a regular maintenance issue. Mumford indicated he had mixed feeling on allowing consideration to those things—"This was a new road and this should not have happened." He asked for comment from the Council. He said the cost of slurry seal would be about \$20,000. Councilmember Bradshaw asked about the warranty. Mumford said there was a two year warranty and the City had been struggling with this for three years. Mumford indicated the subdivision had remained open because the City had not been able to resolve this issue. Mayor Phillips felt the fact the City might be putting down slurry seal on those roads was irrelevant. He asked if Mumford was recommending the City help them out. Mumford said he was only giving the facts to the Council but suggested half the value—maybe \$10,000, maybe less. He said he did not have a specific amount. He reiterated he was not making a recommendation, just giving facts. Mayor Phillips asked the Council if they felt the developer should pay the full amount or part of the repair. Councilmember Lange wanted a field trip. He said he did not think the City Council should let the developer off by not doing the roads properly. The rest of the Council agreed that the area should be looked at before making a decision. Councilmember Lange wanted to go as a group, not individually.

Councilmember Lange expressed concern with the whole issue on the bridge and water tank. There appeared to be no sympathy with the asphalt issue from the Council. Mumford felt it was O.K. to escrow the money for the bridge. Mumford indicated that Paul Ritchie was right about the water tank and they were required to do a temporary fix only. Mumford explained the City didn't have the complete easement and he would look into that more thoroughly. Mumford said he would like some time to go back and look at the mechanical fix issue. If his conclusion stays the same, he felt the City should take the \$15,000 offered. Mayor Phillips suggested Mumford get the facts and then the Council would look at it. He suggested that whatever the developer was obligated for, they pay for.

**Review proposed letter to Wasatch Irrigation Company:** Mike Johnston discussed the need for the City and the Wasatch Irrigation Company to work together to keep water shares available for local use. He presented a draft letter suggesting the City meet with the Irrigation Company to discuss the issue. The Council reviewed the letter which requested that water shares be saved for City use. Councilmember Shelton talked about delinquent shares. Discussion about an article from the Salt Lake Tribune in relation to water issues. Discussion about developments being short of water and about water shares the City already owned. Anderson was asked to send the letter to the Wasatch Irrigation Company and meet with developers to see what they were willing to offer. Mayor Phillips agreed the City had a noble mission to try and keep water in the City.

**Discuss rescheduling of June 21 Personnel Policy Committee Meeting:** It was indicated Mumford was going to be out of town on June 21. Wednesday, June 28<sup>th</sup>, at 4:00 p.m. was agreed upon.

Mayor Phillips said he would be meeting with Tozier next week and wanted him to have clear cut direction on what needed to be done. He asked the Council if they had any direction for him and to get back to him if they did. Anderson said the crews had been very busy with park projects and other things but felt they were finally turning the corner with water leaks. He said he had given Tozier some more direction and felt things were getting better

**Report from Airport Advisory board Meeting:** Because of the time frame, this issue was not discussed.

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Paulette Thurber, City Recorder