

Heber City Corporation  
City Council Meeting  
January 15, 2015  
7:00 p.m.

REGULAR MEETING

The Council of Heber City, Wasatch County, Utah, met in **Regular Meeting** on January 15, 2015, in the City Council Chambers in Heber City, Utah

I. [Call to Order](#)  
[City Manager's Memo](#)

**Present:** Mayor Alan McDonald  
Council Member Robert Patterson  
Council Member Jeffery Bradshaw  
Council Member Erik Rowland  
Council Member Heidi Franco  
Council Member Kelleen Potter

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

**Others Present:** Chuck Easton, Don Taylor, Tracy Gee, Dale Stewart, Cathy Boruch, Mitchell Burns, Justin Hatch, Judi Marcy, Matt Parker, Senta Boyer, Wesley Bingham, Larry Newhall, Paul Boyer, Doug Smith, Brian Balls, Rob Heywood, Valerie Kelson, Jerry Hanson, Laurie Wynn, Todd Cates and others whose names were illegible.

II. [Pledge of Allegiance: Mayor Alan McDonald](#)

III. [Prayer/Thought: Council Member Kelleen Potter](#)

IV. [Minutes for Approval: December 4, 2014 Work and Regular Meetings](#)  
[December 4, 2014 Draft Regular Meeting Minutes](#)  
[December 4, 2014 Draft Work Meeting Minutes](#)

Council Member Potter moved to approve the minutes for the December 4, 2014 Work and Regular Meetings. Council Member Bradshaw made the second. Voting Aye: Council Members Robert Patterson, Jeffery Bradshaw, Erik Rowland, Heidi Franco, and Kelleen Potter.

V. [Open Period for Public Comments](#)

Paul Boyer stated he had a survey, which was completed January 9, 2015, of fuel rates from different airports in the region, and he distributed such to the Council members. He noted that Heber Airport's fuel prices were the highest in the region. The price difference averaged \$1.40 per gallon. Boyer felt that if the prices decreased, more fuel would be sold which would bring more revenue to the City. He also passed out FAA code and briefly discussed it.

#### 1. [Valerie Kelson, Request for Letter of Recommendation for CDBG Application](#)

Kelson requested a letter of endorsement from the City to go with her CDBG application. Council Member Franco asked if there were any funding guarantees from other entities that had given letters of recommendation. Kelson stated if she had the property, she would be eligible to apply for a grant from the State. Money would also be available from Medicaid. She also noted that the State asked if this home could also be used as a safe haven drop off when it was completed. Council Member Rowland thought giving Kelson a letter of endorsement would be fantastic. Mayor McDonald clarified that the City would not be obligated to provide funding or support for this project as a result of endorsing the project for the CDBG application. Kelson requested the letter of endorsement as soon as possible so she could submit it with her CDBG application.

Council Member Rowland moved to approve the City drafting a letter of recommendation for Valerie Kelson's CDBG Application and that it would be drafted as soon as possible. Council Member Bradshaw made the second. Voting Aye: Council Members Robert Patterson, Jeffery Bradshaw, Erik Rowland, Heidi Franco, and Kelleen Potter.

Council Member Rowland offered to draft the letter and the Council consented. Council Member Potter asked if there were residency requirements for the Transition Chalet. Kelson explained the process for being admitted to that home.

#### 2. [Approve/Reject the Bassett-Ritchie Annexation Petition](#) [Bassett-Ritchie Petition for Annexation](#)

Kohler talked about the concept plan for this annexation, and indicated the commercial area was of great importance to the developer. Council Member Potter asked if, in the future, the Transfer of Development Rights (TDRs) would be required with annexations in order for the developer to have increased density. Kohler indicated this issue could be discussed in the Planning Commission. Council Member Franco asked what steps would be needed to make the TDRs work. Kohler stated the General Plan could be amended to include that language and then it would be adopted by ordinance by the City Council.

Council Member Franco asked that future annexations be accepted with County density levels so that the developer would have an incentive to use TDRs. Council Member Bradshaw disagreed with that suggestion, and stated he felt annexations should come in at the same zoning as other parts of the City. Mayor McDonald felt this particular annexation was critical for commercial use. Anderson noted the TDRs concept was mostly intended to redevelop the downtown area. Council Member Franco asked if the concept plan included trails in the open space. Kohler affirmed that trails were included in this plan.

Council Member Rowland moved to approve the Bassett-Ritchie Annexation Petition. Council Member Patterson made the second.

Council Member Franco was concerned about the City's direction with regard to growth, and was in favor of postponing this annexation until more thought was put into the City's plan for the future. Kohler indicated the annexation process would take a few months to complete. He advised to proceed and if there were problems toward the end of the process, action could be taken at that point.

Voting Aye: Council Members Robert Patterson, Jeffery Bradshaw, Erik Rowland, Heidi Franco, and Kelleen Potter.

3. [Approve Resolution 2015-01, a Resolution Amending the Heber City Culinary Water Rate](#)  
[Resolution 2015-01](#)

Anderson reviewed that during the 2014-15 budget process, this culinary water increase was approved, consistent with the study recommendation from Zions Bank Public Finance. He noted the City struggled to make headway with the Water Fund deficit.

Council Member Bradshaw moved to approve Resolution 2015-01, a resolution amending the Heber City Culinary Water Rate and allowing the amendment to the Consolidated Fee Schedule. Council Member Rowland made the second. Voting Aye: Council Members Robert Patterson, Jeffery Bradshaw, Erik Rowland, Heidi Franco, and Kelleen Potter.

4. [Approve Ordinance 2015-01, an Ordinance Amending the Consolidated Fee Schedule Appendix "A" \(Consolidated Fee Schedule\) Associated with and Pertaining to the Culinary Water Rate for Heber City, Title 3.15, Heber City Municipal Code, Revenue and Finance](#)  
[Ordinance 2015-01](#)

This item was passed with the previous motion.

5. [Approve Ordinance 2015-02, an Ordinance Amending Sections 2.48.010 and 2.48.020 of the Heber City Municipal Code, The Planning Commission; Created-Membership and Terms of Office](#)  
[Ordinance 2015-02](#)

Mayor McDonald stated that Planning Commission Chairman Rawlings recommended that there be two alternates for this board and that each alternate should serve a two year term.

Council Member Patterson moved to approve Ordinance 2015-02, an ordinance amending Sections 2.48.010 and 2.48.020 of the Heber City Municipal Code, The Planning Commission; Created-Membership and Terms of Office. Council Member Potter made the second. Voting Aye: Council Members Robert Patterson, Jeffery Bradshaw, Erik Rowland, Heidi Franco, and Kelleen Potter.

6. [Approve Board Appointments](#)

Mayor McDonald recommended to reappoint Kieth Rawlings as a Planning Commission member and to reappoint Clayton Vance as an alternate Planning Commission member. He also recommended reappointing Paul Royall, III, for the Board of Adjustments, and Jeff Mabbutt for the Airport Advisory Board. Mayor McDonald noted the Planning Commission still needed another member and alternate, and asked Kellogg to advertise for volunteers to serve on these City boards.

Council Member Patterson moved to approve the board appointments as recommended by Mayor McDonald. Council Member Rowland made the second. Voting Aye: Council Members Robert Patterson, Jeffery Bradshaw, Erik Rowland, Heidi Franco, and Kelleen Potter.

7. [Approve Agreement between Heber City and Salt Lake Chamber of Commerce to Support Utah Transportation Coalition](#)  
[Utah Transportation Coalition Agreement](#)

Council Member Potter moved to approve the agreement between Heber City and Salt Lake Chamber of Commerce to support the Utah Transportation Coalition. Council Member Patterson made the second. Voting Aye: Council Members Robert Patterson, Jeffery Bradshaw, Erik Rowland, Heidi Franco, and Kelleen Potter.

8. [Approve Red Ledges Phase 2 J Subdivision - A 26 Lot Subdivision Located in the Northwest Corner of the Red Ledges Development](#)  
[Report re Red Ledges Phase 2J](#)

Kohler indicated the Planning Commission had recommended that part of the trail associated with this phase be built when the adjoining subdivisions were developed.

Council Member Patterson moved to approve Red Ledges Phase 2 J Subdivision. Council Member Bradshaw made the second. Voting Aye: Council Members Robert Patterson, Jeffery Bradshaw, Erik Rowland, Heidi Franco, and Kelleen Potter.

9. [Approve Broadhead Estates Phase II Subdivision, Consolidation of Previously Approved Phase II, III and IV](#)  
[Report re Broadhead Estates](#)  
[Broadhead Estates Phase II Final Plat](#)

Council Member Franco advised that there was a typographical error contained in Paragraph Number Five of the Subdivision Agreement and requested that it be changed from not to note.

Council Member Potter moved to approve Broadhead Estates Phase II Subdivision, the consolidation of previously approved Phases II, III and IV. She then amended her motion to include approving the associated subdivision agreement. Council Member Patterson made the second. Voting Aye: Council Members Robert Patterson, Jeffery Bradshaw, Erik Rowland, Heidi Franco, and Kelleen Potter.

10. Approve Disposal or Sale of Evidence  
Heber City Police Department List of Evidence Room Items

Council Member Franco asked where the cash on the list came from. Chief Booth stated the money indicated had either been lost or reclaimed.

Council Member Patterson moved to approve the disposal or sale of evidence. Council Member Potter made the second. Voting Aye: Council Members Robert Patterson, Jeffery Bradshaw, Erik Rowland, Heidi Franco, and Kelleen Potter.

Anderson explained he had a couple other items he wished to discuss with the Council. The Council received a packet containing the RFP for the Airport Industrial Park and two responses that were received today. The RFP indicated that the City would review the proposals and make a decision by January 29th. Anderson felt the Council should meet to interview the parties and suggested meeting on January 27<sup>th</sup>. It was decided to meet on the 27<sup>th</sup> at 4:00 p.m.

Anderson indicated some of the Council members had requested painting the ceiling of the Council Chambers white to increase brightness in the room. Council Member Franco was in favor of putting floor lamps around the room. Council Members Rowland and Bradshaw were not in favor of painting. Mayor McDonald felt the painting could be included in next year's budget. Council Members Patterson and Potter were in favor of painting the ceiling now. It was decided to increase the bulb wattage in the light fixtures and then see if that made a difference.

Anderson noted Bob Springmeyer had been contacted and could come discuss redevelopment financing options at the next work meeting. It was decided to begin the next work meeting at 5:30 p.m.

Kellogg noted that the 125th anniversary quilt needed to be framed and enclosed in glass. The cost estimates she received totaled \$3,357.00. The Council agreed to purchase the quilt frame and glass.

Anderson stated the CDBG applications were due soon. The 500 South Waterline Project estimates were more than anticipated. A few options would be to bond for the difference in cost, wait a year and apply for a grant for this project next year, or reduce the scope of the work. The Council agreed the project needed to be done now and they were in favor of applying for a grant that could partially cover the expense. Anderson noted the other money could be bonded for if the Council was willing. He estimated the interest rates for financing the hydro excavator and possibly including the waterline project, and noted the rate would depend on the length of the loan. He reviewed that the CDBG Board would decide on funding by the end of February, and indicated the City would not have to decide on financing until after the grant decision was made by the CDBG Board. Mumford stated the project would take place in 2016.

With no further business, the meeting was adjourned.

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Michelle Kellogg, City Recorder