Heber City Corporation
City Council Meeting
12/06/2007

6:30 P.M.

WORK MEETING

The Council of Heber City, Wasatch County, Utah, met in **Work Meeting** on December 6, 2007, in the City Council Chambers in Heber City, Utah.

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

Others Present:

Discussion about agenda items: Councilmember Lange asked Mumford if Stone Creek had gotten an agreement with the two property owners about landscaping, etc. Mumford indicated Stone Creek had a grading permit and they were required to have an agreement with the two property owners before getting that.

Anderson said the City would have to do a subdivision plat amendment on the lot the City purchased and would have to go through the process and have a public hearing.

Mumford indicated Wheeler Park had withdrawn their request that was on the agenda.

Heber City Employee Christmas Party – December 8, 6:00 p.m. at Soldier Hollow: Mayor Phillips reminded and encouraged attendance. It was indicated the format of the party would be similar to last year.

City Council Dinner – December 28, 6:00 p.m. at the Spin Café: Mayor Phillips indicated December 28 had been confirmed for the Council Dinner and it would be held at the Spin Café. Everyone was asked to contact Anderson with their menu choice.

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Discuss concern expressed with RFP for Heber City Office Building: Anderson said both he and Mumford received calls today expressing concern with the RFP. George Bennett was one who called and expressed concern. He pointed out that in the RFP it suggested that those that submit proposals should show similar types of project experience and worked on a project valued at $3,000,000. Anderson referred to page 4F and page 5, 7a. It was indicated Adam Huff had also called Jason Boal expressing similar concerns. Both felt that if those criteria were adhered to, it would preclude local engineers from bidding. Anderson said Bennett would probably attend the regular meeting tonight to get clarification from the Council. Anderson told Bennett those were the criteria, but if the committee wanted to exclude some of the criteria, it would be up to them.

Mayor Phillips asked Mumford if we were going to get just a few bids because of people not feeling they had the experience. Mumford did not think so. He felt there would be sufficient bids. He said he did not want this to be an experimental project for someone and indicated the language in the RFP was generic and included in all proposals. He said again he wanted to have someone with experience to work with. Bennett told Anderson it took $3,000 to $5,000 to put together a proposal and didn't want to make that effort if it was felt he did not have a chance. Mumford said if the Council wanted to focus on just local people, that was up to them. Councilmember Lazenby felt a local person would focus more on the project and have more pride in it. It was indicated Bennett wanted the City to just put the RFP out to local people and then if the City didn't get what they wanted, then go outside the City. Councilmember Hokanson felt that would put the Council in a difficult position. She was comfortable with the way the RFP went out. Mayor Phillips agreed it was a fair RFP. Mumford said he had had a lot of interest expressed already. Several dozen contacts as a mater of fact.

Councilmember Lange said in the past years, people use the same design they had used in the past and then charged the cities full price for a design already paid for and used by someone else. He said he did not want to limit the bid to just local firms. He continued the City needed to go for the best price but get someone that had experience.

Review bids received for repair to Main Street storm drain regarding Morris Carroll complaint: Mumford said the bids had come in on the repair to the Main Street storm drain in relation to the Morris Carroll issue. He said the engineer's bid was $5,500, the low bid was approximately $13,500 and the high bid was $25,000. He pointed out, though, the high bidder said he didn't need the work so he bid high. Mumford asked if he should proceed with the low bid. Concern was expressed about the significant difference in the engineer's estimate and the low bid. Mayor Phillips asked the Council if they were comfortable with their knowledge of the situation or if they wanted Mumford to bring back information at a different meeting. Mumford explained the concern expressed by one bidder about the small working area they would have to work in. Mumford reminded the Council the City had made a commitment to fix the problem. He suggested the Public Works' Department could do the work cheaper but they couldn't do it for a year. Anderson suggested more information be brought back next meeting and in the meantime for Mumford to visit with Horrocks and the low bidder to see if the City had missed something in estimating the cost of the project.

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Discuss design of sidewalk curb on 100 West 850 South: Mumford reviewed with the Council the discussion on this location a few weeks ago and said he wanted to talk to the Council about a slight deviation of the motion in relation to the sidewalk. Mumford indicated he had talked with the Planning Commission about this and they were agreeable. An overhead was shown of the area. Mumford recommended a 5' sidewalk next to the curb which could be extended in the future. He did not foresee sidewalk going east/west and felt it should be deed restricted for now rather than installed at this time and eliminate the park strip on 100 west.

Mayor Phillips asked if making a deviation would be going against any City Ordinance. Mumford said no because this was an existing subdivision and not a new one. Mumford said he did not think a park strip fit in this area. The Council was favorable to Mumford's recommendation.

Councilmember Lange asked when it was going to be time to move forward with putting in the deed restricted curb and gutter. Mumford explained those were taken care of when there was a bigger project taking place.

Discuss formation of a Transportation Sub-Committee – Review letter from Wasatch County: Mayor Phillips referred to and reviewed a letter from Wasatch County dated November 28, 2007. He asked the Council if they wanted the City to form their own committee and invite the County or participate in a committee the County put together. Councilmember Bradshaw wondered if the County's intent was to put together a committee that would then require the City Council to relinquish their power and have the committee make the decisions on the City roads rather than the City Council.

Mumford talked about the different groups: 1) The RPO (Rural Planning Organization which consisted of Mountainland Association of Governments, different entity representatives and others); 2) Wasatch County who he said had been updating their general plan and they had a transportation committee that had developed a map of streets and street widths; and, 3) Heber City Engineering and the work that Department did on transportation. He said the Wasatch County Committee took the City's transportation information and tried to incorporate some of that into their plan. Mumford didn't really think there would be much difference between a new committee and the current RPO and questioned the need for another committee.

Anderson said with the adoption of the Corridor Preservation Fee by Wasatch County last year, the State Code required a committee be put together and he thought that committee consisted of the mayors of the different entities. He thought there would be about $350,000 in that fund by June 2008. He suggested that committee would be an answer to the letter. Anderson said to get a State match, there was a time line to spend the money. He wanted to see this committee set up because of the amount of money the City had spent so far on the Giles property and would like reimbursement. Mumford said if that was the purpose of the committee to disperse the Corridor Preservation Fees, then he would agree the committee needed to be formed.

Fawcett expressed concern with the letter since it was received the day the Boyer Company was on the Planning Commission Agenda. He said the City and County regulations were in separate places in the State Code and there was a reason for that. He agreed there needed to be

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coordination between the entities but he wondered if Midway was involved or just Heber. He thought if the City Council looked at the structure of the letter and the timing, that in itself said something. Everyone agreed coordination was necessary and communication was necessary. Mayor Phillips said the Council had the City's destiny to control. He felt the real question was how was this committee empowered and how did it effect the City.

Councilmember Lange said every time this issue was discussed between the entities, it was determined that the City wasn't going along with Mike Kohler's plan. He thought Shawn Seager also was stepping out of his bounds.

Mayor Phillips wanted Anderson to get with Mike Davis and get some clarification and then the Council could decide how best to proceed.

Councilmember Hokanson said the troubling aspect was on the second page where it outlined where a committee would have to review transportation plans. She felt the way it was worded, it appeared the County would be in charge instead of the City. Anderson asked the City Council if they would be comfortable with talking about this with the committee that had to be formed for the corridor fees. He said he would like to see some of that money spent on engineering for the Boyer project. Mayor Phillips pointed out the Council had met with Kohler and he was supposed to set up a meeting between Wasatch County, Heber City and UDOT but that had not been done. It was indicated Kohler had met with UDOT but Heber City hadn't. Nile Horner suggested the City get proactive and set up the meeting themselves.

Councilmember Shelton said Heber City should not get on the band wagon with the County. He did not want to see the County have authority over the City transportation plan or anything else. Councilmember Lange agreed.

Councilmember Bradshaw said he was concerned that road issues were being discussed now, such as the Daniels Road, might not be so much because of road issues but to stall a development out there. Mayor Phillips agreed. It was discussed the Council needed to make sure the development was satisfying the needs of their traffic and that was all they were required to do. It was pointed out the Daniels Road issue had been a problem for years and the City Council, or the County Council for that matter, couldn't ask Boyer to solve that problem. Councilmember Bradshaw felt it needed to be addressed sooner than later but he was afraid there were folks using these issues to put off the development and he did not think that was right.

Anderson said to get a meeting with UDOT would be helpful to bring some reality to all of this and to understand grade separated bypass and what the road really should be. Anderson was asked to set up a meeting with UDOT in January.

Mumford pointed out this was what the RPO was structured for and asked "what do you want us to do with the RPO". Horner felt the City should take their own direction. "We need our own plan and the County needs their own plan and then have an advisory board which could be the RPO," he said. Anderson asked Mumford what the RPO had done as far as the Boyer project and if the PEC engineering study was really that relevant to the project. Fawcett talked about the

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contract with PEC and said one of the projects was along Midway Lane. He said the study was really a bypass study and not a Boyer study.

Eric Straddeck felt the City needed to invite the County to the meeting. “It is a mistake if we devise our own plan in a vacuum,” he said. He said he was not talking about taking authority away from the City but felt the County needed invited because they were part of the problem and needed to be part of the solution. Mayor Phillips agreed the County needed to be invited.

Mumford said everyone was on board, planning and staff, to wait until January. He felt after the two studies were done, then was the time to invite UDOT. By then the data would be available and better discussion could be held. Fawcett said the model from Mountainlands and Horrocks had not had any progress. In fact, the contract wasn’t even finalized and he expressed concern about that.

Discuss speed limits on 100 West and 300 West (South of 600 South): Anderson said there had been some discussion on staff level in regard to 20 mph speed limit postings in some areas. It was felt the reasoning was because of apartment complexes in the area. Staff wondered if that speed should be left at 20 mph or changed to 25 mph. The Council did not feel the limit needed to be left at 20 mph. Chief Rhoades indicated anywhere there were 20 mph speed posting, they had to be backed up with engineering studies to support them.

Pump Station – Southfield Road Developments: Mumford indicated he had just became aware of this issue today. He said one developer had been talking to Giles about going through his property with the sewer line to eliminate the pump station. Mumford talked about the possible line location. Councilmember Shelton said the City would have to get an easement. Mumford felt it would be better to have the line within an easement rather than a pump station. Councilmember Shelton wondered what Giles would do about water and the bypass road. Councilmember Shelton indicated he was not in favor of providing hookups to Giles on a line the developer would put through. Councilmember Lange agreed. Mayor Phillips did not think Giles would ever give the City the property for the bypass. The Council wanted a presentation from the developer on next agenda.

As the time was 7:00 p.m., the Work Meeting of the Heber City Council held on December 6, 2007, was adjourned.

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Paulette Thurber, City Recorder