

HEBER CITY CORPORATION
75 North Main Street
Heber City, UT 84032
Heber City Council Meeting
July 21, 2026

APPROVED Minutes

5:30 p.m. Work Meeting
6:00 p.m. Regular Meeting

I. WORK MEETING - 5:30 P.M.

Mayor Heidi Franco called the meeting to order at 5:31 p.m. and welcomed everyone present.

City Council Present: Mayor Heidi Franco
Council Member Yvonne Barney
Council Member Aaron Cheatwood
Council Member Mike Johnston - remotely - Departed 8:30 p.m.
Council Member Morgan Murdock
Council Member Sid Ostergaard

Staff Present: City Manager Matt Brower
Planning Manager Jamie Baron
City Engineer Russ Funk
City Attorney Jeremy Cook
City Recorder Trina Cooke
Chief of Police Parker Sever
IT Specialist Anthon Beales
Public Works Director Matthew Kennard

Staff Participating Remotely: IT Director Anthon Beales, Assistant City Manager J. Mark Smedley, Engineer Kyle Turnbow, Executive Assistant to the City Manager Laine Meyers, Public Works Director Matthew Kennard, City Engineer Russell Funk, and Accounting Technician Wendy Anderson.

Also Present: Josh Weishar, Grace Doerfler, Brian Balls, Douglas Heiner, Colden Heiner, Linda L Middleton, Blaine Rigby, and others who did not sign in or whose handwriting was illegible.

Also Attending Remotely: (names are shown as signed-in online) Jami Hewlett, Steve P, A, ATC, B, Cody W, CP, Gary Bush, Grace Doerfler, Jen, Louise, Michael Miller, S, Shorty5, and SRH.

1. Resolution 2026-19 Property Tax Abatement (Heidi Franco, Mayor) - 20 min

Mayor Franco explained that the purpose for the proposed property tax abatement was to assist the senior citizens in the community that were struggling to pay for the increased property taxes and inflation in the County. Property values had increased by 53% from 2021 to 2022. The increase created a financial hardship for many seniors on fixed incomes. Mayor Franco provided the qualifications for the proposed abatement as outlined in the attached PowerPoint. She suggested a process for the City to contribute to the assistance for the senior citizens.

Council Member Barney proposed a sunset clause for the program. Council Member Johnston felt it was important to help more than just the seniors in the community as there were others that struggled to pay rent and had food insecurity. Council agreed the program was needed in the community and would continue to discuss implementation at a future meeting.

II. BREAK - 10 MIN

III. REGULAR MEETING - 6:00 P.M.

1. Call to Order

Mayor Franco called the Regular City Council Meeting to order at 6:04 p.m. and welcomed everyone present.

2. Pledge of Allegiance (Sid Ostergaard, Council Member)

Council Member Ostergaard led the recitation of the Pledge of Allegiance.

3. Prayer/Thought by Invitation (Mike Johnston, Council Member)

Council Member Johnston shared the following thought: There is no way to happiness, happiness is the way. He recognized that happiness was a choice and hoped more of us would choose happiness.

IV. AWARDS, RECOGNITION, and PROCLAMATIONS:

1. New Police Officer Oath of Office

Chief of Police Parker Sever introduced new Heber City Police Officer Noah Roylance. Officer Roylance had recently graduated from the Police Academy. He was a local who had graduated from Wasatch High and had received much support from fellow officers who wanted him to join the department.

City Recorder Trina Cooke led new Police Officer Noah Roylance in the oath of office and Officer Roylance's wife pinned his badge to his uniform.

V. CONFLICT OF INTEREST DISCLOSURE:

There were no conflicts disclosed.

VI. PUBLIC HEARINGS: (Council May Take Action Following Public Comment and Upon Conclusion of the Public Hearing)

1. Public Hearing for Vacation of a Portion of Springs at Coyote Ridge Phase 4 Plat - Ordinance 2026-12 (Jamie Baron, Planning Manager) -

Planning Manager Jamie Baron provided the information for the proposed land vacation of a portion phase four of the Springs at Coyote Development. The area would be included in phase five of the development. State Code required a Public Hearing for the Council to take action as the land included a public right-of-way.

Mayor Franco opened the Public Hearing at 6:17 p.m. With no one coming forward to comment, the Public Hearing was closed at 6:18 p.m.

Motion: Council Member Cheatwood moved to approve Ordinance 2026-12, as proposed, vacating a portion of the Springs at Coyote phase four, as described in the Staff Report.

Second: Council Member Osttergaard made the second.

Voting Yes: Council Members Osttergaard, Johnston, Barney, Cheatwood, and Murdock.

Voting No: None.

The **Motion Passed Unanimously, 5-0.**

VII. PUBLIC COMMENTS: (2 min per person/30 min max)

Council Member Barney read a public comment from the Wasatch County High School Marching Band requesting the City not ban fireworks in order to allow the band their fundraising opportunity. The band operated a fireworks stand to pay for uniforms, props, staff, instruments, and transportation. The email is attached to the end of the meeting minutes.

VIII. CONSENT AGENDA:

1. June 16, 2026, City Council Meeting Minutes and the July 7, 2026, City Council Meeting Minutes (Trina Cooke, City Recorder)

Mayor Franco noted the discussion on page two of the meeting minutes referred to a "resection basin" and should be corrected to read as "retention basin".

Motion: Council Member Cheatwood made the motion to approve the Consent Agenda with the one change mentioned to the June 16 Meeting Minutes.

Second: Council Member Barney made the second.

Voting Yes: Council Members Ostergaard, Johnston, Barney, Cheatwood, and Murdock.

Voting No: None.

The **Motion Passed Unanimously, 5-0.**

IX. GENERAL BUSINESS ITEMS:

1. Pioneer Days Holiday Fireworks Prohibited July 22, 23, 24, and 25 (Matt Brower, City Manager, Clint Neerings, Fire Marshal) - *15 min*

Fire Marshal Clint Neerings advised that the Fire District did not take banning fireworks lightly. He explained that even with the recent rainfall, the land was still too dry for fireworks due to the lack of snowpack received during the previous winter. The recent heat added to the wildfire danger. Fire Marshal Troy Morgan further explained. The Fire Department was currently dealing with three fires in the County. Fireworks would be prohibited for the dates listed in Heber City.

X. ACTION ITEMS: (Council can discuss; table; continue; or approve items)

1. Decision regarding Repair or Replacement of the Public Works Salt Storage Structure (Russ Funk, City Engineer) - *20 min*

City Engineer Russ Funk reminded Council they had approved a contract with Sunrise Engineering to repair or rebuild the salt shed at Public Works. Sunset Engineers had performed an analysis resulting in the recommendation to remove and replace the structure. Staff agreed with the recommendation. Staff hoped to have the building completed by the first of November. He shared the budget for the project was approximately half of the estimated rebuild cost. The hope was to be reimbursed through the ongoing litigation.

City Attorney Jeremy Cook provided a brief update regarding the ongoing litigation against the previous builder that had built the failing shed.

Mayor Franco opened the discussion for public comment at 6:46 p.m. With no one coming forward to comment, the public comment period was closed.

Motion: Council Member Cheatwood made the motion to decide on the replacement of the salt shed as explained in the Staff Report.

Second: Council Member Ostergaard made the second.

Voting Yes: Council Members Ostergaard, Johnston, Barney, Cheatwood, and Murdock.

Voting No: None.

The **Motion Passed Unanimously, 5-0.**

2. Approval of UDOT Betterment Agreement in the amount of \$875,822.15 relating to the realignment and new traffic signal at the intersection of Mill Rd & Hwy 40 (Russ Funk, City Engineer) - *15 min*

City Attorney Russ Funk explained that UDOT (Utah Department of Transportation) had a road-widening project forthcoming including the installation of a traffic signal at Mill Road and Highway 40. He shared the concept map as included in the meeting materials. UDOT was willing to install the signal conditioned upon Mill Road being realigned perpendicularly to Highway 40 as anticipated by the City's existing Highway 40 Access Agreement with UDOT. Although design for the realignment was included in UDOT's project plans, the cost of the work and negotiation for the necessary property for the realignment would be the responsibility of Heber City. Staff had also been working with the owners and potential developers of the Heiner property located at the north-east corner of the intersection. It was anticipated that a property swap would take place where the property required for the realignment would be dedicated to Heber City, and that the unused portion of the existing right-of-way would be vacated back to the property owner with easements remaining for existing utilities. It was also anticipated that construction costs would be shared, with the property owner/developer paying for the standard roadway cross-section costs, and the City primarily using impact fees to pay for the increased costs to upgrade to a major collector cross-section.

Property owner Colden Heiner was present to answer Council questions.

Mayor Franco opened the discussion for public comment.

Melissa Burrough asked why the road was bending rather than going straight through. Mr. Funk shared an image from Google Earth to better explain the reason for the chosen road alignment including a better line of sight.

Brian Balls had been working with the Heiner family and the City to negotiate the land swap. Rulon Gardner, representative of the developers, further explained the road alignment and that the property owners and developer wished to continue to work with UDOT and the City towards an equally agreeable solution. Mr. Funk explained the developer's obligation to the City to build the road, install curb and gutter, and planter strips. He wanted Council to understand that negotiations would be ongoing. Discussion continued.

Bruce Zollinger, represented Cole and Doug and Sandy Heiner, who wished to sell the property, felt the Council should give consideration to the entire intersection. The Heiners would be in favor of moving forward with the first agreement proposed, but they were asking Council to be generous in helping them with the shared cost. Russ felt he needed to review the agreement further.

Jami Hewlett felt that Council Member Johnston should have disclosed a conflict of interest. She claimed he was Brian Balls boss and should have declared a conflict of interest. She said she was sick of Council Member Johnston's development meetings. She said there was supposed to be 10 acres of parks for every 1,000 people in the community. She didn't vote for more development and now there needed to be more schools and taxes raised. She had voted for more open space and wanted to know when the community would get a say in what happened in their City. Ms. Hewlett said she did not vote to allow developers to sell the property they owned to make more money. She said Heber was out of land. She asked where the parks were. She did not think it made any sense.

Brian Balls stated that he was not Mike Johnston's employee and he was not present representing their mutual employer but was there to help his friends, the Heiners. He felt the proposal was good for the City and the Master Plan. He felt there had been a lot of progress on the agreement and thought it was part of a city-wide safety improvement.

Mr. Funk felt that Council could approve the proposed agreement conditionally, and continue negotiations with the property owners, in order to allow UDOT to proceed on schedule. Council discussion continued.

Motion: Council Member Cheatwood made the motion to extend the public comment period for ten additional minutes.

Second: Council Member Ostergaard made the second.

Voting Yes: Council Members Ostergaard, Johnston, Barney, Cheatwood, and Murdock.

Voting No: None.

The **Motion Passed Unanimously, 5-0.**

Mayor Franco opened the public comment period for 10 more minutes at 7:35 p.m.

Rulon Gardner stated that they wanted to see the project move forward and they would continue to crunch the numbers. He felt it was important to meet the UDOT timeline in order to not delay the project.

Bruce Zollinger agreed that the Heiners wanted to work through the details as well. He said the Heiner's were happy with the state of the progress being made

Jamie Hewlett asked why the developers were allowed to use the public comment period to push their agenda. She felt that more development created more taxes and the community kept having to pay more. She did not see any benefit to the community. She felt the City should look at ways to cut spending rather than continuing to allow development. She said everyone was raising taxes: the schools, the cities, and the counties. She had been on vacation and seen other roundabouts that did not spend \$30,000.00 on an eagle but had placed an old tractor in the middle of the roundabout.

Ms. Hewlett felt there were ways the City could look at cutting spending. She accused Matt Brower of being under investigation by the State Auditor and asked why he would have control of the city's bank accounts. Mr. Brower clarified that he was not under investigation by the State Auditor's Office.

Mr. Funk explained that normally, a project like this would be done with the development. The properties were not yet being developed, therefore, the proposed agreement was rather out of the ordinary.

Motion: Council Member Cheatwood made the motion to approve entering into the betterment agreement with UDOT that had been discussed, with the understanding that Council was still in negotiations for the split between the developer, property owners, and the City.

Second: Council Member Barney made the second.

Voting Yes: Council Members Ostergaard, Johnston, Barney, Cheatwood, and Murdock.

Voting No: None.

The **Motion Passed Unanimously, 5-0.**

XI. COMMUNICATION:

City Manager Matt Brower reminded Council of the Wasatch County Fair Days Parade scheduled for August 1, 2026. He asked which Council Members would be in attendance to distribute candy to the parade attendees. Council Members Murdock and Barney had confirmed they would be in attendance. The Mayor and Sid Ostergaard were maybes.

Mr. Brower informed that Staff had placed A-frame signs throughout town and reader-boards at the entrances to inform everyone that fireworks were prohibited throughout the Pioneer Day holiday. Alerts were also being pushed out through social media.

Council Member Barney wanted to ensure each Council Member had received the invitation from the Wasatch County School District for the dedication of the new Deer Creek High School on the 29th of July 2026.

Mayor Franco relayed an invitation to the Council to attend a flag unveiling ceremony to be hosted by the Daughters of the Utah Pioneers (DUP) at the DUP museum to be held that Friday, July 24, 2026. The DUP had restored a flag that had flown over Heber City on the day that Utah had become a state in 1896.

Mr. Brower recalled that Council had asked Terracon to determine a location for the monument to be included at Main Street Park. Terracon was designing the updated park plan. Council Member Johnston had agreed to design the monument. Council discussed their preferences for the location and design.

1. Council Board Reports (Council) - 45 min

Council Member Johnston said the Airport Advisory Board (AAB) was meeting regularly. They had gotten through the lease agreements and the ad-hoc committee was working on updating the bylaws for the AAB.

Chief Sever shared that City Attorney Jeremy Cook was working on a Request for Proposals (RFP) for the Animal Control facility expansion. He explained they did not need anything fancy but there were necessary facility improvements that needed to be built to last. There was no money in the budget yet. The RFP was intended to discover how the necessary improvements could be implemented, how costs could be cut, and how to get the cost included in a future budget. He welcomed Council's suggestions. The Chief was also working with the County and other Cities to agree on additional restrictions for feral cats.

Council Member Ostergaard had no updates from the Audit Committee. He recalled they had agreed to meet quarterly but had not been informed of a meeting since the one held in January.

Council Member Barney felt the Heber Valley Special Service District (HVSSD) Board was in a holding pattern based on information provided from studies performed. The results would be shared publicly in the coming months. There were ongoing analyses being performed targeting the feedback provided from the studies. She felt it was a frustrating process. She said the existing sewer system had never been intended to handle the growth that the Valley had experienced in recent years. The Mayor added that there had been new management and financial staff hired in recent years. Outreach had been made to other sewer districts seeking help or guidance to deal with the growth. HVSSD had dredged the cells that had been there since the 1980's and attempts to help mitigate the odor were ongoing. Council Member Johnston felt that the aged facility had outlived its life cycle. Additional details were discussed regarding the next steps HVSSD would take toward improvements and solutions.

Mayor Franco reported on the Heber Valley Railroad Board. She said there had been forward movement for an agreement between Wasatch County, the Railroad, and the County Parks and Rec Department on the proposed 600 West improvements to help the Railroad Depot continue momentum towards becoming a tourism center. There was the possibility of pedestrian bridge under discussion. Parks and Rec wanted to keep all their ball fields and walkways. The Polar Express Train had been almost entirely sold out for 2026 already. The Railroad was experiencing quite a lot of success. The Mayor provided additional details of the ongoing discussions for improvements and the potential benefits to the entire community. City Engineer Russ Funk felt the discussions regarding improvements to the 600 West intersection and possible roundabout near the Railroad Depot needed to involve the City Staff. Additional discussion and details continued.

Council Member Ostergaard provided the update regarding the Heber Valley Tourism and Economic Development board. Heber Valley had hired a consultant to advise on an updated vision statement. The board had put much consideration into the process. He felt it was great for Heber City and the board was especially excited about what the City was trying to do with the downtown plaza. Tourism was going up. The train was the second most popular draw in the Valley, with Wasatch State Park coming in first. The Grand Hyatt sent their visitors to Midway and Council Member Ostergaard hoped that Heber City's efforts could soon redirect visitors to Heber City. Council discussion continued.

Council Member Barney shared that the Historical Preservation Commission had met the day previous. Rachel Kahler, Executive Director for the Community Alliance for Main Street (CAMS), had participated and the informed of an ongoing historical reconnaissance. A grant had been received for the study in the amount of \$50,000.00. Heber City was being considered on the national level as a historical district. Council Member Barney said that properties that wished to apply for historical designation would allow the property-owners to apply for funding for repairs and upgrades while maintaining the accurate historical appearance of their properties. Plaques had been placed in front of the properties identified. CAMS was trying to hand-off the process to the Historical Preservation Commission and they were looking to identify 13 more structures for the historical designation. The Hicken barn was being considered. It was an original structure built to be held together with pegs rather than nails. The Murdock cabin was being considered as well. The study included a plan for historical bus tours. Ghost tours were planned. Another idea had been to consider improving the bell tower at the Tabernacle, to clean it up and add handrails, and to open it for tours. They were seeking funding mechanisms. CAMS had offered to purchase the remaining 13 plaques to complete the tour. There was only \$6,000 remaining from the TAP (Trails, Arts, and Parks) tax grant. The purpose of the Historical Preservation Commission was to share stories to preserve the history of the Valley for future generations.

Council Member Cheatwood provided an update for the North Village Special Service District (NVSSD). Part of his onboarding had been training on their assets and a tour of the extensive conduit piping infrastructure. They were focusing on capacity, planning for the future, and had passed draught mitigation for the water to be extended as far as possible for the season. They had a top-of-the-line filtration system for their waste treatment, focusing on treatment and sustainability. He continued to provide additional details of the service efforts made by NVSSD. The Mayor added that NVSSD was building a lift treatment system for sewer and had room for expansion. She noted they had a great staff and great expertise. There were plans to construct a water tank for the area as well.

Council Member Barney shared an update for the Parks, Open Space, Trails, and Trees (POSTT) committee. She praised Brandon Puett, Parks and Cemetery Foreman, for the excellent job he was doing to assist the committee.

POSTT committee co-Chair Mia Yue, who also served as the chair for the Wasatch Trails Foundation, provided the trails updates at the POSTT meetings. The committee also spoke about the WOW trail to Deer Creek, open space updates, and the third party conservation easement at Jordanelle Ridge. Council Member Barney felt that POSTT worked well with City Staff. The tree sub-committee had been struggling since the departure of the former Chair, Melanie Funk. The POSTT committee welcomed feedback from Council. They were currently taking a brief hiatus. POSTT had helped with the pump track and felt Heber could use a second track on the east side. She said the intention of the POSTT committee was to forward recommendations to Council. The committee worked to report problems or issues and remained very involved.

Council Member Cheatwood served on the Personnel Policy Committee along with Council Member Ostergaard and said they tried to have one of them attend each meeting. He felt Staff did a great job and tried to treat all employees fairly. The committee took input well, held good discussions, met regularly. and proactively tried to meet personnel needs.

Mayor Franco reported on the meeting of the Fire Advisory Board. The Fire District was building a new facility in Hideout and had a temporary facility in Wolf Creek. The City continued to work towards the purchase of the Fire District facility that had been vacated when the District had completed and moved into their new facility on 1200 South. She listed the seven locations in the County that the District maintained facilities. She recalled the sales tax approved to fund the Fire Districts expansion. The District had performed an employee satisfaction survey and would be distributing a satisfaction survey to the public as well. The District continued to offer monthly classes for first aid and CPR.

Council Members Ostergaard and Murdock served on the board for the Housing Authority. The Board was currently investigating employing an Executive Director to work full-time. Mountainlands Affordable Housing was the consultant trying to speed up and streamline the qualifying process. There would be a ribbon-cutting for the next Self-Help Homes project located at Parkview Place. The Board was also working with the CROWN program. Heber City had distributed a Request for Proposals (RFP) for housing assessment needs in the Valley. There were pre-qualifying options available online through the Housing Authority for affordable housing. There were developers presenting to the Board that would be presenting to the City. Council Member Murdock enjoyed sitting on the Board and felt it was very informative, and he had learned a lot. He share some additional information and experiences on the Board.

Mayor Franco provided the update from the Wasatch Open Lands Board (WOLB). She described the funding process for land acquisition and referred to two parcels the Board continued to work towards acquiring for open land preservation. The Board hoped to get another open space bond and wished to raise awareness for the success of the 2018 bond. There had been a sticker contest, and a brochure to raise public awareness. The Board was trying to collaborate with as many entities to preserve the open space.

Mayor Franco referred back to the Railroad stating their wish to host a Heritage Days event in September in collaboration with the County.

Council Member Cheatwood shared the updates for the Heber Light and Power (HL&P) board. The Board had been discussing an initiative called "Energy Day Ahead" to forecast future energy needs. He shared the many ongoing efforts of the Board and HL&P staff to project and meet the energy needs in the community. HL&P relied heavily on capital fund projects and held many assets. The Board was looking at periodic rate increases more often to keep up with the needs. The employee operating manual had been updated to implement better structure. HL&P had recently opened their new headquarters. They continued to work towards better financial stewardship to offer transparency on how they spent money and how they saved money, but they continued to have issues such as very high insurance rates. They continued to observe overall risk and to ensure resilience. Board representatives had attended a national conference recently. Mayor Franco added that they were looking to build a natural gas plant. Impact fees were not keeping up with projections. There would be a rate comparison study as rates were expected to continue to increase. There were also concerns with easements and HL&P continued to work with Heber City to provide adequate utility easements. Council continued to discuss as many more details were provided.

Council Member Barney had nothing new to share by way of the Wasatch County Irrigation Boards. Her notes had been lost with her phone switch from her old phone to new. She had not been to a meeting since January, but meetings were typically held just once a year.

Council Member Murdock had received a newly created appointment to the County Community Caring Coalition that was compiled of multiple agencies and organizations throughout the community. He felt it was proving to be a very informative and collaborative group. The group had recently analyzed the Student Health and Risk Prevention (SHARP) survey that collected anonymous student feedback regarding substance abuse, mental health needs, social media, safety, social connections, and many other different areas. He had found it informative and felt there had been some definite positives that came from the information gathered. Mental health seemed to be improving. Parents mattered and played a critical role in their children's lives. Drug and alcohol use was down but there were also matters that needed additional attention to help with the students well-being. He provided additional community updates, including the annual Family Dinner in the Park would be held at Southfield Park on September 14, 2026, again.

Mayor Franco had hoped to hold the Committee and Board updates quarterly but felt it would not be done again until the end of the year.

Council Member Murdock added that he was on the 911 National Day of Service Committee. He had emailed Council that it would be held on Saturday, September 12, 2026, at 9:00 a.m. beginning with the opening ceremonies, including the flag raising. The Committee hoped to complete 250 service projects and needed to gather many volunteers to accomplish the goal. He reiterated Council Member Barney's sentiment about Parks Foreman Brandon Puett's willingness to collaborate and assist this Committee as well.

XII. ADJOURNMENT:

Motion: Council Member Barney made the motion to adjourn.

Second: Council Member Cheatwood made the second.

Voting Yes: Council Members Ostergaard, Barney, Cheatwood, and Murdock.

Voting No: None.

Council Member Johnston had departed.

The **Motion Passed 4-0.**

The Heber City Council Meeting was adjourned at 9:32 p.m.



Trina Cooke, City Recorder

PUBLIC COMMENTS: (received by email)

From: Daigh Marshall [REDACTED]
Sent: Monday, 20 July 2026 20:35:41
To: City Council <citycouncil@heberut.gov>
Subject: (EXTERNAL) Firework policy

Hello,

As you might know, the marching band for Wasatch high school and Deer Creek high school run a firework stand to raise funds for our marching band season. These funds go towards uniforms, props, staff, instruments, and transportation. It would be in our favor to allow the use of fireworks during Pioneer Day in the Heber area so the marching band can have another comfortable season financially.

Thanks, Daigh