

Heber City Corporation  
City Council Meeting  
07/17/2008

6:30 p.m.

WORK MEETING

The Council of Heber City, Wasatch County, Utah, met in **Work Meeting** on March 17, 2008, in the City Council Chambers in Heber City, Utah.

Present:	Mayor	David R. Phillips
	Council Members	Jeffery Bradshaw Eric Straddeck Nile Horner Robert Patterson
Excused:		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

**Fairs Days Parade – August 2 – 5:00 p.m.:** Mayor Phillips reminded the Council of the Parade. It was indicated the Council would be informed of their vehicle location as soon as the County made that information available. Mayor Phillips offered the use of his truck, if everyone wanted, and put a cooler with water in the back and some folding chairs. The Council was agreeable to that.

**Discuss Ranch Landing Subdivision Building Permit Bond Expiration – Discuss date for a Special Meeting:** Anderson informed the Council that late yesterday it was discovered Ranch Landing had a couple of remaining issues to be finished before their subdivision building permit bond expired and they were scrambling to meet that deadline. He discussed the Ordinance the Council adopted in January allowing for an extension of time if approved by the Council-15.08.035 (copy included in packet tonight). Anderson suggested that Code language might be an alternative for Ranch Landing.

Anderson explained Ranch Landing pulled their building permit on January 25, 2008, giving them six months from that date to get the subdivision accepted. They had now discovered there was a water line that had not been installed. He indicated they had posted a bond in the amount of \$38,000 at the time the building permit was issued and they were subject to forfeiture July 25<sup>th</sup> if the improvements were not complete. Anderson said he talked with Mumford and Willa

Motley today and Scott McEuen later in the day. It was indicated the sidewalks would be in on Monday and they were trying to get the water line in by a week from Friday. He emphasized they didn't want to have their bond in jeopardy and in order for that not to happen, the Council might need to have a special meeting allowing for an extension if they couldn't get the final improvements in by the 25<sup>th</sup>. Mayor Phillips said he was hoping the City Attorney would say this could be put on the next agenda and not demand forfeiture until then. (August 7) Some of the Council indicated they would be willing to have a special meeting next week, if necessary. Mumford said the testing on the water line took three days and he was skeptical that they could get it installed by Friday and get it inspected in time.

Councilmember Horner said he voted against giving them building permits to start with and was not favorable to any other allowances.

**Discuss Appointment of Citizens to the Building Committee:** Anderson was asked to send the Council, via e-mail, the list of names of those people who had volunteered to be on this Committee. It was suggested to have the first meeting and then decide the format of the Committee—if they stayed together or broke up into groups. Anderson brought Councilmember Straddeck up-to-date on the consultant as he had not been in attendance last meeting. Additional discussion about the consultant, how the first meeting should be conducted and what should be discussed. Discussion that when letters were mailed inviting people to serve on the Committee that an approved Scope of Work be included with it.

Mumford asked if the Council was taking the lead or would the consultant take the lead. Councilmember Straddeck felt the Council needed to take the lead as did Councilmember Patterson with the Committee being the main driver.

**Review Bids for Airport Hangar Steel:** Anderson indicated the City received six bids for the steel for the 75' x 75' airport hangars. He said that he, Wes Greenhalgh and Lee Ivie had looked at the bids to make sure they included what was asked for in the bid document. Greenhalgh believed they were responsive bids. It was indicated CO Building Systems was the low bidder. Discussion about steel prices and if there was a market for the hangars. Anderson said he was confident he had buyers for the buildings.

Anderson asked permission to order the steel now with the understanding the steel would be here in 6 to 8 weeks; in the mean time identify the buyers and finish the lease agreement. Anderson said he had a list of 120 buyers with 40% to 50% that wanted the 75' x 75' size of buildings. He said once a price was established, the first eight bidders that would be willing to pay the price would get the opportunity to buy. Anderson said all prospective buyers would be given a letter indicating the hangars were available for bid and outlining the bidding process. The Council wanted to look at the letter before it was mailed. Councilmember Horner did not like the idea of purchasing the steel and the City being the general contractor. Councilmembers Patterson, Bradshaw and Straddeck indicated they were O.K. with purchasing the steel and moving forward. Councilmember Horner said he at least would want to see the lease agreement before he O.K.'d the ordering of materials. Anderson said he was working on the draft lease agreement.

**Discuss Lease of Segway for the Police Department:** Sergeant Bradley said the Police Department had a grant to fund a Segway and said he thought it was worth the money. He said there was no risk involved as there was no match required by the City. The difference in the lease and the grant would be approximately \$416 which the City would be responsible for. Anderson indicated this was a two-year lease with a buyout offer for \$2,000 after the lease expired. Mayor Phillips suggested that at the end of two years, the Department would know if it was something that was worthwhile to continue or not. The Council was O.K. with moving forward with the grant.

**Discuss Request for a Crossing Guard at 980 South 1200 East:** There was no discussion.

**Fence – 600 South 500 East:** Anderson indicated he received e-mails all the time about getting a stop sign on the corner of 600 South and 500 East. He said he had gotten a bid for \$2400 to remove the three western panels which would open up the visibility triangle. His proposal was to move those panels to the back of the property. Councilmember Horner indicated he lived around the corner and suggested that would make the situation ten times worse to move those and place them around to the back. Discussion about a stop sign. The Council did not think a stop sign would work either. Sgt. Bradley said the fence was a violation of the City's Code. Councilmember Horner thought the entire fence should be taken down. Additional discussion about how many panels should be taken out. No decision was made.

As there was no further business, the Council moved into Regular Session.

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Paulette Thurber, City Recorder