

1 Heber City Corporation  
2 City Council Meeting  
3 09/18/2008

4  
5 6:30 p.m.

6  
7 WORK MEETING

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9 The Council of Heber City, Wasatch County, Utah, met in **Work Meeting** on September 18,  
10 2008, in the City Council Chambers in Heber City, Utah.

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12 Present: Mayor David R. Phillips  
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14 Council Members Jeffery Bradshaw  
15 Elizabeth Hokanson  
16 Eric Straddeck  
17 Nile Horner  
18 Robert Patterson  
19  
20 Also Present: City Manager Mark K. Anderson  
21 City Recorder Paulette Thurber  
22 City Engineer Bart Mumford  
23 City Planner Allen Fawcett  
24 Chief of Police Ed Rhoades  
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26 **Discuss Additional Quantities/Costs to Complete Crack Sealing Project:** Mumford indicated  
27 that this last spring the City had a crack seal project done which was a preventative measure on  
28 the roads. He said that about 60% of the City roads were done before it got too hot but there was  
29 a problem in that a lot more material was used than anticipated and there was still 30% or 40% of  
30 the roads to do to complete the project. Mumford said the desire was to start again next month  
31 when the temperature was cooler. The request tonight then, was to see if the Council felt  
32 comfortable with finishing the project and, if so, asking for an additional 30 tons of materials to  
33 finish. Mumford said the cost would be approximately \$54,000. "One of the problems in  
34 estimating is just that" Mumford said. He said the estimate was low in the spring because the  
35 cracks were more severe than he thought they would be.

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37 Anderson said that in looking at the road fund budget there was money available for the extra  
38 cost, if the Council wanted to do that. Councilmember Straddeck wondered how long it would  
39 take to re-bid. Mumford said four weeks or so. Mumford did not think the company doing the  
40 project was trying to gouge the City.

41  
42 Mumford talked about the process of crack sealing and the best time of year to do the work. He  
43 said he was pleased with the work that had been done in the spring. Councilmember Hokanson  
44 did not want to take the time to re-bid. Everyone agreed not to re-bid and to finish the project as  
45 planned.

46  
47 **Review Draft Building Elevations for Wal-Mart / Bover Project:** There was discussion about  
48 the elevations of the buildings in the Wal-Mart Project. Anderson said the Planning Commission  
49 had approved elevations during the commercial approval process based on the ordinance. He

1 indicated commercial projects did not come before the City Council for approval. Anderson said  
2 this project was consistent with the MURCZ Zone and the design criteria contained in that.

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4 **Review Status of Kevin Diaz:** Anderson indicated that Diaz had been gone since February and  
5 was still not back to work. It was felt he may be eligible to come back to work in four weeks.  
6 Anderson said he was now on Family Medical Leave under the FMLA and the insurance would  
7 be handled through the City until the FMLA was gone in December. After that, though, his  
8 insurance would be gone if he was not able to come back to work at that time.

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10 **Review of Modified Consolidated Plan Document:** Anderson explained the Consolidated Plan  
11 information sent out in the packet was not the correct one. Boal said the dialogue was basically  
12 the same but the Needs and Priorities and Improvement Plan were somewhat different. He said  
13 that in order to get CDBG funding, this Plan had to be approved tonight to submit for funding by  
14 September 26. Boal discussed the differences in the two documents. The Needs and Priorities  
15 listed are the ones that appeared to be a priority with the Engineering, Planning and  
16 Administration staff.

17  
18 Anderson explained the CDBG funding process and said Mountainlands Association of  
19 Governments administered that for this region. He said there was approximately \$1,300,000  
20 available on an annual basis and this year it had been said that Wasatch and Summit Counties  
21 would get some preferential treatment in the projects funded. He said if there were projects on  
22 this list that would meet criteria established by the program for serving low and moderate income  
23 families addressing urgent health and safety, it would put the City in a good position to get those  
24 funds.

25  
26 Anderson explained that after the Plan was adopted, a public hearing would be held to determine  
27 what the public would like to see done. Councilmember Hokanson wondered if parks were  
28 eligible for this funding. Anderson said it would have to be in a low income area. It was  
29 indicated health and welfare issues took priority.

30  
31 **Discuss Status of Center Street Road Widening Project:** Mumford reminded the Council he  
32 had given an update to them a month or so ago and that the price had come in at about 4 million  
33 dollars. He said there were two options to bring the project down to the original budget of  
34 \$3,000,000. 1) Eliminate some work and just widen the asphalt, or 2) if the City could come up  
35 with a little more cash and also trim some of the project, the City would still have the same basic  
36 project. Mumford said he had revised and reworked and it was still about a 3.5 million dollar  
37 project but with that scenario, the City would have to come up with \$500,000 to get the basic  
38 concept.

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40 The Council asked what would be eliminated. Mumford said this eliminated some curb and  
41 gutter on Center Street towards 1200 East. Mumford said he had cut out some secondary  
42 irrigation system because it was something that could be put off until later and he eliminated one  
43 of the bridge crossings on the canal by Brian Stanley's place to extend the trail to Center Street.  
44 He said he also had come up with a creative way to deal with asphalt. Don't have to go through  
45 the federal process but still get a City specification and UDOT specification. He said these  
46 changes saved about \$400,000 or \$500,000.

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48 Mumford said he had a public hearing scheduled for next Tuesday so the City had to come up  
49 with more money or the project had to be significantly changed. He asked for feedback from the  
50 Council so when the project was presented to the public, he would know what to tell them. It

1 was indicated that Mumford and Anderson had reviewed the budget and it was possible to come  
2 up with the \$500,000. Anderson said there was \$1,000,000 in impact fees and \$1,200,000 in  
3 transportation tax and some Class C monies, too. He said, too, there may be some water and  
4 storm drain monies that could be used. All the Council members wanted to do the project right  
5 the first time. Councilmember Horner wanted to go to the citizens and ask them but for himself,  
6 he also felt the entire project should be done. Councilmember Straddeck said it would be helpful  
7 if he could see some numbers instead of just talking about what was available. Anderson said he  
8 could bring those numbers back to the Council.

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10 **Update Council on Viking Lodge Storm Water Issue:** Anderson said a few years ago the City  
11 received funding from the Safe Sidewalk Grant Program to put in curb and gutter in the Main  
12 Street area. When that happened it appeared a storm drain that came out of the parking lot from  
13 the Viking Lodge was abandoned. Now the storm water had no where to go so there was private  
14 storm water coming into the City right-of-way. It was now apparent that the storm water was  
15 collecting underneath parts of the concrete in the parking lot and causing some settling, etc.  
16 Anderson said the conversation with legal counsel was the City needed to find out what was  
17 involved in solving the problem since our project created the problem. Mumford said he would  
18 work on a solution and come back to the Council with that solution and the cost to resolve the  
19 problem.

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21 **Discuss Noble Vista / Chris Goode Occupancy Issue:** Anderson said this was a subdivision on  
22 1200 East. It was indicated the bank had taken over ownership of the subdivision and the City  
23 had called on the bond to complete the public infrastructure. Anderson said the City did not bond  
24 for the other utilities so he assumed the bank would be the motivated party to make sure those  
25 other utilities were put into place. It was indicated there was a house in the subdivision that had  
26 been moved and placed on a foundation. Joe Spencer, the person that had lost the subdivision,  
27 was asking the Council, if he could put together some way to provide Chris Goode service since  
28 he abuts the road, would the City be willing to allow Goode to move in. Anderson said he and  
29 Mumford had discussed the issue and it was inconsistent with policy to allow someone to move  
30 in with the subdivision not being finalized. If the City told Goode he could not move in until the  
31 subdivision was completed, it would create a hardship for Goode. Consequently, Goode may  
32 come before the Council for relief. Discussion about the difficult position Goode was in.  
33 Mumford said the City had to accept the subdivision before anyone could occupy. Discussion  
34 about possible solutions and/or exceptions that could be put into place to help Goode. Mayor  
35 Phillips suggested the City Attorney, Mark Smedley, be asked for an opinion. The Council  
36 agreed.

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38 As there was no further business, the Council adjourned the Work Meeting of September 18,  
39 2008.

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44 Paulette Thurber, City Recorder  
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