

Heber City Corporation
City Council Meeting
November 20, 2008

7:00 p.m.

WORK MEETING

The Council of Heber City, Wasatch County, Utah, met in **Work Meeting** on November 20, 2008, in the City Council Chambers in Heber City, Utah.

Excused:	Mayor	David R. Phillips
Present:	Council Members	Jeffery Bradshaw Elizabeth Hokanson Eric Straddeck Nile Horner Robert Patterson
Also Present:	City Manager City Recorder City Engineer City Planner Chief of Police	Mark K. Anderson Paulette Thurber Bart Mumford Allen Fawcett Ed Rhoades

Mayor Pro Tempore Bradshaw excused Mayor Phillips.

City Employee Dinner – December 6-6:00 p.m. – Soldier Hollow: Mayor Pro Tempore Bradshaw reminded the Council of the Christmas Dinner.

Update from the Citizens Building Committee: Norm Eiting, Chair of the Committee, represented the Committee. He said it had become the consensus of the Committee they wanted to make the City Center the block the Tabernacle now sat on rather than move to the Central School location. He said an architect had determined how much space would be needed in the future. He continued they had also had discussions with Mike Davis of the County. Davis told the Committee if he was King-for-a-Day, he would move to a new building out by the new Public Works Department. When they discussed planning a City Center on this block with Davis, he was very supportive. He thought this planning from the City might jump start the County into building a new building.

The Committee, then, was suggesting a new building where the County building is currently located, a Justice Center and Police Building in the back and the center of this block a City Square. He said they had been looking at the possibility of making the parking underground and with Lake Creek on this property, there could possibly be a water feature.

Tish Dahmen said she had been talking and was excited about using the old Social Hall to enhance a venue for a number of functions. She said that as far as this building, the Committee did not want to see this building turned into a museum that would only be used occasionally-- they would like to see this building retain some offices. (Maybe a Chamber of Commerce and partly a Meeting Center)

Dahmen said that one thing they had determined was that there needed to be a plan for each building. Because this is the heart of the community, and because these buildings have historic value, she did not want to see this building torn down.

Eiting pointed out that around this block there was the old bank building, the Tabernacle Building, and some churches. So the feeling was there were all the elements of a City Center right here. With Zions Bank building across the street, the City Center should stay on this block. Drawings were presented depicting the space needed.

Mike Johnston said they had been very cognizant and realized this would have to be a phased project and there needed to be a plan in place that might even be a 10-year plan. He felt a plan needed to be put into place now so that each year progress was made. He suggested possibly starting with the Police Department Building next year.

Eiting said one thing they realized up front was that the first building to be built was a building for the Police Department and Justice Court. He said the old Central School Building was in bad shape. Eiting suggested the Central School property could be used as collateral on a loan.

Brian Jorgenson indicated he had been contracted to look at this study and master plan. He said they were directed to look at the school property and determine if that property should be used or not. The Committee told him to not focus on the Central School property but concentrate on the Tabernacle block. He said he needed to know the direction of the Council. He said Eiting was right and the biggest need was with the Police Department. He handed out a sketch of a proposed plan for the Tabernacle block and reviewed it by discussion the current square footage used by each department and the predicted need in the future. He discussed a possible Plaza area.

Councilmember Horner asked about parking. Jorgenson talked about possibly 120 parking spaces underground. Discussion about the security risk with underground parking. Discussion about a secure area for Police parking. It was felt other underground parking could be used for employees during the day, and for community events in the evening.

Anderson asked about the Lake Creek Channel and where that would be placed. Jorgenson said there were a number of places and they had different ideas.

Discussion about the cost of underground parking versus above ground parking. Jorgenson said there had to be foundations built for buildings and that was where there were savings.

Mike Davis had suggested to Eiting, if the County did build and move out of the downtown area, the old library would be a perfect museum building because of its history.

Councilmember Straddeck said it seemed to him they had gone out of scope of what the Committee was supposed to do. He said the whole reason for this was to get objective data so the Council could make decisions based on data. He said he was not seeing any data for what they were suggesting. He asked, "Why are we to this point without looking at the Central School lot?" He said he was not necessarily an advocate for the Central School lot, but wanted data to back up their suggestions.

Johnston said this was just a report to update the Council. He said this was only one thing they had found out so far. They have found out the square footage needs would fit on the Tabernacle block--it would fit on the other block, as well. He said that all the foreseeable needs when the City doubled in size fit on this block, as long as the County moved. He said the Committee wanted to share what they had found out so far with the Council. He said this had become the Committee's option 1 but knew that might not be what happened. He felt, though, this plan was the best option. It was pointed out the drawings only showed the space needs. He said they could take the same drawing and place it on the school block.

Chief Rhoades commented that when the discussion veered to underground parking, it was ideal for his Department; but for public parking, all kind of red flags appeared. He said there was a definite threat when underground parking was talked about for public parking. Jorgenson indicated the City had parking requirements that had to be filled somehow.

Councilmember Horner said this was exactly what he was looking for. He wanted direction from the citizens and then to move forward. He asked if they had looked at the possibility of separating the facilities and if the Police Department could stay on the school property. Eiting said one of the reasons to be before the Council tonight was to give a report on what they had done but also to get some feedback.

Anderson indicated the economic environment was different now than when this was talked about two years ago. He said his thinking now was that any construction commenced in the near future would require the issuance of a General Obligation Bond done in conjunction with next year's municipal election. He said it might require a tax increase based on the economy now unless something changed quickly. Eiting said he felt if this was presented to the public as a historic preservation issue, it would pass more easily than changing to the school lot.

Councilmember Hokanson said because Wasatch County may not move and because the current

building was bursting at the seams, she wanted to see different options. Eiting asked if the Committee was heading in the right direction and should they pursue talking with the County Council instead of just the County Manager. Eiting emphasized the main thing the Committee had done was find out how much square footage was needed.

It was indicated there next meeting was 12/9 - 4:00 p.m.

Discuss closure of the trail between Heber and Midway for sewer line construction:

Mumford said work on the sewer line was finishing up and was going to affect the trail from Heber to Midway as it goes right under the trail. Councilmember Horner wondered about keeping the trail open for a certain point and not shut down the entire trail. More discussion about notifying the public, closing the trail completely or closing the trail partially. After discussion, it was decided to send letters to Midway and the County and invite any suggestions or input from them. Mumford said it would be closed down approximately until spring and maybe summer. The Council emphasized that even after input from other entities was received and decisions were made, it was important to make sure any closure was announced in the Wasatch Wave. Mumford said he had concerns with safety if the trail was just partially closed. Mumford indicated he would send a letter out and get information back to the City Council.

Discuss letter from Barbara Murdock regarding the fence on 600 South 500 East: Referring to the letter from Barbara Murdock, Anderson said there was no violation of City Code at the time that barrier wall was installed. Anderson said he had asked Planning staff about defining the height of the visibility triangle. Mayor Pro Tempore Bradshaw asked about a three way stop at that location. Anderson said staff felt that would be counter productive to what was wanted from that road-it would be like putting a stop sign on Center Street. Councilmember Horner said this was a unique situation and each situation needed to be looked at individually. He said that in his mind, the only way to solve this issue was to put stop signs where they were before. He said there had been signs there three different times and the City kept pulling them out. He did not think taking out three sections of fence would help the situation. He said this was a safety issue and the City needed to be proactive and put a stop sign back up. Chief Rhoades said a stop sign was against the standards. It was pointed out there were a lot of stop signs in this community that are not required.

Councilmembers Horner and Patterson wanted a stop sign or the fence removed.

Discussion about the agreement with the Zabels in relation to the fence. Anderson said the Zabels were willing to do whatever the Council wanted but they liked the fence because it served as a sound barrier.

Councilmember Hokanson indicated she would vote for a stop sign but she also wanted a stop mark.

Councilmember Straddeck suggested that staff present the two options and the pro and cons of each. He questioned if everyone had thought about vehicles stopping there all the time. Councilmembers Patterson and Horner said they both had talked to the people living in the home and felt they would rather have a stop sign than remove the wall barrier.

Olympic Monument: Anderson explained the Olympic Monument was removed by Boyer to allow for the free right hand turn on SR 40 and asked where it should be placed now. Fawcett showed two options. One drawing showed the Monument on the Tabernacle property and another showed the Monument on the Main Street Park. Councilmember Horner felt the Tabernacle property was the best option. The other Councilmembers agreed.

As there was no other business, the November 20, 2008, Work Meeting of the Heber City Council was adjourned.

Paulette Thurber, City Recorder