

HEBER CITY CORPORATION
75 North Main Street
Heber City, Utah
City Council Meeting
April 3, 2008

6:30 p.m. Work Meeting

The Council of Heber City, Wasatch County, Utah, met in **Work Meeting** on April 3, 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

Others Present:

Utah League of Cities and Towns Midyear Conference – St. George – April 9-11, 2008:

Mayor Phillips reminded the Council of this Conference and encouraged attendance, if possible.

City Manager will be attending City Manager Conference April 7-9 and Finance Director

Conference April 16-18: Mayor Phillips informed the Council of the City Manager's absence during the above conferences.

Schedule Budget Workshop – April 14 – proposed date: Anderson said based on the training he had scheduled and regular and special Council meetings, there were not too many options for a workshop. He hoped the Council could make themselves available on April 14. He said he had insurance quotes now that he could present and some personnel requests. He informed the Council he had to have a tentative budget together by the first of May. A meeting was scheduled for April 14, 6:00 p.m.

Laurie Turnblom – Timpanogos Valley Theatre Proposal Regarding the Social Hall:

Turnblom thanked the Council for the opportunity to present. She said she wanted to meet with them as a Council and discuss with them a permanent home for the TVT. Turnblom said TVT had been working with the community since 2001 and had expanded and now offered programs

in all the schools, Elementary, Jr. High and High School. They felt this provided a valuable service to the community.

Turnblom said they were pursuing the Social Hall as a permanent home and wanted to partner with Heber City to renovate it. She said that in the current state, it needed a lot of renovation and a lot of money. She said they were of the understanding the City was looking for a new building, too, or wanting to upgrade their current one. She said she believed this block was the ideal for the TVT. She discussed the possibility of expanding the Social Hall. She asked the Council, as they considered the future of Heber City offices, to please consider the future of the Social Hall and TVT.

Councilmember Straddeck said should this area not prove viable for the City Building, he would very much like to see what Turnblom was proposing. He said he would love to see this block as the cultural center of Heber City and Wasatch County. Councilmember Bradshaw said he had never considered using the Social Hall for anything else since the first proposal from the TVT. He explained the Council was in the process of forming a committee to look at the City Office Building and the viability of staying at its current location. He suggested if the City could help out in any way, he would be open to consider it. He suggested part of their group should be on the Office Building Committee.

Councilmember Hokanson said she was in favor last time they had made a presentation and was still in favor. She thought it was a fantastic use of the Social Hall Building. Turnblom said that because they were growing so rapidly and because their programs were growing, they were looking for a permanent home. She indicated when they travel from location to location, it was difficult to offer services. Again she asked the Council to please consider their needs when they looked at the future of this area and the Social Hall.

Councilmember Horner said it was important to work within their time frame. He agreed some of their people should be on the Committee so they could work together. Anderson indicated if Turnblom had people that had an interest to work on the Office Building Committee, to get those names to him.

Councilmember Bradshaw talked about the time frame of Wasatch County and them moving into the new Rec Center. Anderson said he thought that might be September. Anderson said the City had gotten several donations with the water bills for the Rec Center. He said, too, that Wasatch County Councilmember Farrell mentioned today the County might have to bond for the improvements. He did think, though, that Wasatch County would be out of the Social Hall within a year. Turnblom said they were going to try and hold out until then. She talked about grant applications but that when submitting them, they had to submit a time frame. Consequently, they had to be open minded to other options.

Councilmember Straddeck said the Committee to study this block would not meet until the fall. Anderson said that from staff objective, the desire was to start construction next spring.

Russ Watts – Update on Proposed Affordable Housing Program for Ranch Landing:

Watts thanked the Council for allowing him some time. He said he wanted to come and discuss the programs for county-wide employees. He distributed to the Council a booklet that people were given if they came in to look at buying a home. He said he had put together a program with Tom Post. He talked about the Housing Authority. He reviewed the sheet that outlined the equity gained after living in the home for five years.

Watts said Wasatch County would help to sell the house when a qualified owner was ready to sell and that Wasatch County Housing Authority would assist in the sale at 1% to transfer to another qualified buyer. He said there were 28 of the 56 homes as part of the affordable homes, they had gone through 60 or so applicants and had 7 or so that qualified. He said they were committed to help those people that qualified to get into the homes. Councilmember Horner asked about price. Watts said about \$199,000.

Councilmember Straddeck asked if there had been any concern expressed if someone were to purchase a home under this program and that they were limited as to what they could do with it in the future. He expressed concern that home prices were rising faster than the CPI. Watts talked about that and said they were trying to keep these homes in the Program. By assisting with down payments, they would be able to keep control over the houses in the Program. However, an applicant did not have to work within the Housing Authority. They could work on their own.

Discuss Creation of Community Videos – Review Proposed Agreement with CGI and

Letter of Endorsement: Mayor Phillips reviewed the letter of endorsement. He explained this Program did not cost the City anything. Anderson said these people had asked for a decision by tomorrow so when they were out getting input, they knew the Council was comfortable with it. The Council seemed to be O.K. with this concept.

Update on Fencing Issues: It was indicated that four to six weeks ago, the Council had a meeting with the Planning Commission and the Board of Adjustment about fencing. The Planning Commission has since met and drafted a letter. (passed around).

Anderson talked about a Board of Adjustment meeting held on Tuesday because of a request from Glenna Erickson. Bart Mumford said he tried to be an advocate for the Ericksons, but the Board of Adjustment felt if she bermed her property and put a 4' fence on top of that, a 6' fence would not be needed. Paul Berg said they had met with the Ericksons and made some progress and said he thought they would have a decision tomorrow. Anderson said this whole issue had been a difficult thing for Mrs. Erickson. Boal said he wanted to make sure everyone was on the same page with fencing and understood there would be no six foot fences on corner lots.

Councilmember Horner wondered if the Planning Commission was working on a new fence ordinance. Boal said they had talked about clarifying the ordinance but not rewriting. Councilmember Horner suggested the way the Code was currently written, it did allow six foot fences. Boal said staff and Planning Commission did not feel it read that way. Boal said double frontage lots had been misinterpreted as corner lots. Councilmember Horner said he did not have a problem with a six foot fence on a corner lot as the Code was currently written.

Review Draft Scope of Work for Building Consultant – Heber City Office Building Project:

Mumford said that about a month ago, the Council discussed citizen involvement on the committee for the Office Building. He said the Scope of Work had to be created for a consultant to work with the Committee and what was presented now were collective thoughts between himself and Mark Anderson for the Scope of Work for the consultant.

Anderson said the next step after approving the Scope of Work would be to create an RFP. The Council wanted this back on the next meeting agenda and have the RFP ready for Council approval so they could get the Committee together.

As there was no further business, the Work Meeting of the Heber City Council for April 3, 2008, was adjourned.

Paulette Thurber, City Recorder

Approved 06/19/2008