

Heber City Corporation
City Council Meeting
09/04/2008

6:30 p.m.

WORK MEETING

The Council of Heber City, Wasatch County, Utah, met in **Work Meeting** on September 4, 2008, 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
	Deputy Recorder	Michelle Kellogg

Mayor Phillips indicated Councilmember Straddeck would be arriving late.

Utah League of Cities and Towns Convention – September 10-12, 2008: Mayor Phillips reminded the Council of this Convention. Discussion about dinner Thursday evening at the Roof Restaurant for any Council, employees, board members and spouses that were in Salt Lake for the Convention. 5:00 p.m. – Roof Restaurant - Joseph Memorial Building.

Employee Party – September 16 – 6:30 p.m.: Mayor Phillips reminded the Council of this party. It was indicated it would be held at the Police Department. Anderson said he had arranged for the food and that door prices had been purchased. It was indicated formal invitations would be sent out on Monday or Tuesday of next week.

Interlocal Meeting – Cancelled on September 9: It was indicated an e-mail had been received that this meeting had been cancelled.

Update on water line stub for Center Street Bypass Road: Mumford wanted to alert the Council on this issue and make sure they did not have any problems with what was planned. He said that one of the items to be completed by Red Ledges in order to get acceptance on Phase I of their project was the widening of Lake Creek Road. He reviewed a previous meeting and discussions about a water line and bypass and entering into an agreement to defer the bypass

construction for Stone Creek. He said it now appeared the City would not get that connection in and he hated to pave that portion of the road where the connection was going in knowing the City would end up cutting that all up again next year. He suggested not improving that section of Lake Creek Road between the canal and the bypass until the bypass was done which would be in a year anyway. He said it was about a block stretch of road. Mumford continued that would allow the City to come in with the Center Street project and widen the bridge. He said it was anticipated that would start this next spring or summer. Since it is only stalling that portion of road for a matter of months, he recommended the City not require Red Ledges improve that section until the bypass goes in. He said that would give them time to get the water line in and give the City time to do their Center Street Road project. Discussion about Stone Creek having to install the water connection. Mumford said he tried to get bids for the City to do the work and have Stone Creek reimburse the City but the bids were just too high. Mumford said he could live with this section of road being left undone for some months and thought it would all fall into place within the next 12 months. He just wanted to make the Council aware in case they got questions from the public.

Update on School Crossing Counts on 100 South 300 West and 1200 East Center: Sgt. Bradley talked about 1200 East Center. He said that for last couple of years there had not been high usage. He said the standard was 10 students using a crossing per period--we have 4.3 students right now per period. Sgt. Bradley said they had documented 20 counts and the counts were not going up. He said that per the standard, it would be within the City's rights to shut that crossing down, if the Council chose. He continued they could have a guard there as long as there were 500 vehicles per day or 50 vehicles an hour. "By far we meet that Standard on traffic," he said-- the City met the standard except the 10 students. Mayor Phillips asked if there was an outcry from the public to shut that crossing down. Sgt. Bradley said there had been no outcry from the public to shut it down but rather a request to look at the crossing from City staff in order to determine how many crossing guards were needed. Sgt. Bradley said that after previous discussion with the Council, the crossing on Midway Lane would be eliminated and that crossing guard moved to 980 South Mill Road. He said the crossing guard at 1200 East Center would probably be quitting because of a new job so it wouldn't necessarily result in a lay off. Additional discussion about required crossings. It was determined the City was doing more than the Standard. Chief Rhoades said a handbill had been given to each child that crossed at the Midway Lane crossing. Councilmember Horner suggested a notice should be put in the *Wasatch Wave*. Councilmember Straddeck asked if anyone had thought/discussed putting flags at the crossing on 100 South. Chief said no. He also indicated the City took on a liability when there was a crossing placed where it was not required. Councilmember Straddeck suggested, then, if crossing guards were not warranted on Midway Lane and 1200 East Center, they be removed. All Councilmembers were in agreement.

Award bids for hanger construction – Review estimated costs to establish a minimum sales price for the 75 x 75 hangars: Anderson explained that the hangar construction had been broken into different subcontracts. He said the bids had been opened yesterday for the first phase and he was pleased with the results. He suggested there was a need to start pouring concrete before the freeze; consequently, he would like the work to start next week. Anderson discussed the two companies that were non-compliant in their bids and said he felt those should be thrown out. Anderson reviewed the bid summary. He recommended 1)excavation go to Witt

Excavating; 2) paving to Granite, the low bidder; and 3) concrete erection to the apparent low bidder, Homeland Construction. Anderson said some of the bids to be awarded would be to local people. He discussed that Earnshaw Electric was the low bid on electrical but they failed to provide a bond so he recommended On Electric be awarded the bid as they were the next lowest bidder. Anderson said the hope was to have a meeting on Monday, start the staking as early as next week, and get the concrete in before the weather was bad.

The other issue he wanted to discuss with the Council was the estimated cost that he had drafted. Anderson reviewed that. He said he was pleased with the estimated sales price of \$307,814 and recommended that that figure be \$320,000 as an approximate starting bid price. Anderson said he was looking for approval of the bids and a figure the Council was comfortable with for the minimum bid amount.

Councilmember Horner asked if Anderson had made any calls to other airports. He said he understood that Anderson was going to do that before this project progressed. Anderson said he had not called any other airports but he was not aware of any other airports that had followed this process.

Councilmember Straddeck arrived at 6:52

Anderson indicated he had a list of 120 names of people interested in hangars. He said some had been on the list for a couple years so it had probably changed, but he was comfortable that he had enough interest for eight hangars. Councilmember Bradshaw said he thought \$325,000 was a good number to have as a bid start. Councilmember Hokanson agreed. Mayor Phillips asked if the City would be locked in at that price with the next group. Anderson said no, this was just the first eight hangars. He said after these eight were built, it may be determined that the City didn't want to build any more themselves.

Anderson asked if Council was comfortable with the recommended bid list. Council felt comfortable. Discussion about why some bidders did not provide the bid bond. Anderson talked with one of the bidder's attorney and the attorney said the bid language was clear. Mayor Phillips indicated the City had always awarded to responsive bidders. Anderson suggested the next group of bidders would not make the same mistake again. Councilmember Horner felt the language was misleading. Anderson discussed the language of the bid. Councilmember Horner said he wanted to see the language before the Council made a vote. Anderson read from the actual RFP. Mumford told the Council it was standard practice in the industry to require bonds. He said actually there were two types of bonds--when a bid was submitted the bidder provides a bid bond, and if they should pull out, that was a guarantee that it was not a fictitious bid. He said a bid bond was required at the time the bid was placed. He continued that once the bid was awarded, a performance bond was required to guarantee they would do the work. Councilmember Horner felt the language "attached" was not clear enough and in the future wanted the language more clear. The Council wanted to start the bid price for the hangars at \$325,000. They were comfortable in awarding the bids for the construction as outlined by Anderson.

Technology: Councilmember Hokanson asked if there was any progress being made as far as technology, web site and computers. Anderson suggested he, Tony Kohler and Councilmember Straddeck sit down together and start some discussions. He wanted to take advantage of Councilmember Straddeck's knowledge on this issue. He felt that together they could develop a scope of work. Anderson then suggested having someone from each department work within a committee and determine what the actual need was for each department. Mayor Phillips emphasized getting the web site updated. Councilmember Hokanson said she did not want to be dependent on Wasatch County and their system.

Other Issues: Mumford said he had sent a letter out today to Noble Vista calling for their bond. He said he would ask the bonding company to participate in finishing the subdivision. Mumford said most of the subdivision was finished except the asphalt plus he did not think the lighting was in. Discussion about the subdivision being accepted so the one homeowner could move in when his home was finished.

The Council was reminded Anderson would be out of the office on vacation from September 19 - 28.

As there was no other business, the Work Meeting of the Heber City Council held on September 4, 2008, adjourned.

Paulette Thurber, City Recorder