

Heber City Corporation  
City Council Meeting  
October 2, 2014  
6:00 p.m.

WORK MEETING

The Council of Heber City, Wasatch County, Utah, met in **Work Meeting** on October 2, 2014, in the City Council Chambers in Heber City, Utah

I. Call to Order  
City Manager Memo

**Present:** Mayor Alan McDonald  
Council Member Jeffery Bradshaw  
Council Member Erik Rowland  
Council Member Heidi Franco  
Council Member Kelleen Potter (arrived at 6:03p.m.)

**Excused:** Council Member Robert Patterson

**Also Present:** City Manager Mark Anderson  
City Recorder Michelle Kellogg  
City Planner Tony Kohler  
Police Chief Dave Booth

**Others Present:** Fred Schloss

A. Discuss Business License Study  
Business License Study

Anderson indicated this item would come to the next regular meeting in ordinance form, and Kohler would go to the next Chamber of Commerce meeting to educate the business owners on the changes. He reviewed that the Council wanted to look at charging the administrative cost in the business license fee and then look at the disproportionate costs on a case-by-case basis. He summarized the figures in each of the three sheets provided to the Council.

Council Member Potter arrived at 6:03 p.m.

Council Member Rowland asked if the fees could be based on a percentage so the costs could be automatically reflected in the fees in years to come. Anderson stated it would be easy to calculate the administrative costs, but calculating the disproportionate costs would be more difficult. He thought a Consumer Price Index (CPI) adjustment on an annual or biannual basis would be reasonable. After a few years, the fees could be looked at again to determine if they were fair.

Mayor McDonald asked if the fee calculation could include charges based on if a restaurant had a grease trap or not, since Public Works was required to fix problems arising from not having those traps. Anderson hoped the City would pass legislation at some point to require those devices from all restaurants. Council Member Franco suggested enacting a drain cleaning fee on all restaurants which would cover the infrastructure cleaning. Council Member Rowland indicated there was discussion on the Sewer Board about identifying the businesses that were causing the grease problems. Mayor McDonald felt an annual inspection should be required and a fee charged if the business failed the inspection, which would cover the re-inspection cost. Mayor McDonald asked that staff review the restaurant inspection proposals. Council Member Franco noted some restaurants didn't fry food so there would not be a need for those businesses to pay a fee.

Council Member Rowland felt the proposed fees were a good baseline. Anderson felt the City did a good job managing the cost of issuing business licenses. Council Member Rowland stated the City gathered data for almost a year, so he hoped the process for assessing fees would be easier moving forward. He suggested implementing a tracking system of disproportionate costs so data could be gathered correctly and would be ongoing. Chief Booth stated the system to track those costs belonged to the County, and it was difficult to extract data when requesting it from other entities. Council Member Rowland asked if the disproportionate fees were from police services. It was noted that the fee came entirely from police calls. Anderson thought if only the problem businesses were tracked, there would not be that many. Council Member Rowland asked if it would be feasible for the City to track the top 20 problem businesses. Chief Booth felt the County might be more receptive to that proposal than to tracking all businesses.

Anderson stated a CPI increase should still be enacted for all businesses since health care costs, wages, and overhead expenses would always increase. He suggested that when the ordinance was adopted, a provision could be included that the fees would be increased annually commensurate with the Consumer Price Index (CPI) to the nearest five dollars. This provision would be included in the Consolidated Fee Schedule.

#### B. Discuss Public Safety Building Budget

Chief Booth stated GSBS Architects had received the construction bids and many came in that were higher than estimated. A meeting was held to cut costs in order to stay within budget. Some cuts included losing a sally port, using cinder-brick for the exterior of the building, not having covered parking, limiting secured parking, fencing cuts, fewer trees and less sidewalk to name a few. Chief Booth felt good that none of the required functions were cut. He also stated that there were funds available for road improvements which could be used in this project. These additional funds would help the City stay within budget.

Council Member Rowland asked if these were items that could be removed now but added in the future. Chief Booth indicated these could very easily be added on later. He stated drawings would be brought to the next meeting for the Council to review. It was noted if a contract was signed by the next meeting, a groundbreaking could be scheduled.

Anderson stated the outside appearance of the building was important, but so was staying within budget. Using Street Funds would give a little room to add on at the end of the project. He indicated if the \$103,000 in Street Funds was used, then the project would be in the black by \$40,000. But he also noted there was a potential top soil problem that would cost \$32,000. Chief Booth reiterated he was committed to staying within the allocated budget.

C. Discuss Open House for Public Comments and Suggestions, Tentatively Planned for the November 20, 2014, Regular Meeting

Mayor McDonald explained his desire to have the public come and give the Council suggestions or seek information on topics of their choice. He indicated this open house should be posted on the City website and advertised in several locations in order to get the word out.

D. Discuss Dates for Annual City Council/Staff Retreat

The Council agreed that the retreat should be scheduled for January 10, 2015, at Heber Valley Medical Center.

Anderson stated he had a few items he needed to discuss with the Council. The County Council was seeking applications for Corridor Preservation Funds as it appeared they had a willing seller of property for the future bypass route that was north of Highway 113. He indicated that the City had been looking at acquiring property from a party on the corner of 650 South and 1200 West. In order to determine what property was needed and should be paid for, the County Surveyor indicated that the property should be surveyed. Therefore, he wanted to have the City seek funds to pay for the survey of the property. He also indicated that the City had Small Urban Grants in 2016 to widen 1200 East and 600 South, and that some right-of-way would need to be acquired. He asked if the Council would be comfortable with staff making application for funding for these projects. The Council was in favor of the applications being submitted.

Anderson stated Tozier had indicated the vactor truck, which was used for hydro-excavation, was breaking down and the lining on the two year old vactor truck was wearing out as well. There was a need for a new hydro-excavator, but the cost would be over \$400,000. He added that the new truck would be better equipped for hydro-excavation work. Council Member Bradshaw asked if the City could lease that equipment. Anderson didn't know, but stated he would look into that option. He thought if a new truck was ordered, the City would have to finance it. He indicated the advantage of having a hydro-excavator was that it was more precise and was not as likely to damage other utilities as work was performed. He asked if he should bring amounts to the Council for further discussion, and noted that if this was approved, the City would need to order the truck now in order to receive it by next summer. Mayor McDonald thought the new machine would save time and money on the City's part, and would eventually pay for itself.

At this time the Council took a recess in order to convene the Regular City Council Meeting. Upon adjournment from that meeting, the Council reconvened and discussed the following:

E. Discuss Heber City Consolidated Plan  
Consolidated Plan

Mayor McDonald stated the Consolidated Plan contained short-term, mid-term, and long-term goals of the City, and asked if the Council wanted to change the order of the priorities as they were currently listed. Council Member Franco asked that the pressurized irrigation project be moved to the mid-term priorities section. Anderson stated this project would save money in the long run but the infrastructure would cost more in the short run. Council Member Franco also asked why the new City Office building was in the mid-term priorities section, and asserted she thought it should be a long-term priorities project.

Mayor McDonald asked about the Social Hall roof. Kohler stated the City was turned down for a grant to replace the roof. Anderson stated the City would likely apply for a CDBG grant to replace the 500 South waterline. He stated that he and Kohler did not think the Social Hall roof replacement would qualify for that grant, but the 500 South waterline would qualify because the residences along that street were in the low to moderate income bracket, which was a requirement for receiving the grant.

Anderson indicated Kohler would make the suggested modifications to the Consolidated Plan and this item would come back to the next regular meeting for formal adoption.

Fred Schloss, Heber City resident, asked if the projects being proposed would seek public comment. Mayor McDonald explained there were quarterly Mountainland Association meetings that were held by City and County officials, and priorities were placed on projects that would extend out 40 years. Anderson explained that the need for Corridor Preservation Fee monies was currently being discussed because somebody expressed an interest in selling their property. Once the bypass corridor was acquired, UDOT should be willing to expedite the bypass project.

Council Member Franco stated Shawn Seager felt the City could control the speed limit on Main Street. Council Member Bradshaw indicated UDOT was considering lowering the speed limit by five miles per hour. Then more surveys would be taken to estimate if the lower speed limit was being observed. Chief Booth stated it was challenging to do speed enforcement in congested traffic. Council Member Rowland asked if more signage could be installed, possibly with flashing lights, in order to call attention to the reduced speed limit. Council Member Bradshaw noted the City needed UDOT's permission to install signs on Main Street.

It was suggested to get some flashing signs and some radar speed signs. Chief Booth stated he was enforcing crosswalks but he had received a lot of criticism when he did it. Council Member Rowland suggested forming a committee to regularly address the traffic problem on Main Street, or at least to start some education with the public. Anderson stated he would talk with Mumford to see what could be done to help this situation. He also indicated he was willing to have a meeting with the person at UDOT in charge of signage.

After discussing this issue at length, the meeting was adjourned.

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Michelle Kellogg, City Recorder