

Heber City Corporation
City Council Meeting
07/19/2007

6:00 p.m.

SPECIAL WORK MEETING

The Council of Heber City, Wasatch County, Utah, met in **Work Meeting** on July 19, 2007, in the City Council Chambers in Heber City, Utah.

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

Wasatch County Open Space Committee –Continuation of Open Space Discussion—

Christie Oostema & Summer Swanner: Additional materials were handed out to the Council.

Summer Swanner explained this discussion was a continuation from the June 21, 2007, meeting because the Council had some questions they wanted researched. Swanner discussed the map they had presented at last meeting.

Mayor Pro Tempore Lange asked if the open space would just be around Heber so that if the City wanted to annex they would have to go outside of that. Swanner said there were a few areas within the City, but most were on the exterior. He referred to the handout and said future subdivision would be that style. He said if the plan was adopted, future annexation would be done in the manner as shown on the handout.

Fawcett said this strategy (conservation) applied to the entire Valley. He said that whether the City liked it or not, the County was urbanizing; consequently, this strategy needed to be looked at. Councilmember Hokanson said she agreed but had some reservations. She said she did not like bunching houses around a park and felt that was what she was looking at with the materials they had distributed. She stressed that she didn't want people to lose their yards to a park. "On the other hand, we need more trails," she said. She expressed concern with the document that showed yards that were open in the back to a park. She felt people were going to want fences around their yards so it wouldn't be that open. She felt some of the proposal was good but she had concerns with other parts. Swanner said generally the parks were part of the open space network and they would be integrated into the trail system. He said this was all a part of a network even though some of the graphics didn't show that.

Councilmember Bradshaw asked about the open space plan and if it was something everyone would want to adopt—Wasatch County, Midway, Charleston, etc. Swanner said each entity would be making their own list as to what type of open space fell into what category. He suggested all the cities in the County were heading in this direction. Councilmember Bradshaw expressed concern with the areas all around Heber being designated as open space. He said if property owners decided they wanted to annex and the City couldn't do it because it was considered to be open space, he had a problem with that. Councilmember Bradshaw wanted to know if the categorization would be predetermined and if the plan could be changed once it was adopted. Swanner said certainly, it could be changed via a zoning request. He said the County was working on a TDR Program but there was always the possibility of a zone change. Swanner talked more about transfer of development rights.

Mayor Pro Tempore Lange said he had the same concerns as did Councilmember Bradshaw. He talked of a city that had three miles of open space around it and felt that was too much. "We have to have the ability for people to sell their development rights if they want," he said. Swanner said the City and community needed open space. Councilmember Lange agreed but said the entire community had to agree on the plan and not just Heber City.

Mayor Pro Tempore asked for further questions or concerns from the Council. None expressed. He said the next step would be to go to the Planning Commission for a more serious look at the plan.

Oostama indicated they had found similarities from town to town and county to county. She felt this plan would be a benefit to the community.

Councilmember Bradshaw said he did not want to see less control over the land or give up control of how the City's land was developed or not developed. He wanted the control left with the local people.

Mayor Pro Tempore Lange reminded the Council of a notice he had gotten from UDOT about their meeting scheduled at the Wasatch County Building. He encourage each to attend, if possible, and said that was the City's opportunity to make their concerns known and have their questions answered.

Wasatch County Parade—August 4th, 5:00 p.m.: Councilmember Lazenby wanted to do something out of the ordinary and suggested a hay ride or 4-wheelers. Discussion about talking to Plaza Sports about using some of their machines. Councilmember Lazenby was assigned to talk to Claude Hicken about using 4-wheelers. It was indicated if the magnetic signs didn't work, there was a need to work on something else. The Council indicated they were interested in being in the Swiss Days Parade and for Thurber to send in the application.

Ryan Davis—Discussion regarding sewer service to property on 1200 West 650 South: Anderson indicated Ryan Davis had asked for an audience with the Council because of sewer issues on the property that used to be the Moulton's which was directly west of the Event Center.

Davis concurred the reason he was before the Council was to talk sewer. He said they had talked with the neighbor, Ernie Giles, about an easement on his property but that Giles was not willing to grant that easement. Davis read a letter addressed to him from Giles. It simply said because of the unknowns for his (Giles) development, he would not grant an easement. Davis said they had

gone through different alternatives and the best alternative was a lift station on his property. He indicated he had talked with Anderson and Mumford about that possibility.

Anderson said Renard Richter had the same issue. Davis said he had met with Richter several times and Richter was dependent on Davis.

Paul Berg, Sowby and Berg, said the proposal was to build a station in the northwest corner of the property and pump to the Southfield line. He said it would be designed such that Giles could also connect at some point, if he chose to.

Councilmember Shelton asked who would be responsible for the maintenance of the line. Davis said the HOA.

Berg said he had had some discussion with Mumford and both felt it would work but he wanted some direction from the Council. Berg indicated he had designed two lift stations in this valley. He also talked about pre-built lift stations.

Anderson said he thought it was the City's intent that this area would be sewer by gravity through the Giles property. He said, however, the annexation agreement wasn't specific about the sewer being gravity flowed. Anderson said there had not been any problems with the lift station in the Muirfield Subdivision since its inception--about eight years. Anderson suggested lift stations were not something the City was anxious for so he wanted to have the Council's input on this. Additional discussion about the lift station in the Muirfield subdivision.

Councilmember Hokanson said she would be interested in the cost and said, too, she had concerns with HOA's being responsible for them. Mumford said he had the costs for Muirfield and thought it was about \$15,000 a year to maintain and some fees set aside for future expenses. Berg said not all of Davis' lots would be on a pump station--the ones abutting Southfield Road would tie directly on to the line. Councilmember Lazenby wanted some research done and also wanted to take some trips to look at different stations. Councilmember Hokanson wanted to know costs, failure rates, and the possibility of failure and other common problems.

It was decided the Council would go on a field trip and then study information gathered. Davis indicated he had some research on a particular system that seemed to be the best and would get that to the Council. The trip was tentatively scheduled for August 2. Mumford was asked to arrange the field trip and get back to the Council with information.

Discuss Governor's Ban on Fireworks: Anderson said he had gotten a call from the Deseret News about the ban on fireworks placed by Governor Huntsman. He said Chief Rhoades was out of town but he (Anderson) had visited with Sgt. Moore. It was felt it would be hard for the City to get information to the public since the Wave was already published for the week. He said, too, the City had already issued licenses to people to sell fireworks. Anderson felt that because of the City's urban environment, it wasn't as dangerous for us as it would be outside the City limits. Mayor Pro Tempore Lange felt that at this late of time, it would be hard to implement a ban.

Perry Rose suggested the City go to the radio station with a public announcement and ask the public to be cautious. He said they also needed to be aware, if they started a fire, they would be responsible. Mayor Pro Tempore Lange liked that idea.

Irene Hasting asked if this was just family fireworks being talked about. It was indicated yes, and that the professional fireworks were O.K. Anderson indicated he would make sure the radio had information for a public announcement.

Councilmember Lazenby indicated the fund raising committee for the Recreation Center was inviting all the political organizations and councils, schools and others to come to the Bear Creek Building on July 26 at noon for a box lunch. She said they were getting ready to present to everyone the fund raising campaign. She said too, there would be an after-the-derby dance which would cost \$5 and those funds would go towards the Center.

Review Price Quotes Provided by Public Works on a Front End Loader and Bobcat Track

Loader: Anderson said a year ago funding was approved for a used loader. In the materials provided tonight, a price quote was provided for a new John Deere loader. He explained any funds towards a lease could be applied, if at the end of year, the City decided to purchase the loader. Anderson said Tozier had been looking at this John Deere loader, but no provision had been made in the budget for a purchase. Anderson asked about a lease for one year and then maybe purchase next budget year. Councilmember Bradshaw asked where the money would come from. Anderson said from the water and sewer budget and possibly road fees. He said he could figure out a way to do it. Anderson said he had had pressure for two or three years to get this. Mumford felt this was a good way to do this by getting it for one year and seeing if it would really be used. Councilmember Shelton asked what the cost would be for the same machine under the state bid. Anderson said he would get that information. Councilmember Shelton asked if there had been any effort in getting something from the state surplus yard. Anderson said Tozier felt those machines were tired. Councilmember Lange felt we could save wear and tear on the front end loader by having this equipment. Anderson said he would get some additional price quotes and see what was on state bid. Councilmember Bradshaw wanted to check the competitors out but said he had no problem with getting the equipment. Discussion about the equipment at the airport. It was indicated the City could not use the one at the airport based on that being purchased by Federal Aviation Administration monies.

Anderson said a few years ago the City purchased a skid steer and Tozier wanted to upgrade to a tract loader which would require some cash outlay. He said one could be used in the canal clean out and at the cemetery. He said it would be a one time cost to upgrade and then rotate from year to year. Councilmember Shelton felt the City would be better off with a rubber tired hoe. Discussion about the real need for a skid steer. Anderson said the Council had approved the rotation of the bobcat but not the upgrade. Councilmember Shelton said he was not opposed to a bigger loader. He wanted Mumford to talk to Larry Hartley on the skid steer, though. He said if the City had a need, he was not opposed. Mumford suggested Tozier should be the one to go talk to Hartley.

Anderson talked about contracting with someone to clean the canals. Councilmember Shelton said it depended on the time of the Public Works' crew.

Anderson said he could find the money for the equipment the Council wanted to purchase and he would have Tozier visit with Hartley to see if a skid steer functioned as well as he thought it might. Anderson said he would get prices for the Council.

Anderson said ULCT did a safety inspection at the shop. Because of that, Tozier had proposed to have a plate made that would go over the pit that would eliminate the safety issue brought up by the ULCT inspection. The plate would cost about \$4,800. Anderson talked about his discussion

with the Trust and said he was working on a grant that would get the City \$3,400. To get the plate, though, there would still be a cost of approximately \$1,400. Mumford vouched for the need for the plate. Perry Rose suggested the high school welding class could possibly make the plate. Anderson said the City had talented people in the Public Works Department that could make the plate, as well. He said he would check into cost of materials.

Discuss Engineering Technician/Accounting Position: Anderson and Mumford had been talking about a person to assist him. He indicated Cathy Riley had been serving as a dual role, working with Mumford and himself. He said that Mumford was absorbing more and more of Riley's time and that her preference was to work in the engineering side. He questioned if now was the time to look to hiring a Finance Director that could oversee accounts payable, the treasurer's office and payments and billings which would free him up to do City Manager responsibilities. Councilmember Lazenby wanted to wait on the Finance Director position. Discussion about someone to replace Riley's position when she transitioned into the Engineering Department full time. Anderson said he would work on a proposal for a new hire and bring it back to the Council. Discussion about the cost of using Horrocks Engineers versus having our own fully staffed Engineering Department. Anderson said he could do an evaluation.

Review of Agenda Items: No Discussion.

As the time was 7:00 p.m., the Work Meeting of the Heber City Council adjourned.

Paulette Thurber, City Recorder