

Heber City Corporation  
City Council Meeting

October 30, 2008

6:30 p.m.

WORK MEETING

The Council of Heber City, Wasatch County, Utah, met in **Work Meeting** on October 30, 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

**An area between the Heber Valley Historic Railroad and Cowboy Village:** Mayor Phillips indicated Heber Light and Power had been talking with the County Council about a land swap (land behind the Power Plant and Cowboy Village.) Steve Farrell, Jay Price and Mike Kohler came before the Council to talk with them about this issue and said they needed additional ground to accommodate a new arena for the High School Rodeo. It was indicated if Wasatch County did not get the bid on the High School Rodeo, they could cut down the size but they did need to build new arenas. (Two for the High School Rodeo.) They indicated they wouldn't know about the rodeo bid for some time but they would have to get a new facility built or they would not be in the running for the bid at all. Price had talked to someone that felt if Wasatch County went after the bid aggressively, he was sure Wasatch County would get it.

**November 6<sup>th</sup> City Council Meeting – Cancelled:** Anderson reminded the Council of this cancellation because of the Cowboy Poetry Event.

**Discuss revised sales price for the 75' x 75' hangars because fire suppression systems are not required (City had budgeted \$16,000 per hangar to install the systems):** Anderson said during the last week he had been working with the Building Department on the Fire Suppression Systems for the new hangars. As a result, it had determined there was no need for the System. (The NFPA had sent an e-mail that they were not required.)

Anderson said he wanted to ask the Council about a price reduction for the hangars in the amount of \$16,000 because of that System not being required. He indicated the City's net profit would be the same. Anderson referred to a worksheet he had provided in the Council's packet tonight. He also, indicated Lee Ivie was working with a person that was interested in purchasing two hangars. Anderson thought reducing the price might make the hangars more attractive to potential buyers. The price would be \$325,000 less the \$16,000 for a total of \$309,000. It was pointed out none of the hangars currently located at the airport had a Fire Suppression System in them. Anderson said that in visiting with people, all would rather pay less and not have the System. There was discussion about regulating what went on in the hangars and that they were just storage units.

Councilmember Straddeck felt something needed to be put in the lease as an addendum. If the buyers chose not to put in the Fire Suppression System, the unit would only be used for storage only. There was discussion that this System could be added later without a lot of trouble. The Council was O.K. with decreasing the price and eliminating the Fire Suppressing System.

**Discuss CDBG Project Application – No Need for Second Public Hearing at this time:** It was indicated Jason Boal had gone to the CDBG Grant workshop and the application process had changed; consequently, no second public hearing was needed at this stage. Boal and Anderson looked at the projects being considered and the only viable projects were Center Street sidewalk and ADA curbs and affordable housing inventory—some master planning there. Boal indicated with either of these projects, a survey would not be required because it targeted a specific LMI group. Anderson said with that in mind, it was felt the City should submit an application for curb and gutter on Center Street and do both sides of the street. He suggested that would take some of the pressure off the Center Street budget. He said the budget was approximately \$170,000 and the grant could be up to \$150,000. The Council decided to do one application for sidewalks.

**Discuss Request from Dore Weber – Kurt Acuna to re-appeal a Building Bond Forfeiture:** It was indicated when Mayor Phillips and Anderson met with Acuna, Mayor Phillips told Acuna it would be up to the Council if they would hear this request again. He indicated he would ask the Council if they would reconsider their decision on the Dore Weber appeal. The Council indicated they were not interested in looking at the appeal again.

**Update on the Valley Hills Park:** Mumford indicated he had checked the park today and there was a significant reduction in water flow. Consequently, he thought the problem was related to

the canal. The Public Works Department has re-routed the storm drain that was dumping into the wall. The wall was still “bulging out” and the hillside had “sluffed off.” Mumford pointed out on the overhead some areas where there were holes in the canal (in the Wasatch View Acres area). He said it appeared the water was traveling underground from the canal to the park area but he was not sure how that was happening. Discussion about the natural springs in the area. It was indicated the canal company was aware of the problem. Mumford said there had been some discussion about lining the canal. Councilmember Bradshaw suggested because of the lined canals, there was less seepage to the North Fields. Mumford said the City had dealt with the storm water in the road. He said he would have more discussions with the canal company and also the geotechnical engineers about some seepage drains. In the meantime, if the wall did not move any more, he would suggest leaving it until Spring.

**Discuss estimated cost to address Viking Lodge Storm Drainage Issues:** Anderson said there was a cost estimate in the Council’s packet tonight relating to this issue. Mumford said that over the last couple years, there had been concern expressed because the storm drain went into the street and that water had been backing up because the culvert was removed by the City. Because of that, the Lodge was experiencing settlement and cracking in the building and parking lot. Mumford had talked with Dave Church and Mark Smedley on this issue and both felt it was going to prove a liability to the City at some point. It was suggested to not deal with the settlement and cracking issue at this point, but to fix the storm drain. A cost estimate was provided to put in sumps and redirect storm water into sumps. Mumford needed feedback from the Council based on his cost estimate of \$37,840.14. Councilmembers Patterson, Horner and Straddeck wanted to do something about the problem. Anderson said he wanted to visit with Mark Smedley again because he did not want to get in a situation where the City was admitting liability. Mumford and Anderson would asked to report back to the Council after additional discussion with legal counsel.

**Letter about snowmobiles and dogs:** Boal, referring to a letter presented to the Council, said he was surprised to see the letter because about a month ago he was present with Sgt. Bradley and two other officers when this was all discussed with the neighbors. They felt a good conclusion had been reached. Mayor Phillips asked if Boal felt comfortable that this was a neighbor issue and not a City Council issue. Boal said yes. Councilmember Straddeck indicated he would like to get a response out to the people that signed the letter so they knew it had been discussed among the Council. Boal and Anderson said they would work on a letter.

Anderson wanted to discuss Farmer’s Market with the Council. Because it was late, that issue was postponed to a future meeting.

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Paulette Thurber, Heber City Recorder