

Heber City Corporation
City Council Meeting
06/07/2007

6:30 p.m.

Work Meeting

The Council of Heber City, Wasatch County, Utah, met in **Work Meeting** on June 7, 2007, in the City Council Chambers in Heber City, Utah.

Present:	Mayor	David R. Phillips
	Councilmembers	Terry Wm. Lange Vaun Shelton Shari Lazenby Jeffery Bradshaw
Absent:	Councilmember	Elizabeth Hokanson
Also Present:	City Manager	Mark K. Anderson
	City Recorder	Paulette Thurber
	City Engineer	Bart Mumford
	City Planner	Allen Fawcett
	Police Dept.	Sgt. Mike Clegg

Others Present: Beth Schneider and Paul Schneider

Interlocal Government Meeting - June 12, 2007 - 7:30 p.m. - County Building: Anderson reminded the Council of this meeting.

Wasatch County Open Space Committee joint meeting with the Planning Commission is June 21, 2007 at 6:00 p.m. at the City Offices: Anderson reminded the Council that at the next meeting (June 21), a 6:00 p.m. time had been scheduled for a joint meeting with the Wasatch County Open Space Committee and the Planning Commission.

Mayor Phillips indicated he would be out of town on June 21, 22, and 23 and that Councilmember Lange would act as Mayor Pro Tempore for the June 21, 2007, City Council meeting. Councilmember Lazenby indicated she would be gone for the July 5, 2007, City Council meeting.

High School Rodeo Bar-b-que—June 8—11:00 a.m.—2:00 - County Events Center—Council invited. Anderson indicated that if the Council was interested in tickets for Friday or Saturday events, they should contact Mike Davis and that he had a phone number to reach him

direct. It was also indicated the Demolition Derby tickets would go on sell tomorrow (June 8, 2007).

Closed Session—Personnel—June 19th at 5:00 p.m.: Anderson reminded the Council of the date and time of this Closed Session Meeting. Mayor Phillips asked that Councilmember Hokanson be made aware of the meeting.

Beth Schneider—Proposal for a second Airport Museum: It was indicated that in the packet information provided just prior to meeting, there was information regarding this issue. Anderson explained Schneider (Beth) had taken on the responsibility to find funds for the CAF Museum project and that she needed the opportunity to talk to the Council. Anderson said the Airport Board also needed to know about this plan but their meeting wasn't timely for this issue.

Schneider thanked the Council for their time. She reviewed that the CAF was slated to build one of the 16 hangars that would be built in the future. She said she did not think in her wildest dreams that she would find a million dollar donor/donation, but she had. Therefore, she indicated she was seeking initial approval tonight for a different location for the CAF museum and a second building for a maintenance hangar. She said she planned to submit a proposal to the donor by Monday. She indicated she would be working with George Bennett who had looked at the property already. Schneider indicated Robert Steiner was the name of the donor and that his father was a World War II glider pilot. She felt he had a vested interest in this particular airport because he flew here every Sunday for years. She said he was president of American Linen Company which was a third generation company. She pointed out he had given money to different events and issues over the years. Schneider explained there would be only one museum at the airport as the existing museum would merge with (move to) the new proposed building. She said Steiner had also donated the motorized glider to this museum. She said the current CAF building would be used by another hangar owner.

Schneider asked the City to forgive the lease agreement on the proposed new building for a 50 year period with an option to extend that for an additional 50 years. She said the CAF would pay the lease on the hangar which was proposed for the CAF Museum. Schneider said they were trying to get the funds to pay the building off completely. She discussed the need for a building that would be used for maintenance. George Bennett addressed the location of the proposed buildings.

Schneider indicated the donor was concerned with security and that he didn't want to give a million dollar to a building that would be bulldozed tomorrow. He was looking for the longer term lease and forgiveness for the fees, if possible. He felt it would be a long term gift to this valley and because of that was looking for forgiveness on fees as long as possible. He wanted this to be a tribute to his father and a world class museum. Schneider would probably direct it for the first two years or so. It was discussed the current museum lease was only \$1 a year.

Mayor Phillips said the paperwork would have to be redone with proposed language if this was agreed to.

Schneider talked about the possibility of not obtaining the donor funds and having to raise money which would otherwise take three years. She encouraged the Council to consider her proposal. She provided a draft letter of support to the Council that she wanted the City to endorse that she could give to the private donor.

Anderson discussed the part of the agreement that committed the City to build a parking lot for \$30,000. He didn't know if it was possible to get participation from the Federal Aviation Administration but he said he was willing to try. He said he didn't know what kind of setbacks that could be created and he also needed to understand the utilities that were in the area. He said he just didn't know the impact of this and wanted the Airport Board to look at this prior to a decision by the Council.

Discussion about how critical it was or was not that the asphalt parking lot be done first. Anderson said if the Council was in favor, he would actively seek participation from the Federal Aviation Administration. Mayor Phillips felt the Airport Advisory Board needed to see this prior to the Council making a commitment.

Anderson asked Schneider to have current drawings with setbacks by the 19th for an Airport Board Meeting. It was indicated Bennett would be to the meeting but Schneiders would be on vacation. Bennett was asked to get this information to Karen Tozier so she could set up a meeting with the Airport Advisory Board. Mayor Phillips asked Anderson to put something together about the leases so the Board could understand the request.

Schneider indicated she would like to have a letter to take to her donor by Monday morning. Anderson was asked to put that together for her.

As the time was 7:00 p.m., the Council moved into Regular Meeting and continued the Work Meeting at 8:30 p.m.

Mayor Phillips indicated he had received a letter from William Becker commending Robert McKnight on a job well done. Mayor Phillips felt this qualified for the \$25 Mayor's Award. The Council agreed. They asked this be placed on the agenda for June 21, 2007.

Discussion on the by-pass corridor and the Shadow Mountain Subdivision: Mumford talked about pump stations and said the only way Shadow Mountain could be serviced for waste water was with a pump station. He said, too, that Richter would be approaching the Council for a pump station if he couldn't get the line through Ernie Giles' property. He asked if the City Council wanted to allow them or did the City want in the business of maintaining sewer pump stations. He said these requests would keep coming forward.

Anderson said his position was that if Shadow Mountain wanted to take responsibility for a pump station, they could because that piece was annexed a long time ago. However, for annexations that the City had recently approved, they did not have to be allowed and that the developers took that risk when they annexed. He pointed out the annexation agreements outline their (the developer) responsibility to get the necessary easements. Mumford wondered if prohibiting pump stations was a legal question or not and should the City Attorney be questioned

about it. Mumford said the City could take over the existing pump stations (he had requests to do that) and take responsibility for any new one, but the City would have to gear up to do that.

Councilmember Shelton asked the Councilmembers how many families it would take coming to them (the Council) when their system failed to convince them (the Council) to help out. Mayor Phillips suggested maybe the City ought to change the Future Land Use Plan to meet Midway at the river since Heber City had to frequently deal with expanded Special Service Districts. The Council agreed that if pump stations could be prohibited, they should be. Mumford said he would do what he could to minimize them.

Councilmember Lange discussed the City's Future Land Use Plan in the area and suggested it should be changed to R-14.

Update on the Ernie Giles Special Service District: Anderson referred to the letter to Wasatch County from Mayor Phillips and felt everyone had seen it. That letter was reviewed. He said he understood no action was taken on this issue during the County Planning Commission meeting. Consequently, he did not put this issue on the City's regular agenda. However, yesterday this issue was on the County Council agenda and they motioned to enlarge the District but limit the number of connections to the existing zoning and records of lot. That motion failed. The next motion was to enlarge the District with the understanding that whatever development was done on that property had to be in conjunction with Heber City. He did not know if there had been any discussion on the letter from Mayor Phillips. He said, too, he had not followed the public notices to see if that was done properly but if the Council wanted staff to follow up on that, they could. He asked for direction.

Mayor Phillips felt the limit to the lots was what Giles and the City had talked about and felt Giles would still come back to the City for annexation and density. He felt the City was still in the driver's seat. He did not think what the County decided was detrimental to the City. Anderson said it was disconcerting that they didn't consider the City's request.

Anderson indicated that Ryan Davis had come into his office today and said they were struggling to get an easement for sewer. They wondered what the Council felt about putting that line on the Giles' property within the Ernie Giles Special Service District. Anderson forewarned him if that were to happen, it would not be the City's to maintain.

Discussion about that sewer line and the quantity that could be run through it. Discussion that the City Attorney should look into this issue and the language of the Giles Special Service District Agreement.

The Work Session adjourned at 9:23 p.m.

Paulette Thurber, City Recorder