

Heber City Corporation
City Council Meeting
11/15/2007

6:30 p.m.

WORK MEETING

The Council of Heber City, Wasatch County, Utah, met in **Work Meeting** on November 15, 2007, in the City Council Chambers in Heber City, Utah.

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

Heber City Employee Christmas Party- December 8, 2007, 6:00 p.m. – Soldier Hollow:

Mayor Phillips reminded the Council of the Employee Christmas Party and encouraged attendance. It was indicated there would be more information included with the next pay stub. Mayor Phillips asked Thurber to be sure and get an invitation out to the new members of the Council, as well.

Discuss Planning Commission Membership: It was reviewed that at the first of the year, the number of Planning Commission members was increased from seven to eight. Mayor Phillips said that because Sherm Christen had moved and because Robert Patterson had been elected to the City Council, now was the time to think about whether or not to keep the membership to eight or change back to seven. He felt that before he put together names for the Council to consider for membership on the Planning Commission, the Council should decide if they wanted eight or seven members on the Planning Commission. Councilmember Bradshaw said he had no problem with eight members. Councilmember Lange wanted seven. Councilmember Hokanson wanted seven and Councilmember Shelton wanted seven.

Because of that input, it was indicated an ordinance needed to be put together for next meeting to consider changing the number of Planning Commission members to seven.

It was discussed that at the first of the year, Mayor Phillips would make recommendations for either re-appointment or new appointments to the boards and committees of the City.

Review Draft Site Plan prepared by Activa for Heber Manufacturing & Business Park:

A site plan was shown on the overhead. Anderson said he had met with Brad Graham last week and the number of parking stalls had been determined. It was indicated Wasatch County had purchased the Bear Creek Building. Anderson reviewed the overhead.

Anderson indicated there was a business out of Utah County that had expressed a potential interest in relocating to Heber and utilizing the west end of the parcel Activa wanted to purchase from the City. He said at first glance, it would not meet ordinance. However, if the Council wanted that considered, he would recommend they go to the Industrial Park Board with the site plan, etc. He said Lava Corp. also wanted to do something on the back of their property. Anderson suggested if the idea was to sell just to create parking, the answer should probably be no.

Councilmember Hokanson asked if they had worked out a drive through on the HL&P parcel. Anderson said they had talked previously with Troy Klungervic (he thought) about a walkway but not a driveway. Councilmember Bradshaw said he did not have heartburn with the parking if Activa wanted the Council to consider the sale of the property. It was discussed that 60% of the parcel would provide parking for the aquatics center and the rest would allow for a new business and some changes for Lava Corp.

Anderson said the company out of Utah County had asked if the City would offer incentives if they would consider moving to Heber. Anderson said the only incentive the City had offered in the past, was a reduced price on the property.

At this point, the Council moved to the next agenda item until representation from Activa could be present.

After the arrival of Brad Graham, the Council returned to this discussion.

Graham said during the last City Council meeting, they were given a charge to do due diligence on anticipated parking loads. He talked about the corner lot pad on 600 South which was one of the condos and which would be about 4,000 square feet. He said they had spoken with Wasatch County in regard to what the size of the aquatics center would be. He said the building on the other parcel would be about 22,000 to 25,000 feet. They had not checked the landscaping requirement yet. He said what was outlined on the drawing was what was required for all businesses except for some decrease because of the landscaping. Mayor Phillips wanted the landscaping built in and given to Anderson so it could be studied as it would be built. Anderson asked if the Council felt this was to a point where a meeting with the Industrial Park Board should be considered. He asked Graham if the business was committed enough to go through the process for design of the building and landscaping. Graham felt they were ready to move forward.

Anderson said the real question was if the Council was comfortable with the proposal even though there had not been any talk about price of land yet. He asked the Council if they wanted to move forward with the sale of the property for this purpose. The Council said yes. Anderson said Graham should talk with the potential tenant and let them know what the City required.

Mayor Phillips wanted Graham to have the landscaping design in the proposal so the Council could see how it would effect all property owners in that area. Graham said they still needed to talk ingress and egress, as well. Graham said he would get with Anderson about scheduling a meeting with the Industrial Park Board.

Review Draft RFP for Heber City Office Building – Discuss Selection Committee: Mumford passed out the RFP. He wanted to know what City Council Members wanted to participate in this process. Anderson said with the public works building, all the City Council were invited and Anderson thought all but one attended. Mumford indicated in mid January he would be doing interviews with those that submitted a proposal.

Anderson discussed item three on page four and suggested the cost might now be \$4,000,000 instead of \$3,000,000.

Mayor Phillips asked at what point would the needs of the departments be discussed. Mumford said the project would be in three phases. The first stage was assessing the needs and preparing a wish list and then comparing that to a budget. The second phase would be the design phase and the third phase would be construction.

It was indicated the proposals were due back to the City on December 20. After that interviews would be scheduled probably in mid-January. At that point, the Council and whoever else the Council wanted would select the team. After that the various needs of the departments would be worked on. Mumford said the proposed occupancy date would be July 1, 2009.

Discussion about what to look for when awarding the RFP. Competency, similar work, fee structure, and experience were necessary and Mumford said that had all been detailed in the RFP.

Discuss Formation of Heber City Economic Development Committee: Mayor Phillips wanted the Council to consider whether or not the City should put the \$25,000 it contributed to an Economic Development Committee towards its own committee, keep as is, or have a combination of both.

Anderson said Midway had the Midway Boosters Club which was a great organization. He didn't know if Heber City could mirror something like that or not and suggested the Chamber of Commerce was the City's outlet. More discussion about a Heber Booster Club. Mayor Phillips suggested the new council members should think about this concept and future discussions could be held.

Councilmember Lange, addressing Matt Heimburger, said he (Heimburger) had spent a lot of time in the last few months talking about low income jobs coming up. Councilmember Lange

asked how Heimbürger felt about trying to bring in other business. Heimbürger said he was intrigued with the idea of a Heber City Boosters and thought it was a good idea. He continued that he still felt, though, that all the Council had done with the referendum issue was bring in low-income jobs.

Mayor Phillips talked about citizens entrusting the City Council with the City funds and doing the best they could with those funds. He said there were ways to be contributing members of the community and interact with other communities without giving away the tax revenue it takes to run the City. He did not want tax revenue sharing to cause the City to be short of funds and have to raise taxes to cover expenses. He continued it was a tough decision what the Council did with City funds. He pointed out the property taxes in Heber had not been raised in 17 years. He talked about providing good services and even better services on the income we had now. There was continued discussion about sales tax revenue sharing and the benefit or non-benefit to the cities, towns and the County.

Discuss Proposed Change to Old Mill Estates Retention Pond Easement: Mumford indicated he had a request from the lot owner on 600 South and about 780 East past Nile Horner's home and the church.

He reviewed the request from the property owner to change the retention pond by installing a retention wall and reclaiming some area for his back yard. It would have to be dug deeper. Mumford asked the Council, if the engineering was worked out, would they be O.K. with this change. He indicated the property owner would landscape, fence the back yard and put a rail fence on the outside. Mumford said he would not have a problem with this change and that it might even give the City a little more storage. Mumford said, too, if it would involve heavy maintenance, the City would have to do the work. Mumford said this change would be the property owner's expense and that an easement change would have to be worked out. Councilmember Lange discussed the first pond built in Timp Meadows and the easements the City was supposed to get and didn't. Councilmember Lange wondered about impact fees and if the City could start now to capture a system. He thought there were at least two leaks in the piping and the pond had water in it. He said it was dirty, ugly and a mosquito problem. He wanted the City to take action now on the pond in Timp Meadows.

Anderson said pretty much all ponds were now on lots and the owners kept the ponds maintained.

The Council indicated their support to this request if the engineering could be worked out.

Horner suggested the biggest problem was that the land owners change and indicated he thought the developer should be the one to landscape and then sell with the lot. Mayor Phillips felt that was a good idea. Mayor Phillips wondered if storm water fees could be used to fix some of the problems. Mumford said the reason developers didn't landscape the ponds was because of the probability the landscaping would not be maintained due to the lot not selling timely and would then die. He felt it was better to wait for the property owner and suggested this had been a successful way to handle the issue.

It was suggested staff needed to set up a Christmas dinner for the Council, old and new. It was felt between Christmas and New Years or even the first week in January might be better since the days before Christmas were so busy. Mayor Phillips asked everyone to check their schedules on December 28 or 29 and let staff know their availability.

As the time was 7:00 p.m., the November 15, 2007, Work Meeting of the Heber City Council was adjourned.

Paulette Thurber, City Recorder

Approved 12062007