

**Heber City Corporation  
City Council Meeting  
February 20, 2014**

**5:15 p.m.**

**WORK MEETING**

The Council of Heber City, Wasatch County, Utah, met in **Work Meeting** on February 20, 2014, in the City Council Chambers at 75 North Main Street, Heber City, Utah.

**Present:**

Mayor	Alan W. McDonald
Council Members	Robert Patterson
	Jeffery Bradshaw
	Erik Rowland
	Heidi Franco
	Kelleen Potter

**Also Present:**

City Manager	Mark K. Anderson
City Recorder	Michelle Kellogg
City Engineer	Bart Mumford
Planning Director	Anthony Kohler (arrived 6:00)
Chief Booth of Police	David Booth

**Others Present:** Brian Jacobsen, Kevin Miller, Debbie Munteer, Margaret Oler, Bob Kowallis, Don Watts, Shawn Johnson, Harold Wilson, Danny L. Fugal, James Doolin, Krystal Fugal, Mike Stewart, Danny Goode, and others whose names were illegible.

Mayor McDonald opened the meeting and welcomed those in attendance.

**Shortlisting of Construction Manager/General Contractor (CMGC) Proposals:** Mumford stated the purpose of this meeting was to shortlist the CMGC proposals. The City needed hands-on people that would give a contractor's perspective with regard to the costs and constructability of the public safety building. Then the contractor would request bids, per the purchasing policy, for the construction company. He noted some of these candidates, referred to as brokers, didn't do the work themselves, but would bid out the work. Others, referred to as self-performers, had the capability to do some of the work and would bid on the project. One candidate wanted to do the work and be the CMGC. Mumford indicated Brian Jacobsen and Kevin Miller, GSBS architects, would not be voting on which companies to interview for the CMGC, but he did want the others in the group to rank the proposals.

Anderson asked if the work schedule differences in the proposals would add to the project cost or affect the quality of work provided. Kevin Miller stated the costs would be less if the work schedule was reduced. If the building was not dried in before the winter conditions, the building would cost more to construct. Council Member Potter asked if self-performers would construct the building more quickly than brokers. Miller affirmed that it depended on what the company self-performed. The building would be constructed with steel and he wasn't aware of any companies in Utah that self-performed steel work.

When asked which companies GSBS had worked with extensively, Miller stated they had worked with Big-D Construction and had a long history and good relationship with them. They disclosed that sometimes GSBS worked for Big-D Construction. They had also worked with Hogan Construction with great success. They had worked with Interwest Construction in the past with great success, but had not worked with them for 10 years. They also indicated they worked with Ascent Construction, Wadman Corporation, and SIRQ Construction as well. Miller noted he was surprised to see Big-D Construction among the candidates because they usually only bid on really big projects.

The group ranked the six firms. Council Member Franco asked the group, for ethics reasons, if any in the group had received money from or would otherwise have conflicts with any of these firms. Nobody noted any conflicts. She also asked the architects if they would receive a fee if any of these firms were selected. Jacobsen indicated they would not receive a fee, but to show no favoritism, that's why they didn't want to be voting members of the group.

It was decided to interview Ascent Construction, Big-D Construction and Hogan Construction on February 27<sup>th</sup>, at 4:00 p.m.

**Harold Wilson, Heber Light and Power Company, Don Watts and Debbie Mounter, Rocky Mountain Power - Review Needed Electrical Infrastructure Improvements in**

**Wasatch County:** Harold Wilson introduced the others in his group, including Don Watts, Debbie Mounter, Shawn Johnson, Bob Kowallis and Margaret Oler. He stated Heber Light and Power Company was starting a joint project with Rocky Mountain Power Company that had been talked about for 20 years. Each company would have transmission lines on the poles, and the pole height would range from 75-80 feet tall. This project would probably begin in mid-May, and would connect electricity from southern Wyoming to Utah County. The completion of this project would bring stability to the region and to Heber Light and Power Company. Currently the valley had a single point of power, so whenever there was a power outage, it would stay dark until the problem was fixed. After this project, there would be more than one line, so Heber Light and Power Company could feed off either source.

Wilson indicated that Heber Light and Power Company would follow the existing power route except for one small portion. He also noted that this project would help attract commercial entities to the valley. He asked for the City's support for this project. Anderson stated one thing the City could do to assist in this project would be to try to acquire right-of-way on 650 South to give Heber Light and Power Company the easement it needed for the power lines.

**Discuss Potential Crosswalk at 100 South and 500 West:** Council Member Franco stated she received information from a bus driver that many students were crossing 100 South to get to and from school, and the driver had seen many near misses between autos and the students. She realized it was a state road and the City would need UDOT's approval before marking a crosswalk, but asked what the City could do to facilitate this. Council Member Bradshaw stated he was in favor of UDOT doing a study of the area. The Council all agreed to have staff contact UDOT with regard to doing a traffic study. Council Member Franco suggested studying 100 South and 600 West. Having crossing guards in that area was discussed. Chief Booth indicated he was mainly concerned with Kindergarten thru Sixth graders having access to crossing guards. There was discussion on the crosswalk located at 100 South 300 West in 2006. It was noted that very few students crossed the street there at that time. Anderson asked if officers could tally the

number of crossings at 100 South and 600 West over the next couple of weeks. Chief Booth stated it would be difficult because before and after school hours were the busiest times of day for officers, and VIPS were not available to help out either. Mumford agreed to call UDOT to request a study of the area.

**Discuss Public Safety Building Video:** Chief Booth indicated the video produced by a high school student regarding the current condition of the Police Department building was completed, and it was shown to the Council. Chief Booth stated with the Council's approval, he would put links to this video on the police Facebook site and the City website. Mayor McDonald suggested putting the link in the City newsletter. Council Member Rowland suggested using social media to get the word out.

**Discuss Creation of a Heber City Council Blog:** Council Member Franco showed a draft of a blog that the City Council members could use to communicate with the public. She pointed out the different features. She indicated she spoke with Google today, and relayed information on Google apps for government. She spoke on the fees and indicated Mayor McDonald would have to request a domain name for the blog. This site could offer surveys, forms, emergency information, public safety information, have more data available, track things, and foster a faster response time with citizens. The cost would be \$1,500 per year. Council Member Franco indicated this would really change how the City did work. Council Member Rowland asked Kohler to spearhead this issue to make it staff based. Council Member Franco asserted that this was the way of the future. Mayor McDonald requested that this item be moved to the next work meeting for further discussion.

**Discuss Scheduling a Meeting with the Planning Commission to Discuss the City Sign Ordinance:** Mayor McDonald asked if the Council could meet with the Planning Commission on Thursday, March 27<sup>th</sup> at 6:00 p.m. The Council agreed to meet at that time. Mayor McDonald also asked that at some point in the near future, Jody Hoffman or Jody Burnett needed to come discuss the laws surrounding impact fees, so the City could put in place a policy for when the public came to ask for waivers. He was especially concerned with entities such as the School District and the County, and thought a City policy regarding impact fees would help them know what was expected from the City up front. Council Member Rowland didn't want a policy that tied the hands of future Councils. It was agreed that Hoffman and/or Burnett should come to clarify the State laws on impact fees.

At this time, the Council paused the Work Meeting to go into the Regular City Council Meeting. After the Regular Meeting concluded, the Council resumed discussing the Work Meeting agenda.

**Daniel Irrigation Board Meeting on March 4<sup>th</sup>:** Anderson announced there would be a Daniel Irrigation Board meeting on March 4<sup>th</sup>, regarding a potential lawsuit against the Central Utah Water Conservancy for allowing Jordanelle Special Service District to dump wastewater into the Timp Canal. He asked how the Council wanted the City representatives to vote, and noted the Irrigation Board was against the lawsuit, but some Daniels residents were in favor of having the irrigation company pursue litigation. Council Member Franco explained the situation and said there would be a lawsuit between the irrigation company and the Town of Daniel if the irrigation company did not join the Town of Daniel in the lawsuit against Jordanelle Special Service District. She felt the majority of the Daniels' residents that attended a meeting regarding this subject supported the lawsuit. The majority of the Council asked Council Members Patterson and

Rowland to vote against the lawsuit. Council Member Franco suggested that the irrigation company might better use those litigation funds investing in technology or a pipeline to Red Ledges to irrigate the golf course.

**Review of Public Safety Building Programmed Space and Estimated Budget:** Anderson stated in reviewing the public safety building budget, not all the demolition costs were included, so the budget needed to include that expense as well as the other items mentioned in Anderson's staff memo dated 2/3/2014. He also indicated there had been discussion on constructing a one story building and the associated cost versus building a two story building and the associated cost, which cost for a two story building would be approximately \$400,000 more expensive to construct than a one story building.

Mayor McDonald felt the City should stick with the current budget and not exceed it, and also stay with a one story design which would be more closely aligned with the current budget. Council Member Bradshaw was in favor of constructing a two story building. Council Member Rowland wanted the two story building without going over budget. He thought creative ways of cutting expenses could be found in order to stay within the budget. Council Member Franco agreed. She didn't think the City could get the architectural presence in a one story building, but the City had to stay within budget. She thought the current square footage was way over built and could be cut down. Council Member Potter also wanted a two story building. Council Member Patterson liked the two story building option, and didn't want the building to be cut back in size. Council Member Bradshaw stated if the City went over budget, the difference would come from the General Fund. Anderson suggested when the road improvements were made on 300 South and 400 South, transportation taxes might be able to be used, thus saving more funds for the building itself. Council Member Bradshaw indicated Chief Booth felt this space was needed, so he wasn't in favor of cutting back space. Council Member Rowland noted that the property tax increase was fixed, no matter what the project amount came in at.

Several members of the Planning Commission spoke on their preference of having the public safety building two stories. Mike Thurber stated the building would be outgrown faster if it was one story because the land was used up and then there would be nowhere to expand. Harry Zane felt it would be a waste of time and money in the long run to build a one story building now. Kieth Rawlings concurred with his Planning Commission colleagues that a two story would be wise. Dave Richards noted the Planning Commission agreed that a two story building would be more aesthetically pleasing, and since Chief Booth's needs would continue to grow, the more space to expand, the better. He acknowledged that meeting the budget would be the hard job. Stacie Ferguson agreed with what had been said by her colleagues. The City would need that extra land in the future.

Council Member Patterson stated he was torn with his desire for a two story building and the layout Chief Booth needed.

Chief Booth stated he could see the point of view of the Planning Commission. He knew the police needed a building that would last. He had already made cuts down to the department's basic needs for a building now and also one that could function into the future. The bigger concern of his was having room configurations that would work. He looked at the new building as a piece of equipment that would help him solve crime. The feedback he received from the public was they wanted quiet dignity; not opulent, vast, or big. He requested that the building be kept a one story as originally planned. He discussed the evidence and lab areas and the estimated

need to expand those buildings in the future. Council Member Potter asked if some evidence could be put off-site. Chief Booth indicated that could be an option.

Council Member Potter asked how other agencies handled the sticky situations with victims and suspects with regard to stairs and elevators. Chief Booth stated it was normal to have two elevator shafts in different parts of the building, one for victims and one for suspects. But Heber was a rural community and would not be required to do that. He indicated he would take his orders from the Council but a one story building was his preference.

Council Member Rowland stated he saw this building as a tool to invite people to the core of the City. Chief Booth noted the building would appear like a two story due to the high ceilings of the court area, but it would still function as a one story building.

Kevin Miller indicated significant cuts had been made and any more cuts would take away functionality of the building. Having a two story building on the same budget as a one story building would cut out 10% more of the building. In terms of taking the functions of courts and police and trying to reconfigure them in a two story design would be very complicated. Council Member Rowland asked if the building could be designed with high ceilings by the road but have the functionality of the one story. Miller stated that was a possibility.

Kohler gave some suggestions for cost savings to allow for two stories, including landscaping alternatives, power line adjustments, and a smaller parking lot.

Council Member Franco asked to see design options for a two story façade. Miller gave some suggestions on what could go up on the second story of the building if that was what the Council decided.

Mayor McDonald asked for Council thoughts. Council Member Bradshaw wanted to see some alternatives to a two story building or a tall one story. Council Member Rowland reiterated that the block needed to be a keystone to the City and it would be an influence for the future. But he didn't want any square footage cuts.

Council Member Franco asked if the setbacks could be narrowed to allow more open space. Kohler indicated the Planning Commission was addressing that issue at the next meeting.

Council Member Potter stated she didn't want to regret the decision in five years. Council Member Patterson didn't want to cut out the curb and gutter expense or the landscaping options given by Kohler. He wanted to see the designs of both one and two story options before making a decision.

With no further business the meeting was adjourned.

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Michelle Kellogg, City Recorder