

HEBER CITY CORPORATION
75 North Main Street
Heber City, Utah
City Council Meeting
April 17, 2008

6:30 p.m. Work Meeting

The Council of Heber City, Wasatch County, Utah, met in **Work Meeting** on April 17, 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 Planning Office	Jason Boal
	Chief of Police	Ed Rhoades

Others Present: Mike Thurber, Mike Johnston and Daryl Glissmeyer

Bart Mumford: Review of RFP for the City Building needs: Mumford reviewed the RFP and spoke some about each of the seven informational/requirement categories listed in the RFP. He said he was limiting the responses to 30 sheets. He discussed Exhibits B and C of the RFP and said he expected those responding to submit something similar to those examples. He hoped there would be some uniformity in their fee schedule and the way they presented so it saved time. Mumford said his understanding was the team would consist of a representative from the Council, a citizens' group and whomever else the Council picked.

Councilmember Hokanson asked where the RFP would be noticed. Mumford said generally in the Wasatch Wave and either the Intermountain Contractor or the Salt Lake City newspapers unless the Council wanted to do something different than that. He said he would also post the RFP on the web site and put a paragraph in the newspaper so people could refer to the web site and download the document from that.

Mayor Phillips asked how long should be given for people to submit. Mumford said after the ad, three or four weeks. He said he put himself down as the contact. He said it would take a couple weeks to review the proposals and then it usually took two or three months to award the contract. Mayor Phillips asked if Mumford was on the opposite end of this, would this document be clear.

Mumford said yes –clear as to what was known right now. Mumford said he knew there would be questions and he would address those as they come up.

Councilmember Horner asked about forming the Citizens' Committee. Mayor Phillips said they should sit down as a Council and divide the Committee into two or three areas.

The Council indicated they were ready for Mumford to issue the RFP.

Bart Mumford: Sewer Line Easement – Boyer Project: Mumford referred to a “Termination of Grant of Easement”. He said that generally quit claiming an easement was a discretionary thing that staff did but he decided, since the Council was available and the timing was right, he would discuss this with them. Mumford said there was a sewer line easement through the old trailer court which easement was dedicated to the City. He said the Boyer Corporation needed to sell that property to Wal Mart for their project. Consequently, the City needed to abandon that easement as the City's needs would be met through the Boyer work that would be commencing soon. He said the Quit Claim before the Council was prepared to take of that particular issue and that the City would be getting a new easement from Questar which he would probably present to the Council next meeting.

Mayor Phillips discussed emergency preparedness. He asked Mumford if he was comfortable that the City's flood channels could handle the snow received this year. Mumford said one plus was the ground did not freeze this year. He continued that there were a number of variables, such as weather, debris in the channels, maintenance, etc. He said if everything was clean and the water came down at a reasonable rate, it shouldn't be too bad of a water runoff season. He said there hadn't been a test since the 1980's and there had been improvements made since then. However, according to FEMA, the channels would not be sufficient if the City were to get a 100-year storm. He said it would depend on the event and the other variables.

Councilmember Horner talked about Timberline and the problems with the channel there. It was discussed that the warming up and then the cooling down had helped us this year. Mayor Phillips said he felt better after this discussion. Councilmember Straddeck suggested the Engineering Department needed to determine what the actual capacity was and then the Council could determine if a more severe storm should be prepared for. Councilmember Horner indicated that if the storm drain didn't have the capacity before it got to the City limits, there would be no control as to where the water went. He said the City takes care of what was under the City's care, and the County needed to take care of their responsibility. Mumford said he had talked with Steve Tozier and Tozier had ordered sand bags which was the back up should the water flow exceed capacity.

Councilmember Horner asked about how the water tank filling issue was progressing. Mumford said not well. Councilmember Horner wondered if there had been any progress made from two days ago. Mumford said something happened last year and he had not been able to keep the Lindsay tank full. He said he and Public Works had been working and trying various things trying to identify what had happened; but, as of now they had not identified the problem. Initially they thought there was an open valve that had not been found, but he was not sure that was really the problem. He said with summer coming on, they were especially concerned.

Mumford said he now had the map completed and he and Tozier were going out to look at the valves. He indicated if the issue was not resolved in the next two weeks, it would be a real problem.

Mumford said they had been examining every valve they thought had been touched last year. So far they have not found an open valve. Mumford said we had to have good data to start. Manpower might be an issue if it is not resolved soon. There was discussion about what the problem might be and what might be done to help.

Mike Johnston – Ordering of baskets for flowers on Main Street: Mike Johnston indicated CAMS had talked with the Council a couple times about flowers on Main Street. He said, too, Councilmember Bradshaw was on the CAMS Committee and was aware of this proposal. Johnston indicated they wanted to start putting baskets of flowers on Main Street-the first three blocks and felt if not planted this week, it would be too late.

It was indicated the cost for the baskets and watering apparatus was a capital cost--a one-time cost. To purchase 48 baskets would cost around \$10,000. (Rounds wanted to order an auto-watering device which would be \$125 a basket). The baskets they were proposing to buy were 14". Johnston said they felt the flower baskets would be a huge benefit to Main Street. He said this was what CAMS wanted to do rather than trash receptacles and benches. It was indicated the pole brackets and watering system could wait a month but the baskets needed to be purchased now. Councilmember Hokanson said she was in favor and had wanted this for a number of years. Councilmember Horner questioned if there was money in the current budget to do both the benches and receptacles and the baskets. Councilmember Bradshaw suggested the Council should authorize the money budgeted in the current year for baskets and flowers and then after the new budget year get the benches and receptacles.

The Council was in favor of ordering the baskets

Mike Johnston – Presentation of the PCMU Zone: Johnson indicated that at the end of 2006, he and a group of people interested in forming a new zone met with the Council. At that time, the Council expressed interest in the proposed new zone and wanted additional information. Johnston showed the area on an overhead that could be annexed and utilize the new zone. He said, too, there was no other area left in the Future Land Use Map that would be big enough to accommodate the new PCMU Zone. He said there had been probably 25 hours of Planning Commission time and hundreds of hours of work by planning staff put into this so far. He said he wanted to move forward with this at the next meeting, if possible, and encouraged the Council to read the document he had presented before the next meeting. He encouraged the Council to call him with any questions. Johnston explained this was a form-based code and went back to the traditional type of development. He referred to page 20 of 36 that discussed and showed pictures of civic space. He said this was not code as the City had now but rather would be a community/neighborhood type of development-not just homes but services, retail, places to work, churches, etc. He emphasized that this type of code required land owners to get together and plan. Johnston showed an overhead of how one plan would fit into the area. There would not be any driveways onto the highway. He talked about where possible traffic lights would be

placed. He said he understood this would not happen this year, but they wanted to start moving forward. Johnston said he felt this was a substantial improvement over the regular R-1 Zone. As there was no further business for the Work Meeting of the Heber City Council held on April 14, 2008, the meeting adjourned.

Paulette Thurber, City Recorder

Approved 06/19/2008