

1 HEBER CITY CORPORATION
2 75 North Main Street
3 Heber City, Utah
4 City Council Meeting
5 June 05, 2008

6
7 6:30 p.m.
8 Work Meeting
9

10 The Council of Heber City, Wasatch County, Utah, met in **Work Meeting** on June 05, 2008, in
11 the City Council Chambers in Heber City, Utah.

12
13 Present: Mayor David R. Phillips
14
15 Council Members Jeffery Bradshaw
16 Elizabeth Hokanson
17 Eric Straddeck
18 Robert Patterson
19

20 Excused: Nile Horner
21

22 Also Present: City Manager Mark K. Anderson
23 City Recorder Paulette Thurber
24 City Engineer Bart Mumford
25 City Planner Allen Fawcett
26 Chief of Police Ed Rhoades
27 Deputy City Recorder Michelle Kellogg
28

29 Mayor Phillips excused Councilmember Horner as he was out of town with his family. Mark
30 Anderson introduced Michelle Kellogg, the new Deputy Recorder. He indicated she and her
31 husband, Rick, live with their family in Timp Meadows and Anderson said she was doing a great
32 job. He also introduced Brian Olsen who stays with the Bennett family from time to time as he
33 trains for biathlon. He was on the 2006 Torino Olympic Team and he recently graduated in
34 Geography and wanted to see how government worked so he would be attending meetings
35 periodically.
36

37 **Interlocal Advisory Board Meeting – June 10 – 7:30 p.m. – Wasatch County Council**
38 **Chambers:** Mayor Phillips said it made sense to sit down and talk with other communities about
39 the future of the community as far as master planned roads, etc. He felt since the County was
40 growing and changing so much, it would be worthwhile to brainstorm together and save some
41 problems in the future. He encouraged everyone to attend this meeting. Councilmembers
42 Straddeck and Patterson, as well as Mark Anderson, indicated they were not able to attend.
43

44 **By-Pass Corridor Meeting – June 16 – 6:00 p.m. – Heber City Offices:** Mayor Phillips
45 talked about a previous discussion with homeowners and a meeting that had been set for June
46 16th. He felt the meeting and discussion with landowners would help determine the exact

1 location of the Corridor. He said the road might change a little but was confident it would also
2 affect properties on the north of SR 113. He pointed out the City could not hold up the progress
3 of the bypass road. He said there should be an ordinance coming to the Council on the Parkside
4 Annexation soon and felt it should not be held up any longer.

5
6 **Lake Creek Road Closure – June 17 and 18:** It was indicated Lake Creek Road would need to
7 be closed a couple of days for Red Ledges to work on the Lower Wasatch Canal. Mumford said
8 conduits had to be laid by the church on Lake Creek Road. He indicated there would be a detour
9 over to 1200 East during the time the road was closed. It was indicated the contractor would be
10 working 24 hours a day in order to get this completed timely.

11
12 **Fair Days Parade – August 2 – 5:00 p.m.:** Discussion as to who would be attending and what
13 mode of transportation would be used. Mayor Phillips asked the Councilmembers to mark this
14 day on their calendar.

15
16 **Proposed Dates for PCMU Fieldtrip – June 12 or June 17 – 4:00 p.m. Departure Time-**
17 **(June 19 City Council Meeting – Discuss Streets and Housing Types)**” The Council talked of
18 going to the Salt Lake City area to look at different areas where similar zoning had been
19 implemented. Councilmember Straddeck and others preferred June 17th to June 12th. Mayor
20 Phillips asked Anderson to send a reminder e-mail to the Council so everyone remembered the
21 fieldtrip.

22
23 **Discuss Date to Shortlist City Office Complex Programming Proposals:** The Council was
24 asked to rank each proposal from 1 – 8. After that the top three would be invited for an
25 interview. The Council Members were requested to e-mail their ranking to Mumford ASAP.
26 Staff was asked to rank the proposals, as well. Mumford indicated he would like the responses by
27 Monday.

28
29 **Discuss Configuration of Council Laptops:** Brad Hokanson indicated he had two models for
30 consideration – Dell Latitude D530 and Dell Vostro. He said the Latitude was a bit more robust.
31 Each had a 15” monitor. The Vostro was being marketed as a business class machine. The
32 Latitude had less security than the Vostro as it did not have finger print recognition. It was felt
33 that really wasn’t necessary. Mayor Phillips asked for a recommendation and Hokanson
34 suggested the D530 Latitude. He thought it would be a better fit for the Council’s needs. After
35 re-election, the laptop should still have the adequate technology required to meet the needs of the
36 future City Council Members. Councilmember Hokanson asked how much more it would cost
37 for one with a 10 key, a case and a CD port. He thought about \$20 for the 10 key. Brad
38 Hokanson suggested the Windows XP operating system over the Vista operating system; but if
39 Vista was preferred later, the Council could upgrade. Anderson wanted to verify that Microsoft
40 Office was included in the package. Prices were \$848 for the Vostro and \$950 for the D530. It
41 was felt the D530 was a better deal, even at the higher price. Tony Kohler offered advice on
42 having a carrying case, (an additional \$50) floppy drive, modem, web cam and microphone (an
43 additional \$35). He said web cams were not expensive, but helpful. It was indicated the laptop
44 had 5400 rpm but it had upgrade capability to 7200 rpm; most people would not notice a
45 difference unless a big spreadsheet was being used. It was felt having a wireless mouse was also
46 a plus (approximately \$20). Mayor Phillips wanted to know how many were needed. After a

1 count, four was decided as being an adequate number to order for the Council Members that did
2 not have a laptop. Brad Hokanson wanted the Council to start thinking about a needs analysis as
3 far as what the City is doing for a network and what progress might be considered in the future.
4

5 **Discuss Topics for Community Videos:** It was indicated a few weeks ago the City had been
6 given the opportunity to participate in six promotional videos of the valley. The Councilmembers
7 received a list of pertinent topics that may be of interest to put on video with four being standard
8 and the City having two optional topics to choose from. Mayor Phillips suggested CAMS and
9 downtown businesses as a good subject. Councilmember Hokanson suggested a focus should be
10 placed on shopping and restaurants on Main Street. She explained that was what people wanted
11 to see. Councilmembers Patterson and Straddeck suggested the Valley's recreation areas as
12 another option.
13

14 **Discuss Mark Kohler's request for right to connect onto Water System for a Water Line**

15 **Easement – Valley Hills Water Tanks:** Mumford said the City had two water tanks in Valley
16 Hills and that Mark Kohler had the easement the City needed to get to one of those. (Those
17 locations were pointed out on an overhead) He said the City needed to connect the two tanks
18 with a pipeline which would provide higher pressure to the area. It was indicated this cost was
19 approved in the budget this year. It was pointed out, in order to proceed, the City would need an
20 easement and an agreement between the two parties (The City and Kohler). Mumford reviewed
21 some history of the area and said the easement was drawn up, the City accepted the project, tried
22 to record the easement and the County would not record it because of the way it was prepared.
23 Since that time staff had been working to get that changed so it could be recorded. He continued
24 this effected several property owners including Mark Kohler. Mumford said that Kohler
25 requested water service to his property before signing the new agreement. The problem with that
26 was that he resides in the County, and the City's policy has been not to grant service to County
27 residents. Mumford continued he was not sure Kohler could use the service anyway because he
28 would need a booster pump to his house to use the service and the State prohibits booster pumps
29 to houses. It was indicated Kohler did not want service right now but wanted the approval on
30 paper so that he could have service at some time in the future. It was suggested there was a lot of
31 history with this issue. Councilmember Straddeck was not sure if giving approval for a service
32 was the right thing to do. Councilmembers Bradshaw, Hokanson and Patterson were O.K. with
33 giving a connection and allowing Mumford to work out the details.
34

35 **Discuss Water Rights for Eastern By-Pass Roadway Landscaping:** Mark Anderson said Red
36 Ledges came to him and suggested the City should provide the water rights for the landscaping
37 on the public right-of-way median. Mumford explained the cost could reach \$50,000-\$60,000
38 for that water right. Councilmember Straddeck asked if the City required the median to be
39 constructed in that area. It was indicated no.
40

41 Anderson said the Council had subdivision approval scheduled on the next meeting for the
42 eastern bypass road so it was prudent to determine who was responsible to provide the water
43 rights. Anderson said Red Ledges was presented with the issue and their response was that they
44 had given \$1,000,000 on the road and bought half of a lot in partnership with the City and felt
45 they had done their part. Anderson said it was one thing to provide water for the landscaping in
46 the roadway but it was another thing to provide water to the 17 acre park in the area. Anderson

1 said they think they have enough water but they won't know until they get all their approvals
2 from the State Engineer. Mayor Phillips discussed the fact that Red Ledges had made a
3 commitment to maintain the park. Mumford felt the developer should provide the water rights.
4 The Council felt strongly Red Ledges should provide their own water for the park. Mayor
5 Phillips read from an agreement with Stone Creek that indicated the City would pay for irrigation
6 water used to maintain the landscaping within the public right-of-way. Mayor Phillips felt that
7 language was quite clear. Anderson did not think the language in the Red Ledges Agreement was
8 clear. He said he interpreted that as meaning the monthly water billing rather than the initial
9 water rights but that it could be interpreted either way. Mumford said with previous small parks,
10 entryways, etc., the developer had contributed the water rights; however, the City didn't have
11 anything else that was similar to this situation. Councilmember Straddeck was not in favor of
12 the City providing the water right for the median. Councilmember Hokanson agreed.
13 Councilmember Straddeck felt that since the developer wanted the median and it was not
14 something the City required, the developer should provide the water right. Councilmember
15 Bradshaw reminded the Council the City was dealing with both Red Ledges and Wasatch
16 County. He suggested Wasatch County was the one insisting on the median. Councilmember
17 Patterson indicated that in every meeting for the last two years Red Ledges said all along they
18 wanted to take care of everything, including the public trail, public park and the median strip. It
19 was decided to leave the language in the agreement even though they would probably come to
20 the Council for relief. Anderson suggested the City could lease Red Ledges water until their
21 development was far enough along for them to know if they had excess water.

22
23 **Discuss Current Interest in Manufacturing and Business Park Property:** Anderson
24 indicated the City still owned two pieces of ground in the Manufacturing and Business Park. We
25 had committed one parcel to Mrs. Calls Chocolates but their agreement expired in April and they
26 had not performed. He said the City had also talked to a couple of people in the past about
27 possible purchase of those properties--Tom Martin, Luna Bronze, and Bart Mounter who had a
28 water security system company. He said, too, that Brian Lee and the Activa people were
29 interested in the City holding the one piece for parking for the County Aquatics Center.

30
31 Councilmember Hokanson indicated she wanted to re-look at the property to see what the
32 Council really wanted to do with it. Anderson said the City would have to look at recapture
33 monies on the EDA the City got 30 years ago. Councilmember Hokanson wanted to keep the one
34 property viable for the aquatic center and did not want to tie either property up. Councilmember
35 Straddeck said he would like to see what the offers were before making any decisions. It was
36 decided the Council was not ready to entertain offers on those properties.

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38 As there was no further business, the Work Meeting of the City Council held on June 5, 2008
39 adjourned.

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Michelle Kellogg, Deputy City Recorder
Paulette Thurber, City Recorder