HEBER CITY CORPORATION
75 North Main Street
Heber City, UT 84032
Heber City Council Meeting
AMENDED AGENDA

October 20, 2026

4:00 p.m. Closed Meeting
5:00 p.m. Work Meeting
6:00 p.m. Regular Meeting

TIME AND ORDER OF ITEMS ARE APPROXIMATE AND MAY BE CHANGED AS TIME PERMITS

I. CLOSED MEETING - 4:00 P.M.

1. Discussion regarding deployment of security personnel, devices, or systems (Matt Brower, City Manager, Anthon Beales, IT Director) - *60 min*

II. WORK MEETING - 5:00 P.M.

1. Pickle Ball Project—790 South and 150 East Road Impacts and Alternatives (Matt Brower, City Manager) - *30 min*
2. Amendment to the Heber City Communications Policy (Mike Johnston, Council Member) - *20 min*

III. BREAK - 10 MIN

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

1. Call to Order
2. Pledge of Allegiance (Sid Ostergaard, Council Member)
3. Prayer/Thought by Invitation (Mike Johnston, Council Member)

V. AWARDS, RECOGNITION, and PROCLAMATIONS:

1. Nomination of Jesse Bell by Parker Sever for the Mayor's Award

VI. CONFLICT OF INTEREST DISCLOSURE:

VII. CONSENT AGENDA:

1. September 15, 2026, City Council Meeting Minutes (Trina Cooke, City Recorder)
2. Resolution 2026-21 Amending Heber City's Policies and Procedure Manual, Section 13.9 (K), Addressing Compensatory Time Accrual and Payout (Cherie Ashe, Human Resources Manager)

3. Mayor's Nominations for the Parks, Open Space, Trails, and Trees (POSTT) (Heidi Franco, Mayor)

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

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

1. Traffic Calming & Pedestrian Safety Improvements (Russ Funk, City Engineer) - *20 min*
2. Proposed Wasatch County Amendment to the Heber City Expansion Area Memorandum of Understanding (MOU) (Matt Brower, City Manager) - *20 min*
3. Amendment to the Heber City Communications Policy (Mike Johnston, Council Member) - *20 min*

X. RECESS AS THE HEBER CITY COUNCIL AND CONVENE AS THE CRA BOARD:

1. Discuss Strategies for City Owned Property Located in CRA Project Area (Matt Brower, City Manager) - *30 min*

XI. ADJOURN AS THE CRA BOARD AND RECONVENE AS THE HEBER CITY COUNCIL:

XII. COMMUNICATION:

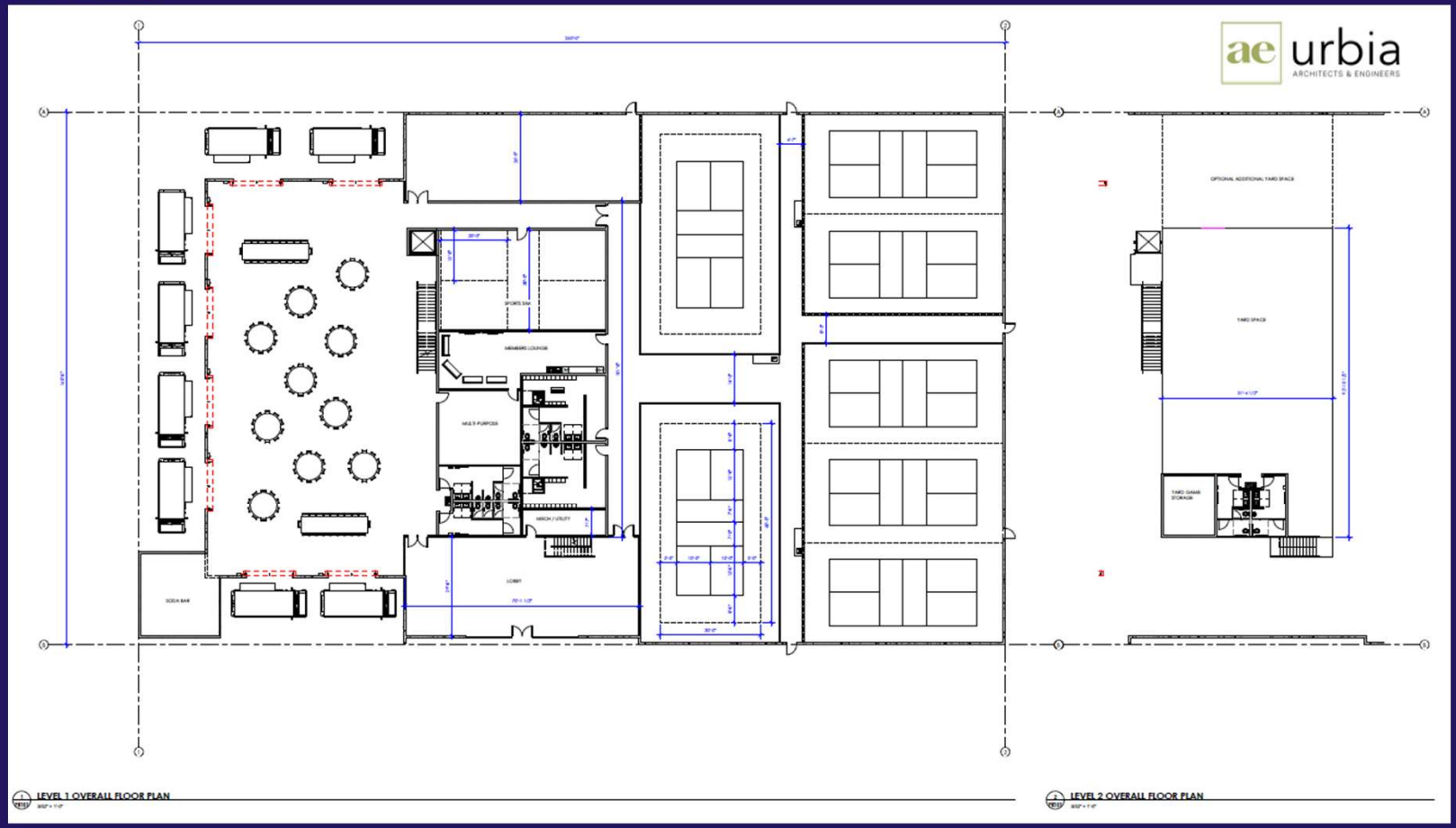
XIII. CLOSED MEETING: (As Needed)

XIV. ADJOURNMENT:

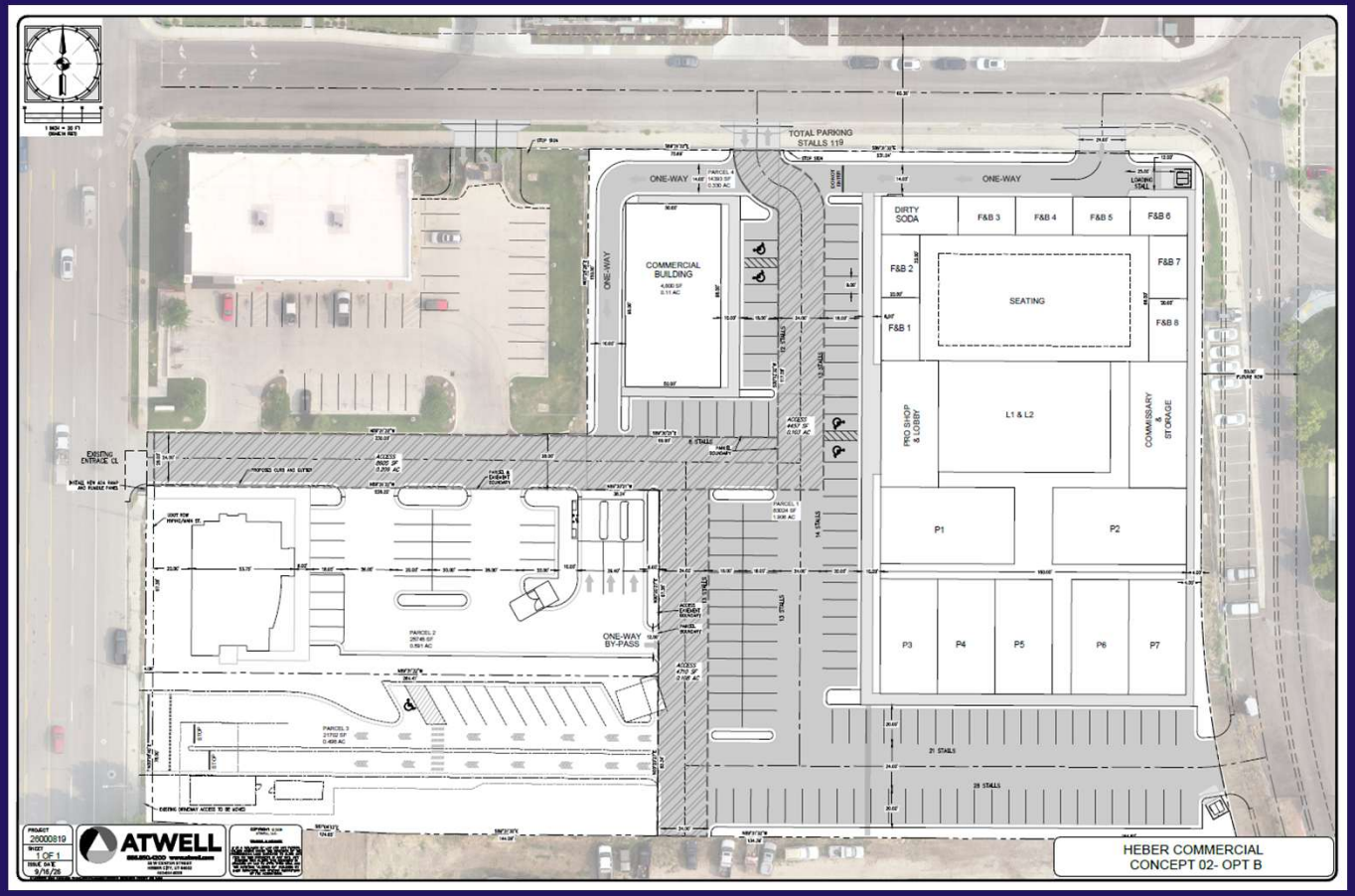
Ordinance 2006-05 allows Heber City Council Members to participate in meetings via telecommunications media.
In accordance with the Americans with Disabilities Act, those needing special accommodations during this meeting or who are non-English speaking should contact Trina Cooke at the Heber City Offices 435.657.7886 at least eight hours prior to the meeting.
Posted on October 15, 2026, in the Heber City Municipal Building located at 75 North Main, the Heber City Website at www.heberut.gov, and on the Utah Public Notice Website at http://pmn.utah.gov.


THE
PICKLEHALL
Gathering community and family
Providing economic opportunity
In a healthy and fun environment

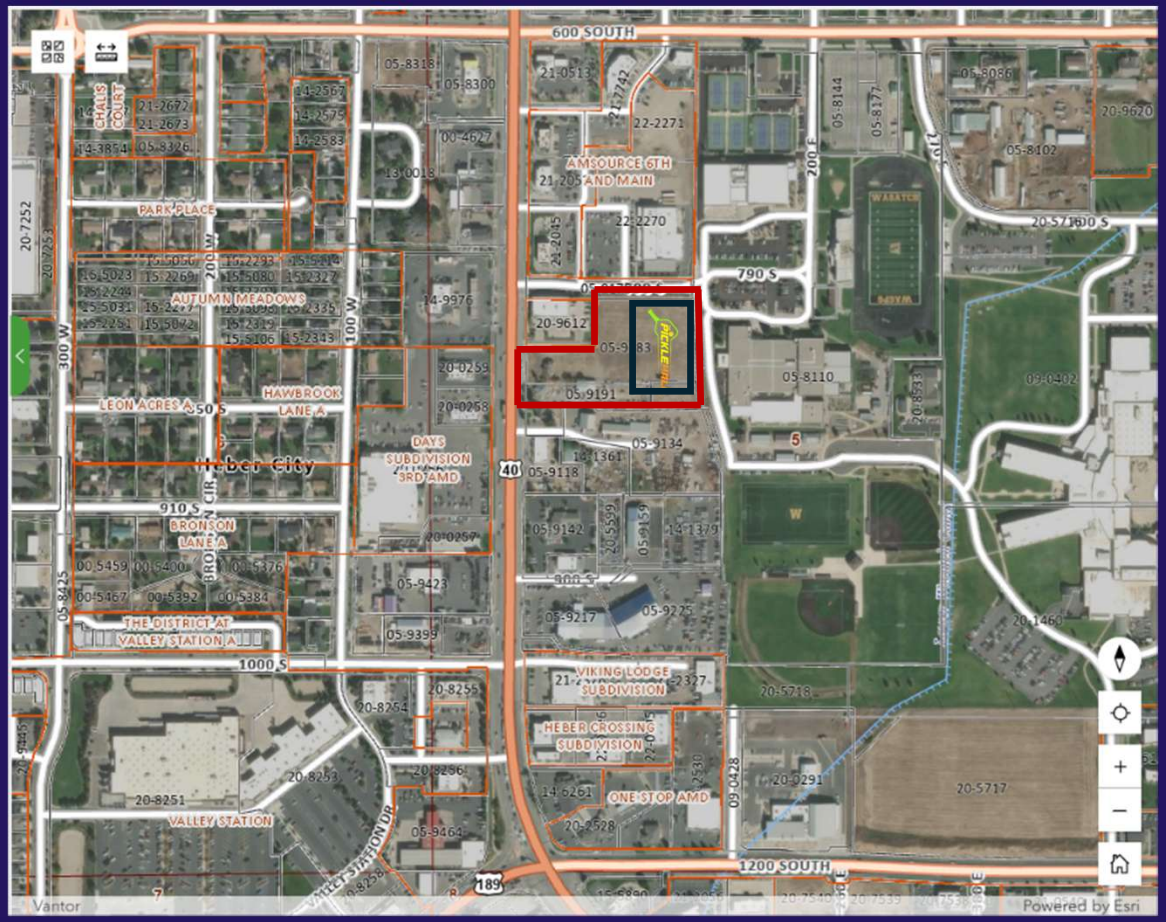

SODAS
DRIVE THRU
GOOD
FOOD
BRIGHTER
DAYS
PIZZA
TACOS
THE PICKLEHALL
PLAY EAT SOCIALIZE BELONG
PICKLEBALL
FOOD & DRINK
GAMES
EVENTS
COMMUNITY
THE PICKLEHALL
HEBER MAIN STREET



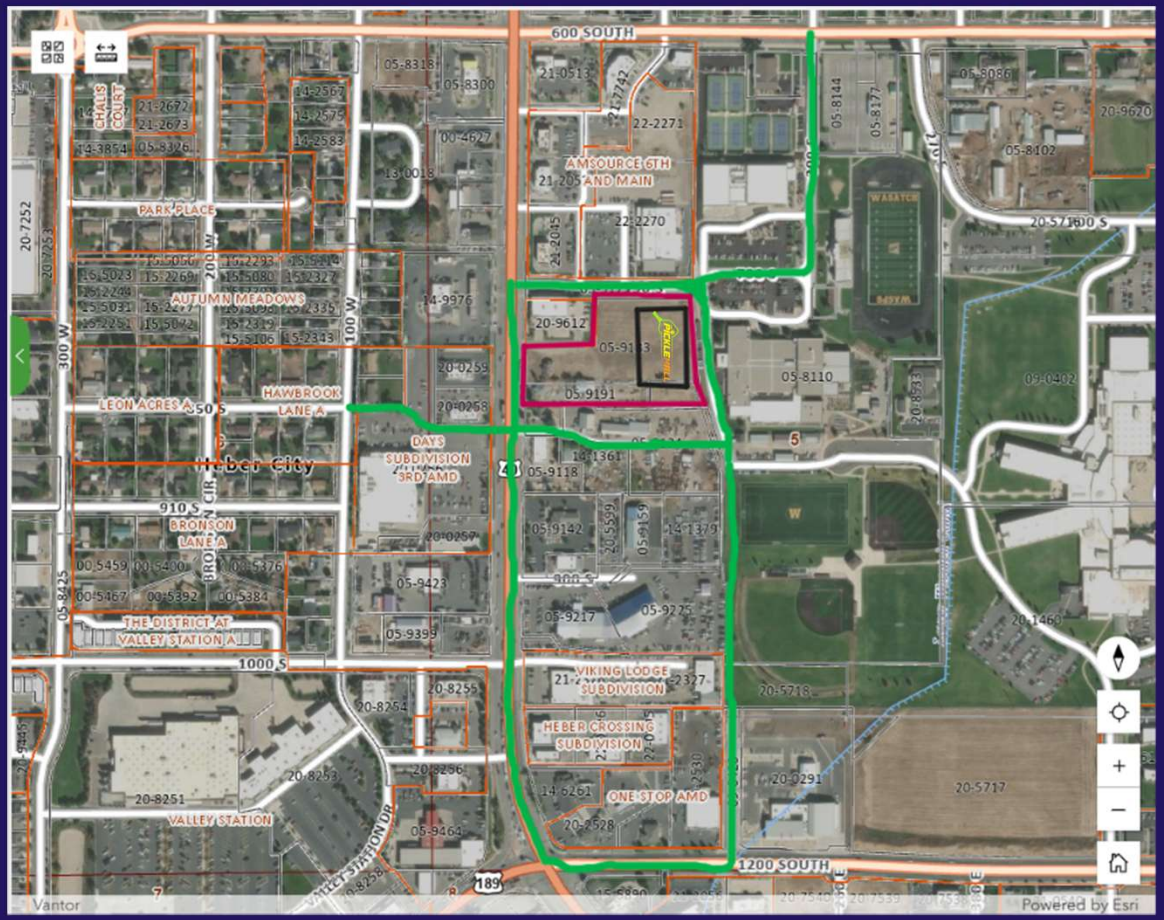
The PickleHall Conceptual Layout



The PickleHall Site Plan



Heber Main Street – 600 South to 1200 South



Roadways Master Plan – 600 South to 1200 South

Dave Johnson

435-640-8236

dave@thepicklehall.com

Erik Rowland

435-503-0455

erik@thepicklehall.com

Heber City Council Staff Report

MEETING DATE: 10/20/2026
SUBJECT: Amendment to the Heber City Communications Policy
RESPONSIBLE: Mike Johnston
DEPARTMENT: Legislative
STRATEGIC RELEVANCE: Necessary administrative item

SUMMARY

The City's Communication Policy (Policy) needs to be updated to address content submitted by elected officials that may violate Utah state statutes, including but not limited to prohibiting the use of public resources for political purposes. City elected officials have a duty and obligation to submit content that is not in violation of state statute. Out of an abundance of caution, council is being requested to consider the following policy change.

RECOMMENDATION

Consider amending the City's Communication Policy to incorporate the proposed change below.

BACKGROUND

The purpose of the Policy is to "uphold a clear, consistent, and trustworthy public identity and message, and to establish standards to clearly articulate between official Heber City statements and communications and personal opinions or positions of Elected Officials." The City's communication policy was adopted on February 3, 2026 (see attachment) and amended more recently to make staff responsible for newsletter layout, establishing criteria, such as font size, to improve readability of the document, clarify calendar content, and defining the size and location of elected official submissions.

DISCUSSION

It's proposed that Council considers adopting the following changes:
1) Amend the last sentence of Section III to read: "Elected officials may submit ideas and offer comments for official city publications, but will not individually contribute articles and other content to the city newsletter or other official city communications unless directed by a majority vote of the City Council."
2) Remove Section V.

FISCAL IMPACT

N/A

CONCLUSION

ALTERNATIVES

1. Approve as proposed
2. Approve as amended
3. Continue
4. Deny

POTENTIAL MOTIONS

Alternative 1 - Approval - Staff Recommended Option

I move to **approve** the item as presented, with the findings and conditions as presented in the conclusion above.

Alternative 2 - Approve as Amended

I move to **approve** the item as amended, as follows.

Alternative 3 - Continue
I move to **continue** the item to another meeting on [DATE], with direction to the applicant and/or Staff on information and / or changes needed to render a decision, as follows:
Alternative 4 - Denial
I move to **deny** the item with the following findings.

ACCOUNTABILITY

Department: Legislative
Staff member:

EXHIBITS

1. Communications Policy

Adopted 2/3/26

HEART OF THE WASATCH BACK

HEBER CITY

EST 1889

Heber City Communications Policy

I. Policy Purpose: The purpose of this communication policy is to uphold a clear, consistent, and trustworthy public identity and message, and to establish standards to clearly articulate between official Heber City statements and communications and personal opinions or positions of Elected Officials.

II. Police Department Communications. Any press releases or official statements of the police department (together "Police Department Communications") shall be reviewed and approved by the Chief of Police or his designee prior to release.

III. Official Written City Communications: The city newsletter, flyers, brochures, digital communications on official City accounts or pages, or City website materials (collectively "Official City Written Communications") shall be compiled by staff and must be reviewed and approved by the City Manager or his designee before publication or release to determine whether such materials:

1. Accurately reflect the official position of the City (as determined by a majority of the City Council);

2. Do not include any inaccurate or misleading information;

3. Do not negatively impact the reputation or integrity of the City; or

4. Do not unreasonably subject the City to potential liability or litigation.

Except for contributions of Elected Officials, the City Manager or his designee shall have final authority to either amend the wording or not publish any Official City Written Communication.

IV. Elected Official Communications. Elected Officials shall make all reasonable efforts to ensure that:

1. Any communication by the Elected Official in their official capacity or as a representative of the City (including written communications from the Elected Officials' City email account, interviews, or statements made as an appointed board member) are factually correct and represent the official position, policy or actions of Heber City (as determined by a majority of the City Council); or

2. The Elected Official shall clearly indicate that the statements or opinions are only the position or opinion of that Elected Official.

Elected Officials may represent that the Elected Officials will campaign for, vote in favor of, or support an issue or item, but Elected Officials shall not make any promises or commitments to residents on behalf of Heber City or that can be construed as a promise or commitment on behalf of Heber City unless such promises or commitments have been approved by the City Council. Elected Officials shall comply with all state laws with respect to utilizing city resources for campaign purposes.

V. Opinion Sections or Articles in City Newsletter. Any articles in the City newsletter drafted by an Elected Official shall include a disclaimer that the article may include opinions or positions of that Elected Official and may not reflect the official policy of the City.

VI. Press Releases. Except for press releases related solely to the police department, any press releases shall be reviewed by the Mayor and City Manager prior to publication or release. City Manager is responsible for final press release content.

VII. Disclosure to City Council: In order to allow Mayor and City Council to be ready to respond to questions or comments from the public, the City Manager or Police Chief shall provide any press releases, Official Written City Communications or Police Department Communications to the Mayor and City Council prior to release or as soon as reasonably practical after the release if the City Manager or Police Chief believe that the communication involves a controversial policy or issue or will result in Elected Officials being required to respond to questions or comments from the public.

VIII. Council Review of Surveys. The City Council must authorize any official survey of the City, and the City Council may require that the questions and format of the survey be reviewed by the City Council in a public meeting. Informal surveys by Elected Official shall clearly indicate that they are not an official survey of the City, and Elected Officials shall not represent the results of such survey as an official survey of Heber City.

IX. City Attorney Review. Except for emergency situations, the City Manager or Police Chief shall request the City Attorney review any Official City Written Communications or Police Department Communications if the City Manager or Police Chief believe that the communication may result in liability for the City or any legal action involving the City.

Officer Jesse Bell

Good Samaritan Award

Mayors Award

On June 25, 2026, while on patrol, Officer Jesse Bell contacted a transient male who was traveling through Heber City. The individual had recently undergone surgery and required overnight housing while awaiting transportation back to Idaho. Officer Bell personally paid for a one-night stay at a local motel using his own funds. This act of kindness was not required as part of Officer Bell's duties but was a selfless choice to ensure the individual had a safe place to rest and recover.

As law enforcement officers, we are entrusted not only with upholding the law but also with serving our community with compassion and integrity. Officer Bell's willingness to assist someone in need exemplifies these values and reflects positively on both him and the Heber City Police Department.

For his actions, Officer Jesse Bell is hereby presented with the Good Samaritan Award.

HEBER CITY CORPORATION
75 North Main Street
Heber City, UT 84032
Heber City Council Meeting
AMENDED AGENDA
September 15, 2026

DRAFT Minutes

4:00 p.m. Work Meeting
6:00 p.m. Regular Meeting

I. WORK MEETING - 4:00 P.M.

Mayor Franco called the meeting to order at 4:07 p.m. and welcomed everyone present.

City Council Present:	Mayor Heidi Franco Council Member Yvonne Barney Council Member Aaron Cheatwood - departed @ 5:30 p.m. Council Member Mike Johnston Council Member Morgan Murdock Council Member Sid Ostergaard
Staff Present:	City Manager Matt Brower Assistant City Manager Mark Smedley Community Development Director Tony Kohler City Engineer Russ Funk City Attorney Jeremy Cook City Deputy Recorder Andrew Conley Chief of Police Parker Sever

Staff Participating Remotely: IT Director Anthon Beales, Assistant City Manager J. Mark Smedley, Parks and Cemetery Foreman Brandon Puett, Human Resources Manager Cherie Ashe, Assistant to the City Manager Lainee Meyers, Public Works Director Matthew Kennard, City Engineer Russ Funk, and Finance Director Sara Jane Nagel.

Also Present: David Harris, Dunkin Kellogg, Jason Glidden, Jay Townsend, Nate Mitchell, and others who did not sign in or whose handwriting was illegible.

Also Attending Remotely: (Names are shown as signed-in online) JH, Amy Williams, B, Brandon34, Cody W, D, Denna Woodbury, Dw Phone-don't share, Grace Doerfler, Jen, Jon Gailbraith - Element Design, JR, JS, Kaylee, Lars Erickson, Louise, Mark Johnson, Michael Miller, Michele Medina, Observer, Phil's Cellphone, R, S, Shawn Taylor, Shorty5, and SRH.

1. Terracon Schematic Design of Main Street Park (Terracon) - *110 min*

Terracon representative Lars Erickson shared a presentation providing a discussion outline and logistics to guide the discussion with Council for the proposed improvements of Main Street Park, as included in the meeting materials. He recalled the ongoing process used to arrive at the design options presented, including collaboration with Staff and Council, as well as extensive public outreach. Mr. Erickson introduced project representatives Dave Harris, Ryan Wallace, and Grant Hardy, who were there to assist with the presentation as well. The presentation included a schematic design schedule, a need to clarify Heber City's brand identity - possibly agricultural and outdoor recreation, integrating the City's Envision Heber 2050 plan, and capturing the Valley's natural beauty within the design plan. The complete design schematic would include year-round programming for events at the park to continue to involve the community. Council discussion followed surrounding the need for additional shade, continuing to accommodate the Car Show, and additional parking needed.

Terracon asked each Council Member to provide specific wants for park improvements and design if money were not an object and to list specific concerns each might have.

Council Member Barney wanted to see the park unchanged, with the exception of bathroom improvements, added parking, and more shade. She was concerned about safety for the children, and felt the berms should be removed. She shared the feedback she had received from community members expressing no desire to change the park. She proposed the possible inclusion of an indoor pavilion to accommodate winter events.

Council Member Cheatwood felt the food trucks should be located on Festival Street in order to reclaim the parking they had blocked. He supported the berms but proposed slightly alternate locations. He did not support the proposed historic walk or the ice/skate ribbon and felt it could be added later if wanted. He did support a splash pad and adding retail shops. He liked preserving as much of the open grass space as possible and did not like the proposed "drop-off/pick-up" zone, as he felt it cut into more of the potential parking. Bathrooms were important.

Council Member Johnston explained the unrealistic expectation for added parking and provided examples of successful venues in other parts of the country and world that did not provide parking. He supported the ice/skate ribbon, the splash pad, the pavilion, the linear hill or berm proposed by the playground, and a trailhead center. He proposed an alternate location near the trailhead center for the slip-lane, or pick-up/drop-off location, as he did not feel Main Street was appropriate. He did not feel the park was the appropriate location for the historic walk and wished to focus more on the revitalization of downtown. Council Member Johnston wanted to focus on iconic trees. He felt a rentable pavilion for private events was a good idea. He did not support an upper level playground.

Council Member Ostergaard recalled that this step in the process was intended to capture the big picture of the project and the details would follow with the phasing. He felt that the parking would happen and proposed looking at the area surrounding the Police Department. He thought more areas for brick and mortar retail would help pay for the project. He wondered whether the all-abilities playground and the traditional playground could be incorporated as one. He felt the playground location should be nearer the proposed splash-pad or ice-ribbon, both of which he supported. He had seen the benefits to communities that revitalizing a park into a community gathering space could bring. He supported additional trees for shade, felt it was important that the park could continue to support car shows, and felt the historic walk should be included.

Council Member Murdock wished to have a Council discussion regarding the 15-acre Duke property, owned by the City, proposed to become a park. He supported the proposed plaza plan, restrooms and drinking fountains were at the top of his list, parking with ADA stalls was important, keeping the legacy trees and increasing shade was important. He was not a fan of the loft playground, felt the pavilion should be enclosed, and supported a splash pad. He feared the potential of a long-term subsidy that might come with the ice/roller-ribbon, but was open to the berm. He liked the idea of a freedom trail from the park to the tabernacle. His priorities remained with keeping the green space, trees, shade, and bringing people together. He also acknowledged the popularity of the Heber Market on Main and recognized the potential of additional retail.

Mayor Franco felt the proposed Welcome Center was not needed, but suggested moving the pavilion to where the Welcome Center was proposed to be located. She proposed increasing the size of the pavilion and adding some office space, retail food or treat shops, and restrooms. She proposed moving the playground area slightly further south and dividing it into a smaller playground and a tween playground with a somewhat smaller berm and the splash-pad nearby. She did not support a loft playground over the ice-ribbon. She felt restrooms were needed in more than one location. She supported sidewalk pavers throughout the park. She did not care for the berm location in the middle. She did not think the proposed Albion globes would maintain dark-sky compliance. She proposed a clear guard around the stage to prevent falling. She expressed concern with noise control.

Council discussion resumed. Terracon reiterated the feedback from Council and agreed to return with updated draft designs.

II. BREAK - 10 MIN

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

1. Call to Order

Mayor Franco Called the meeting to order at 6:18 p.m. and welcomed everyone present.

2. Pledge of Allegiance (Mike Johnston, Council Member)

Council Member Johnston led the recitation in the Pledge of Allegiance.

3. Prayer/Thought by Invitation (Heidi Franco, Mayor)

Mayor Franco shared a prayer.

IV. CONFLICT OF INTEREST DISCLOSURE:

There were no conflicts of interest disclosed.

V. CONSENT AGENDA:

1. Resolution 2026-22 to Rescind Phase II Water Restrictions (J. Mark Smedley, Asst. City Manager)

Motion: Council Member Johnston moved to accept the Consent Agenda.
Second: Council Member Barney made the second.
Voting Yes: Council Members Ostergaard, Johnston, Barney, and Murdock.
Voting No: None.
Absent: Council Member Cheatwood was not present.
The **Motion Passed 4-0.**

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

Jay Townsend, Heber City resident, AAB member, and Aircraft Owners and Pilots Association (AOPA) liaison for Heber Airport, expressed concern that the timing of the Airport Master Plan would place a burden on the current airport hangar residents. He claimed that, during the master planning, the Federal Aviation Administration (FAA), had said the existing runway was good for another 10-plus years. He said he had watched the City Manager surprise the Council at a prior Council Meeting with the information that he had met with OK3 and the FAA to push the Master Plan timeline forward to pre-Olympics. Mr. Townsend said that only Council Member Johnston had been aware of the information prior to the Council Meeting. He wanted to know who had initiated those meeting and why the Council had not been informed of meetings of such significance. The hangar row residents would be moved because of the Master Plan. He felt moving the runway relocation project timeline up placed unnecessary financial burden on the City and the Airport. The position of the AOPA was that the project did not need to happen yet. He had heard that Heber City needed to raise $5 million for the project and questioned who would gain from cutting the timeline in half. He suggested the Council look for answers.

Jami Hewlett wished to publicly state her opposition to turn the Duke property into

anything other than what it was donated for which was cemetery. [the land was purchased by the City, not donated]. Her children's school had taken a survey asking if it was preferred to keep the natural landscape or turn the land into a playground.

Ms. Hewlett claimed that every person preferred to keep the natural landscape. She said there was supposed to be 10-acres of park for every 10,000 people and did not feel that meant an event center, or parking garage. She wanted to see trees and grass when she traveled out of town. She lived by the park in Heber and watched people picnic, and play Frisbee and catch. She proposed that if the City had an extra $5 million, the City should buy open space rather than putting it into the airport. She said that the General Plan required the City to buy open space and the City should do just that rather than up-zoning and taxing people out of their homes.

With no one further coming forward from the public to comment, the public comment period was closed.

VII. GENERAL BUSINESS ITEMS:

1. Affordable Housing 101 Learning Series: Public/Private Partnerships, presented by Jake Wood, J. Fisher Co. & Karly Brinla, Brinshore Development (Tony Kohler, Community Development Director) - *60 min*

Executive Director of Mountainlands Community Housing Trust Jason Gliddon and Brinshore Development representative Carly Brinla were present to discuss public-private partnerships, focusing on building stronger communities through collaborative development. Ms. Brinla shared a presentation with examples of projects her company had built or was in the process of building. The projects were intended to provide housing for the community workforce. Brinshore specialized in forming private partnerships with public entities such as municipalities. She shared the amenities Brinshore projects aimed to provide as well as benefits to the community. Ms. Brinla described the economics and expertise Brinshore provided and outlined what a City could do to collaborate and contribute to the provision of affordable housing in the community.

Mr. Gliddon added that another large benefit to partnering with Brinshore was the additional outsourced partners that they were able to bring in to assist with important amenities such as day-care programs.

Mayor Franco asked how much money a city the size of Heber would need to bring to the table for such a project. Ms. Brinla advised there were countless factors that would need to be accounted for. Council discussed possibilities and the processes for creating affordable housing projects.

City Manager Matt Brower explained that through the Envision Heber 2050 Plan, the City had been strategically acquiring properties in the downtown area. He felt it would

be a significant tool that the City could leverage for potential redevelopment projects that would likely be offering both market rate units, as well as affordable housing units. Heber City would likely use a TIF (Tax Increment Financing) to bring in some cash.

Mr. Brower said that he intended to present Council with a process by which the City could issue an RFQ to put those properties out to bid for development, probably for some type of mixed project, both market rate and affordable housing, using the land as leverage as described, as well as a TIF and possible other resources that the City might be able to utilize.

Steve Swisher and his partner Lisa with GTS development, located in Heber City, advised that their firm specialized in public-private partnerships. They were a small consulting firm whose specialty was working with cities and counties and universities on public-private partnerships, doing one-off, once in a generation type projects, when entities did not have staff available, or when staff did not have time or the expertise to dedicate.

2. Telecommunications Ordinance Update (Tony Kohler, Community Development Director) - *20 min*

Community Development Director Tony Kohler explained that Atlas Towers had been to the Planning Commission to request a zone-change to allow an 80-foot tower at the cemetery location where the City had agreed to allow Atlas to construct a tower. Current zoning permitted a maximum height of 30-feet. After review at the previous meeting, the Planning Commission had forwarded a recommendation to the Council to increase the cell tower height allowed to 80-feet, except in commercial zones where the towers could be up to 100-feet. The zone modification also included an update to the set-back requirement for a 300-foot minimum from any existing dwelling and at least 150 percent of the height of the monopole from the nearest residential line. Council discussed design options, and additional locations cell towers could be needed and placed in the Valley.

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

1. Finch Creek MDA Amendment (Denna Woodbury, Planning Consultant) - *45 min*

Planning Consultant Denna Woodbury recalled the direction provided by Council to Staff to add specific language to the MDA (Master Development Agreement). She presented the updated version of the MDA and reviewed the modifications made per Council's direction as well as updates proposed by the Finch Creek project representatives as outlined in the Staff Report.

Property owner James Stout, project attorney Nate Mitchell, and City Attorney Jeremy Cook provided clarification for the changes to the affordable housing requirements language in the MDA. Council discussed the City's first right of refusal, workforce housing, for rent versus owner-occupied units based on market conditions, the average

median income (AMI) and affordable housing, nightly rentals, and development design concepts.

Mayor Franco opened the discussion for public comment. With no one coming forward to comment, the public comment period was closed.

City Attorney Jeremy Cook suggested that due to the substantial changes proposed, the item should be brought back for approval under the Consent Agenda at the next meeting. Mr. Mitchell asked that Council take a vote in order to allow the project to proceed.

Mayor Franco listed the additional changes to the MDA proposed by Council as follows:

- change section 3.3.4 on low income housing to include the government employee waterfalls, as in the original MDA, for the affordable 60% AMI units.
- whether renting or being sold, and if market conditions allowed them to be sold, then the units would be deed restricted at the 60% AMI, and that the 60% AMI units with the rent and the HOA fees would stay at the 60% AMI and not go above that.
- add fair housing language

Motion: Council Member Johnston made the motion to approve the Finch Creek MDA amendment, as presented, with the number of changes discussed, being fair housing language, enforcement language, and the changes that Council had discussed as articulated by the Mayor for the affordable housing and conditional upon a final review and approval of
the Consent Agenda at the next meeting, and with a final review and approval that the affordable housing language worked.
Second: Council Member Barney made the Second
Voting Yes: Council Member Johnston, Council Member Ostergaard, Council Member Murdock, Council Member Barney.
Voting No: None.
Council Member Cheatwood was not present.
The **Motion Passed, 4-0.**

2. Options and Recommendations for Heber City Justice Court Operations (Matt Brower, City Manager, Parker Sever, Chief of Police) - *30 min*

City Manager Matt Brower explained that Judge Randy Birch was not seeking re-election. The City's options were to either consolidate the court with the Wasatch County Justice Court, which would entail an interlocal agreement, or to continue operating the court independently while working with the State Association of Courts to recruit, evaluate, and nominate a new judge. He provided details of what each option

would entail and reviewed the pros and cons of closing or maintaining the City's Justice Court. He asked for Council guidance as Judge Randy Birch's term ended at the end of December 2026.

Mayor Franco felt it would be wiser to propose a two-year term rather than one-year for the interlocal agreement with Wasatch County. She suggested that automatic renewal was also a good option. She noted there was a 2011 Resolution indicating that the City could defer to the County Court system, in the case that the City was without a Judge. She reviewed additional concerns and asked for clarifications within the agreement presented in the meeting materials. Chief of Police Parker Sever stated that the interlocal agreement provided was an example from another City and not intended to be a final draft between Heber City and Wasatch County.

Council Member Mike Johnston asked for confirmation that consolidating the courts now would not prevent the City from resuming an independent court system in the future. Mr. Brower confirmed that was his understanding.

Mayor Franco opened the discussion for public comment.

Collette Ryan, Court Supervisor for the Wasatch County Courthouse, clarified the intention of section 12D. She said that when a judge was retained or a new judge was appointed, there was a committee that was established with certain people that had to be nominated from the City or the County besides the AOC (Administrative Office of the Court). Section 12D outlined who got a say on the nominating committee. She felt the justice courts consolidation option would help resolve public confusion.

With no one further coming forward to comment, Mayor Franco closed the public comment period.

Motion: Council Member Ostergaard made a motion that Council give authorization to staff to start the process to consolidate the courts, as Mr. Brower stated, as far as notifying the State.
Second: Council Member Johnston made the second.
Voting Yes: Council Members Ostergaard, Johnston, Barney, and Murdock.
Voting No: None.
Council Member Cheatwood was excused.
The **Motion Passed 4-0.**

3. Cemetery Master Plan Update (Matthew Kennard, Public Works Director) - *20 min*

Public Works Director Matthew Kennard presented the Cemetery Master Plan as included in the meeting materials. He stated that Parks and Cemetery Foreman Brandon Puett was available online to answer questions as well. Mr. Kennard recalled that the proposed update to the Cemetery Master Plan was necessary due to the

changed conditions at the cemetery since the 2020 plan was adopted. Council discussed alternate routes for the proposed trail to prevent a dead-end and whether the cemetery needed a connecting trail throughout or should maintain an independent internal walking path system.

City Engineer Russ Funk pointed out that there was a prescriptive access easement to allow Central Utah Water access along the canal.

Mr. Kennard continued to share the proposed design amendments as outlined in the attached presentation, noting that the designs were conceptual only and subject to change in the future. Council continued to provide suggestions and feedback.

Mayor Franco opened the discussion for public comment. With no one coming forward to comment, the public comment period was closed.

Motion: Council Member Ostergaard made the motion to approve the Cemetery Master Plan update as presented, with the removal of the southern trail and to add to the Master Plan the sidewalk that had been suggested on Mill Road from the roundabout.
Second: Council Member Barney made the second.
Voting Yes: Council Members Ostergaard, Johnston, Barney, and Murdock.
Voting No: None.
Council Member Cheatwood was excused.
The **Motion Passed 4-0.**

4. Consider Revisions to City Monthly Newsletter (Heidi Franco, Mayor, Ryan Bunnell) - *20 min*

Mayor Franco felt there needed to be only one City newsletter and asked the Council to consider a name for said newsletter. She was recommending ADA standards be met for the newsletter and noted that the IT Director Anthon Beales was working diligently on updating the City's website to become ADA compliant within the States' required timeline as well.

Council Member Barney agreed that the newsletter needed to be ADA compliant and felt the font needed to be larger. Council Member Murdock approved of the name "Heber Herald" as was being used by Public Information Officer Ryan Bunnell, who had been compiling and distributing one of the versions of the newsletter. City Manager Matt Brower noted the States ADA requirements did not apply to printed material. Council Member Johnston approved of the name "Heber Herald" but did not care for the example font or flex on blue paper, feeling it was hard to read. He did not feel the City newsletter should be used for fluff pieces or Council opinion pieces, but rather for informing the public of events, meetings, and providing community information. Council Member Ostergaard felt the newsletter needed to be kept simple with a two-sided front and back maximum length and agreed with Council Member Johnston on the content. Mayor Franco proposed including links to access additional

content. Council Member Murdock felt there should be a designated space for the Mayor's Minute and the Council Corner and suggested a maximum word limit to prevent available space from becoming an issue. He felt there was confusion created by the issuance of two newsletters from the City. Council continued to provide suggestions and feedback for the newsletter design and content.
Motion: Council Member Barney moved to keep the newsletter to two pages, front and back, and if at any time Council Members wanted to add more, the Council Members or the Mayor's Messages were not to be cut off. The Mayor and Council were to keep their messages non-political, meaning the messages were positive and informative for the citizens. There was a deadline for anything that Council would like to add to the calendar of events and a deadline for messages to be sent out to the citizens. To keep the newsletter ADA compliant with State guidelines. That the paper was the right color. Whatever Robin was doing, keep it that way. And to keep the name as Heber Herald. And to list all Heber specific events on the calendar.

Motion: Council Member Barney moved to extend the meeting to 10:30 p.m.
Second: Council Member Osergaard made the second.
Voting Yes: Council Members Ostergaard, Johnston, Barney, and Murdock.
Voting No: None.
Council Member Cheatwood was excused.
The **Motion Passed 4-0.**

Discussion on the original motion: City Manager Matt Brower asked whether Council Member Barney wished to amend the Communications Policy to align with the language restrictions she proposed in her motion for the newsletter. Council Member Barney clarified that she did not wish to restrict what the Council could write except that it not be overly political. Council Member Ostergaard inquired as to who would regulate the content. City Attorney Jeremy Cook felt that Council should have a policy to omit political content in the newsletter and did not feel that staff should be responsible for reviewing Council's newsletter content. Mayor Franco questioned what would be considered overly-political and felt it might be considered censorship. Council continued to discuss parameters for content of Council submissions to the newsletter.

Amendment to the original motion: Council Member Barney amended her motion to remove that Council messages need to be positive and to provide a guideline that there would be no swearing, no calling out any of the Council Members or any of the staff, and to not use the newsletter as a point for being negative or disrespectful.
Motion Failed for lack of a second.

Motion: Council Member Johnston moved to keep the name "Hello Heber!" with the exclamation mark.
Motion Failed for lack of a second.

Motion: Council Member Johnston moved to go with the name "Heber Herald." To keep the newsletter to one sheet, front and back. Make sure it was readable as much as possible to ADA standards. To use white or bright colored paper. And that Council

needed to proof read it, to make sure it was readable. Page one would be a calendar of upcoming events that the staff determined. If Council wanted to throw something in, they could send it to staff. Page one would also have important City news and events. Page two would be split with the mayor continuing to do a mayor's message and the Council would get to do the other half of the second page as a Council message.
Second: Council Member Ostergaard made the second.
Voting Yes: Council Members Ostergaard, Johnston, Barney, and Murdock.
Voting No: None.
Council Member Cheatwood was excused.
The **Motion Passed 4-0.**

IX. RECESS AS THE HEBER CITY COUNCIL AND CONVENE AS THE CRA BOARD:

Motion: Council Member Johnston moved to recess as the Heber City Council and convene as the Community Reinvestment Agency (CRA) board.
Second: Council Member Ostergaard made the second.
Voting Yes: Council Members Ostergaard, Johnston, Barney, Cheatwood, and Murdock.
Voting No: None.
Council Member Cheatwood was excused.
The **Motion Passed 4-0.**
The meeting of the CRA board convened at 10:08 p.m.

1. Consider Bids to Raze and Cap Heber Light and Power Building (Matt Brower, City Manager, Tony Kohler, Community Development Director)

City Manager Matt Brower recalled that the City owned the former Heber Light and Power (HL&P) administrative building and Staff had been asked to collect bids for the cost to raze the building in order to convert the space into additional downtown parking. Community Development Director Tony Kohler shared the bids received as included in the Staff Report contained within the meeting materials. He shared the lowest bidder had been Heber Homes. He advised Council that if they wished to proceed with the demolition of the former HL&P building, Staff recommended approving the contract with Heber Homes.

Motion: Council Member Johnston moved to approve the bid from Heber Homes in the amount of $79,968.00, to remove the Heber Light and Power Building and do the parking lot with the condition that the expectation of the fill, and filling the basement, and the road base material and compaction and asphalt grade were per City standards.
Second: Council Member Barney made the second.
Voting Yes: Council Members Ostergaard, Johnston, Barney, and Murdock.
Voting No: None.
Council Member Cheatwood was excused.
The **Motion Passed 4-0.**

X. ADJOURN AS THE CRA BOARD AND RECONVENE AS THE HEBER CITY COUNCIL:

Motion: Council Member Barney moved to adjourn as the CRA board and reconvene as the Heber City Council.
Second: Council Member Johnston made the second.
Voting Yes: Council Members Ostergaard, Johnston, Barney, and Murdock.
Voting No: None.
Council Member Cheatwood was excused.
The Motion Passed 4-0.

XI. COMMUNICATION:

Mayor Franco advised that she and two other Council Members had a conflict with the date proposed for Mr. Brower's evaluation as it overlapped with the Heber Light and Power board meeting. She proposed a Closed Meeting at the October 6th, 2026, City Council Meeting.

Mr. Brower shared that one of the City's team members had suffered a tragic loss the day prior and Staff was doing what they could to try to support him. He would inform Council of the funeral date and time once known.

Mr. Brower wished to respond to the concerns presented during the public comments made by Airport Advisory Board member Jay Townsend. He informed Council that meetings with the Federal Aviation Administration (FAA) were routine and business as usual. The FAA had requested to meet with Airport Staff in Heber to request the consideration of advancing the timeline for the runway relocation project, a meeting which was then shared publicly with the Council. Nadim Abuhaidar with OK3 had requested to meet with the FAA representatives, but the City had not participated in that meeting. The cost of the runway relocation project was outlined in the Airport Master Plan and was not arbitrary. Mr. Brower was unsure where the $5 million dollar number had come from. The attempt to advance the timeline for the runway relocation project was contingent upon the City coming up with its obligation for the share of the cost. There were two reasons the FAA wanted the runway project advanced: primarily it was for safety. Secondly, was inflation. The longer the project was delayed, the larger the financial burden would be for the City.

Mr. Brower reminded Council that there would be a tour of affordable housing projects that Friday led by Heber City. It would begin at 8:30 a.m. and depart from the Heber City Administration Offices. The tour would take them to Silver Creek, the Slope Side, and the Engine House.

Community Development Director Tony Koher reminded Council that the tour to Folsom, California was scheduled for September 29, and that most of the Council and Planning Commissioners planned to attend. The City PIO (Public Information Officer)

Ryan Bunnell would be attending and would provide a write-up of what was seen and learned.

Mayor Franco advised there would be fireworks on Friday for the Railroad Heritage Days. She said that, because it was a commercial professional show, the City did not have any authority over it and the previous fire restrictions did not apply.

XII. CLOSED MEETING: (As Needed)

There was no Closed Meeting held.

XIII. ADJOURNMENT:

Motion: Council Member Barney moved to adjourn.
Second: Council Member Ostergaard made the second.
Voting Yes: Council Members Ostergaard, Johnston, Barney, and Murdock.
Voting No: None.
Council Member Cheatwood was excused
The **Motion Passed 4-0.**
The Heber City Council meeting was adjourned at 10:27 p.m.

_____
Trina Cooke, City Recorder

VI. PUBLIC COMMENTS: (delivered by email)

From: AMY TUDDENHAM <[redacted]>
Sent: Tuesday, September 15, 2026 11:46 AM
To: CC Public Comments <ccpublic@heberut.gov>
Subject: (EXTERNAL) Subject: Thoughtful Planning for Main Street Park Phase 2

Dear Mayor Heidi Franco and Members of the Heber City Council,

Thank you for your continued investment in Heber City's parks and public spaces. I support creating opportunities for families to gather, play, and connect, and I appreciate the work being done to plan for our community's future.

As the City considers Phase 2 of Main Street Park, I respectfully encourage you to evaluate Main Street Park and the Duke property together rather than placing all proposed amenities in one location.

Main Street Park's greatest strengths are its open lawn, historic trees, and role as Heber's downtown gathering place. Over the past several years, significant investments have helped transform the park into a highly successful venue for concerts, festivals, markets, and community events. Attendance continues to grow, demonstrating how valuable this space has become to residents and visitors alike.

My primary concern is parking and infrastructure capacity. During major events, surrounding neighborhoods already experience overflow parking and traffic challenges. Winter conditions further reduce available parking due to snow accumulation and snow-removal operations. Adding high-use amenities such as an ice ribbon, splash pad, skate feature, and all-abilities playground could intensify these challenges without a clear solution.

I am also deeply concerned about investing an additional **$15 to $18 million** into Main Street Park. While the park is already a tremendous community asset, I question whether dedicating that level of funding to a single downtown location represents the best use of taxpayer dollars. Given the ongoing parking constraints and limited room for future growth, I believe these resources could deliver greater community benefit if invested in additional park and recreation areas throughout the city, including the Duke

property and other locations where families can be better served. As a taxpayer, I want to see our community's resources invested where they can have the greatest long-term impact and provide the broadest benefit to residents.

I encourage the City to consider whether amenities designed primarily for children and families would be better located at the Duke property. With more space for parking, circulation, and supporting infrastructure, it could provide a safer and more functional setting for family-focused recreation, particularly as nearby residential growth continues.

This approach would allow Heber City to create two complementary parks: preserving Main Street Park as the historic and cultural heart of downtown while developing the Duke property as a recreation-focused destination for families. Planning both properties together would maximize community benefit and ensure public investments are made where they can be most successful.

Before moving forward with an estimated $15 to $18 million expansion, I respectfully ask the Council to carefully evaluate parking, traffic, maintenance costs, and alternative locations that may better support these amenities. Wise planning today will help ensure these investments remain successful for generations.

I appreciate your service to our community and your willingness to consider resident feedback. This is an opportunity to preserve what makes Main Street Park special while creating new recreational opportunities that meet the needs of our growing city.

Respectfully,

Amy Tuddenham

[redacted]

From: Kristy Bond <[redacted]>
Sent: Tuesday, September 8, 2026 2:30 PM
To: CC Public Comments <ccpublic@heberut.gov>
Subject: (EXTERNAL) Concerns about Main Street Park Phase 2 Plan

Dear Mayor and Members of the Heber City Council,

I am writing to respectfully ask the City Council to reconsider the proposed Phase 2 plans for Main Street Park and to consider the Duke property as part of the solution.

I support providing wonderful recreational amenities for Heber's children and families. However, I am concerned that placing so many additional attractions at Main Street Park will compromise the open, historic character that makes this park such a special gathering place for our community.

I am particularly concerned about parking and traffic. Parking around Main Street Park is already extremely difficult during busy events, and the recent effort to create

additional parking along First East has resulted in significant traffic issues and has made driving along that street feel dangerous. Adding high-use amenities, particularly a year-round ice ribbon, will only increase these pressures. Winter snow removal and reduced street parking make this an even greater concern.

I also believe the City has an important responsibility to honor the commitment made when the Duke property was acquired— a handshake agreement that this property would remain an open space or be used for cemetery expansion or as a city park. Developing the Duke property as a family recreation park would honor that commitment while putting this valuable city-owned property to meaningful public use.

Rather than concentrating every amenity in one location, I respectfully ask the Council to consider the two properties together. Preserve Main Street Park as Heber's beautiful historic and cultural gathering place, and explore the Duke property as a safe, thoughtfully designed recreational park with appropriate parking and access.

This is a significant decision that will shape our community for generations. I hope the Council will take the time to consider both properties before moving forward with Phase 2.

Thank you for your service to Heber City and for thoughtfully considering the concerns and ideas of residents.

Sincerely,

Kristy Bond

Heber City Council Staff Report

MEETING DATE: 10/20/2026

SUBJECT: Resolution 2026-21 Amending Heber City's Policies and Procedure Manual, Section 13.9 (K), Addressing Compensatory Time Accrual and Payout

RESPONSIBLE: Cherie Ashe

DEPARTMENT: Human Resources

STRATEGIC RELEVANCE:

SUMMARY

Currently, nonexempt employees who work more than 40 hours per workweek (Monday-Sunday) may be paid out as overtime or compensatory time within 60 days of earning the time at a rate of one and one half times their regular rate. It's inefficient for Finance to manually track and monitor each hourly employee's compensatory time used within 60 days of the biweekly payroll. The Personnel Committee recommends a one-time annual payout of the unused compensatory time rather than a pay out within 60 days of earning the compensatory time. Compensatory time is an alternative to overtime pay and is often preferred by employees who enjoy time off from work. When compensatory time goes unused, staff have suggested an annual payout of these compensatory hours instead of every 60 days.

RECOMMENDATION

Staff recommends an annual pay out of the unused compensatory time at a designated payroll date in November or upon separation from employment if the employee prefers to utilize compensatory time instead of over time pay. City employees value their time off duty and currently have the option to be paid time and one-half for hours worked over 40 per workweek (aka overtime) or reserve that time for personal use.

BACKGROUND

Compensatory time can be accrued in place of overtime time. Currently, city policy allows any eligible employee to select either a payout or a bank of compensatory time to be used within 60 days of earning the hours.

DISCUSSION

If approved, this policy will provide city staff with a one-time payment of accrued unused compensatory time rather than every 60 days. This resolution would change the payout from 60 days to once annually.

FISCAL IMPACT

More time saving efficiency for administrative tracking.

CONCLUSION

Staff recommends a one-time annual payout for compensatory time instead of an ongoing 60 day tracking for eligible individuals who select compensatory time and not paid time at one-half rate.

ALTERNATIVES

1. Approve as proposed

POTENTIAL MOTIONS

Alternative 1 - Approval - Staff Recommended Option

I move to **approve** the item as presented, with the findings and conditions as presented in the conclusion above.

ACCOUNTABILITY

Department: Human Resources
Staff member: Cherie Ashe, Human Resources Manager

EXHIBITS

1. Comp Time
2. 2026-21 Resolution Comp Time Annual Payout



I. J. All exempt positions are exempt from overtime pay. Employees have the option of either receiving pay or compensatory time for any overtime worked. An employee must indicate which choice they prefer when time sheets are turned in for each pay period applicable. Employees may not change the option once the time sheet has been submitted.

K. Employees may accrue compensatory time not to exceed 80 hours. If compensatory time is not taken within ~~60 days of being earned,~~ the year it was earned the employee is to be paid at the current rate received by such employee the first full pay period in November.

L. Upon termination of employment, unused compensatory time shall be paid at the current rate received by such employee.

M. Employees shall be permitted to use compensatory time within a reasonable period after making a request if the department head or City Manager determines that the use of the compensatory time will not unduly disrupt department operations.

N. In situations where the Mayor and City Council have declared a "Disaster Emergency", employees who are called in to assist during the designated disaster period, regardless of the number of actual hours worked prior to the designated disaster period, will be paid at time and one-half for any emergency hours worked outside of, or in addition to, their normal schedule. Hours worked under those conditions must be paid hours and cannot be accrued as comp time.
(from page 46 of current Policies & Procedures Employee Handbook)

RESOLUTION NO. 2026-21

A RESOLUTION AMENDING HEBER CITY'S POLICIES AND PROCEDURE MANUAL, SECTION 13.9 (K), ADDRESSING COMPENSATORY TIME ACCURAL AND PAYOUT

WHEREAS, the Heber City Policies and Procedures Manual establishes policies and procedures for City employees;

WHEREAS, section 13.9 of the Manual addresses Compensatory Time;

WHEREAS, the Personnel Policy Committee recommended that the policy be amended to allow for the annual payout of compensatory time (i.e. comp time) in November each year, rather than use or pay out within 60 days of earning the time;

WHEREAS, the proposed change offers more flexibility to staff who qualify for compensatory time pay;

NOW THEREFORE, BE IT RESOLVED by the City Council of Heber City, Utah, that Heber City's Policies and Procedures Manual, section 13.9 (K), is hereby amended as outlined below:

K. Employees may accrue compensatory time not to exceed 80 hours. If compensatory time is not taken within the year it was earned, the employee is to be paid at the current rate received by such employee in the first full pay period in November.

This Resolution shall take effect and be in force beginning immediately after its adoption and publication.

ADOPTED AND PASSED by the City Council of Heber City, Utah, this 20th day of October, 2026. This Resolution shall become effective upon adoption by the City Council.

HEBER CITY
A Utah Municipal Corporation

_____
Heidi Franco, Mayor

ATTEST:

_____
Andrew Conley, Deputy City Recorder

(city seal)

4887-4231-2063, v. 1

HEBER CITY COUNCIL STAFF REPORT

MEETING DATE: 10/20/2026

SUBJECT: **Mayor's Nominations for POSTT Advisory Committee**

RESPONSIBLE: Mayor Heidi Franco

STRATEGIC RELEVANCE: Necessary Administrative Item

RECOMMENDATION

Mayor Franco is nominating:

1- Mia Yue for another 4 year term of the POSTT Committee, Oct. 2026-Oct 2030.

2- Rick Fournier, new MAG County Trail Coordinator, for a four-year term to the POSTT Committee, Oct 2026-Oct 2030. Rick recently replaced Don Taylor, the previous MAG County Trail Coordinator.

CONCLUSION

The Mayor is asking the City Council approve these nominations.

_____

Heber City Council Staff Report

MEETING DATE: 10/20/2026
SUBJECT: Traffic Calming & Pedestrian Safety Improvements
RESPONSIBLE: Russ Funk
DEPARTMENT: Engineering
STRATEGIC RELEVANCE: Infrastructure Sustainability

SUMMARY

Staff is proposing some traffic calming and pedestrian safety improvements to address concerns on 100 West and other areas and requests input and confirmation of Council support before moving forward.

RECOMMENDATION

Consider the information presented by staff including potential loss of roadside parking in some areas. Direct staff to move forward with improvements and contracting methods as proposed.

BACKGROUND

Earlier this year, the City received a written request regarding pedestrian safety along 100 West from 600 South to 1000 South. Staff responded to the complaint, but indicated further follow-up with the Council regarding the issue would take place (see attached). This item is a follow-up to that issue. Staff has also evaluated several other traffic calming requests and determined additional improvements are justified in some areas.

DISCUSSION

After evaluation of several traffic calming and pedestrian safety requests, staff is recommending the following improvements at this time:
- Striping Improvements to 100 West between 600 South and 1000 South
- Fill in the sidewalk gaps on the west side of 100 West between 600 South and 1000 South (approximately 1,100 LF)
- Add a School Crosswalk with Bulb-Outs at 910 South 100 West
- Add a School Crosswalk with Bulb-Outs and Pedestrian Activated RRFBs at 910 South 300 West
- Add additional horizontal Bulb-Outs as traffic calming improvements at the following locations:
    - Near 640 N Mill Rd
    - Near 380 N Mill Rd
    - Near the Willow Way & Valley Hills Dr Intersection

Due to limited ROW, the sidewalk will likely be directly behind the curb. We could get a 3-4 foot

planter strip in most areas if desired, but for consistency it is recommended to be directly behind the curb. The exception to this would be though the Lee's property where it is proposed to be run outside of the ROW between the trees in an easement. The new sidewalk is proposed to be 5 ft wide, but there are some existing 4 ft sections that would remain (unless directed otherwise).

Please note that implementation of these improvements will result in loss of street parking in locations where bulb-outs are installed and in locations along 100 West where a turn lane is striped. Although some may view this as a negative thing, I believe we need to consider what is best for the overall community over individual preferences and convenience.

We can acknowledge that there are also many other places in the City where traffic calming or pedestrian safety improvements could be made. Although we would love to address all concerns immediately, it's important to recognize that there are budgetary and staffing constraints we need to work within. We will continue to evaluate concerns and prioritize projects in the future based on available time and resources.

An option to get the sidewalk and 100 West improvements completed as soon as possible is to work with the contractor the City already has under contract for the 300 South Trail through a Change Order. They are just wrapping up work on 300 South and could start work on 100 West within the next couple weeks. Staff is happy with the work they have done and their bid for the 300 South trail was 12% lower than the next bidder and 27% lower than the average bid.

Our procurement policy generally requires 3 quotes for contracts of the expected value of the change order ($75,000 to $150,000), and stipulates that projects shouldn't be arranged, fragmented, or divided with the purpose of circumventing the policy. However, the policy also indicates the purpose of the policy is to "ensure that the City will receive the best possible service or product at the lowest possible price", and allows for exceptions "which require prompt execution of the contract because of an imminent threat to the safety and welfare of the public" and where doing so "clearly outweighs the benefit of competitive bidding in the usual manner".

In this case staff believes that moving forward as soon as possible through change order:
- Would help to address an existing public safety concern sooner.
- Could save the City money as expense associated with the bidding process could be eliminated.
- Can help in getting more work done before winter setting in and reduce costs for winter work.
- That bidding through a sealed bid process has already taken place to ensure fair pricing.
- Would be in the best overall interest of the City.

FISCAL IMPACT

The FY27 budget includes $200,000 of Transportation Tax funding (Fund 48) that could be used for the proposed improvements.

CONCLUSION

Seeing that budget is available for this work and that contracts are in place that would allow for expeditious completion of some of the recommended improvements, staff recommends approval of the recommended projects and contracting methods as proposed if agreeable terms can be reached with existing contractors.

ALTERNATIVES

1. Approve as proposed
2. Approve as amended
3. Continue
4. Deny

POTENTIAL MOTIONS

Alternative 1 - Approval - Staff Recommended Option

I move to **approve** the item as presented, with the findings and conditions as presented in the conclusion above.

Alternative 2 - Approve as Amended

I move to **approve** the item as amended, as follows.

Alternative 3 - Continue

I move to **continue** the item to another meeting on [DATE], with direction to the applicant and/or Staff on information and / or changes needed to render a decision, as follows:

Alternative 4 - Denial

I move to **deny** the item with the following findings.

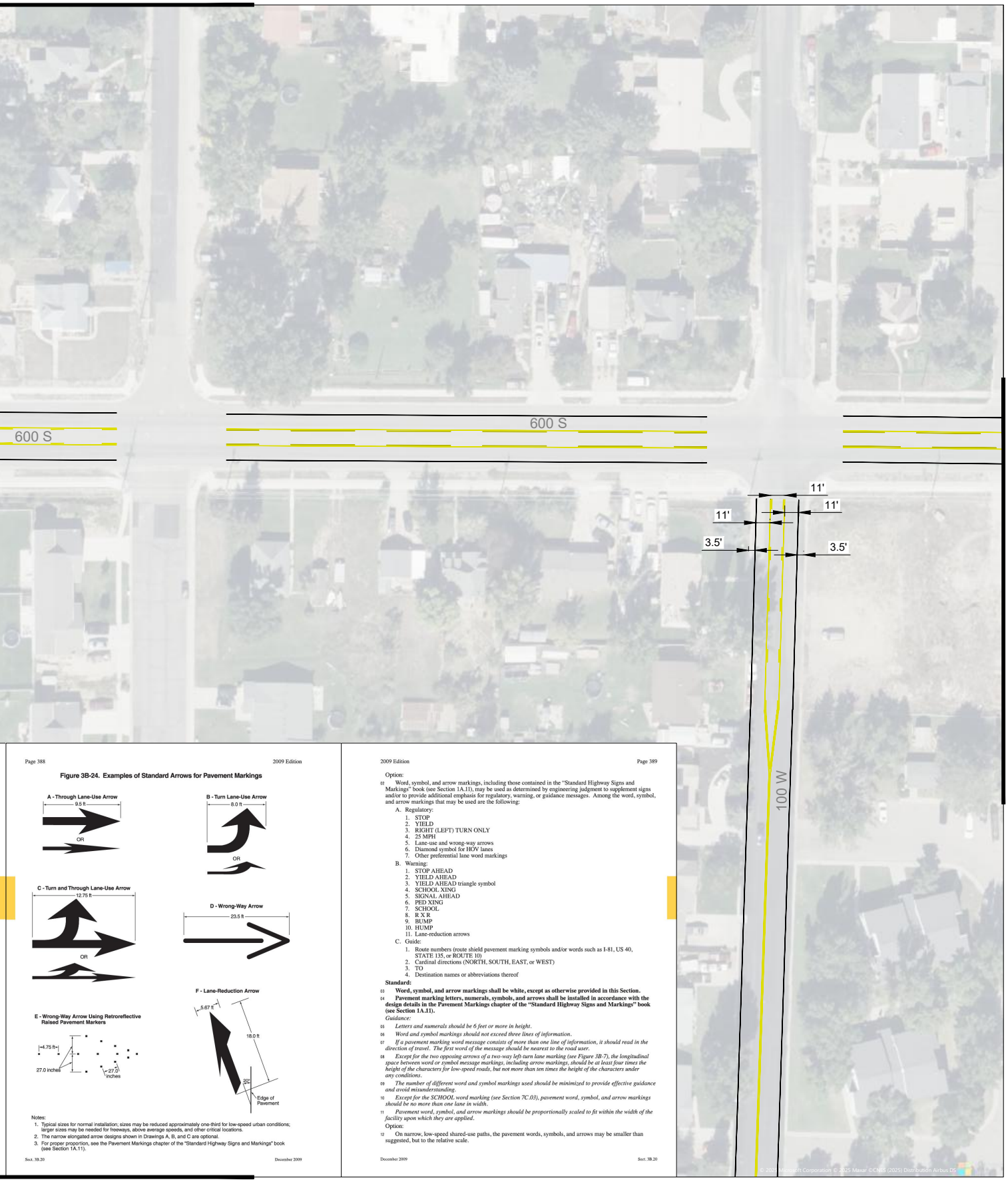
ACCOUNTABILITY

Department: Engineering
Staff member: Russ Funk, City Engineer

EXHIBITS

1. Proposed 100 W Striping Exhibit
2. 100 West Safety Concerns Response Email

E SEE SHEET STR-48



MATCHLINE SEE SHEET STR-56

Figure 3B-24. Examples of Standard Arrows for Pavement Markings

Notes:
1. Typical sizes for normal installation; sizes may be reduced approximately one-third for low-speed urban conditions; larger sizes may be needed for freeways, above average speeds, and other critical locations.
2. The narrow elongated arrow designs shown in Drawings A, B, and C are optional.
3. For proper proportion, see the Pavement Markings chapter of the "Standard Highway Signs and Markings" book (see Section 1A.11).

Option:

02 Word, symbol, and arrow markings, including those contained in the "Standard Highway Signs and Markings" book (see Section 1A.11), may be used as determined by engineering judgment to supplement signs and/or to provide additional emphasis for regulatory, warning, or guidance messages. Among the word, symbol, and arrow markings that may be used are the following:

A. Regulatory:
1. STOP
2. YIELD
3. RIGHT (LEFT) TURN ONLY
4. 25 MPH
5. Lane-use and wrong-way arrows
6. Diamond symbol for HOV lanes
7. Other preferential lane word markings

B. Warning:
1. STOP AHEAD
2. YIELD AHEAD
3. YIELD AHEAD triangle symbol
4. SCHOOL XING
5. SIGNAL AHEAD
6. PED XING
7. SCHOOL
8. R X R
9. BUMP
10. HUMP
11. Lane-reduction arrows

C. Guide:
1. Route numbers (route shield pavement marking symbols and/or words such as I-81, US 40, STATE 135, or ROUTE 10)
2. Cardinal directions (NORTH, SOUTH, EAST, or WEST)
3. TO
4. Destination names or abbreviations thereof

Standard:

03 **Word, symbol, and arrow markings shall be white, except as otherwise provided in this Section.**

04 **Pavement marking letters, numerals, symbols, and arrows shall be installed in accordance with the design details in the Pavement Markings chapter of the "Standard Highway Signs and Markings" book (see Section 1A.11).**

Guidance:

05 *Letters and numerals should be 6 feet or more in height.*

06 *Word and symbol markings should not exceed three lines of information.*

07 *If a pavement marking word message consists of more than one line of information, it should read in the direction of travel. The first word of the message should be nearest to the road user.*

08 *Except for the two opposing arrows of a two-way left-turn lane marking (see Figure 3B-7), the longitudinal space between word or symbol message markings, including arrow markings, should be at least four times the height of the characters for low-speed roads, but not more than ten times the height of the characters under any conditions.*

09 *The number of different word and symbol markings used should be minimized to provide effective guidance and avoid misunderstanding.*

10 *Except for the SCHOOL word marking (see Section 7C.03), pavement word, symbol, and arrow markings should be no more than one lane in width.*

11 *Pavement word, symbol, and arrow markings should be proportionally scaled to fit within the width of the facility upon which they are applied.*

Option:

12 On narrow, low-speed shared-use paths, the pavement words, symbols, and arrows may be smaller than suggested, but to the relative scale.

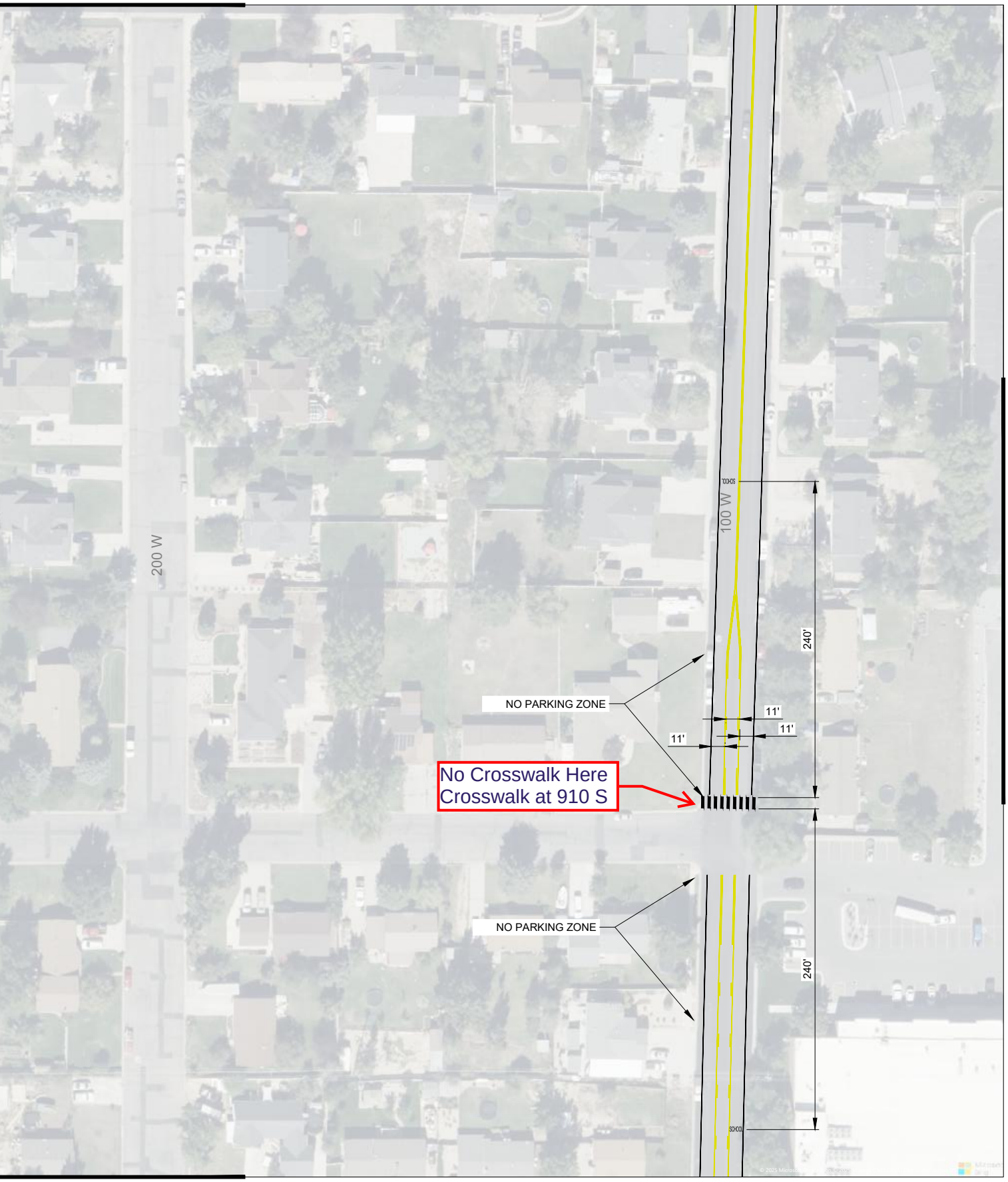
E SEE SHEET STR-63A

2026 HEBER CITY STRIPING PLAN

300 W - 03 & 600 S -06

DESIGNED -	DATE -	PROJECT NO. -
DRAWN -	DATE -	SHEET NO. 55 OF 116
CHECKED -	DATE -	DRAWING NO. STR-55

SEE SHEET STR-55



MATCHLINE SEE SHEET STR-63B

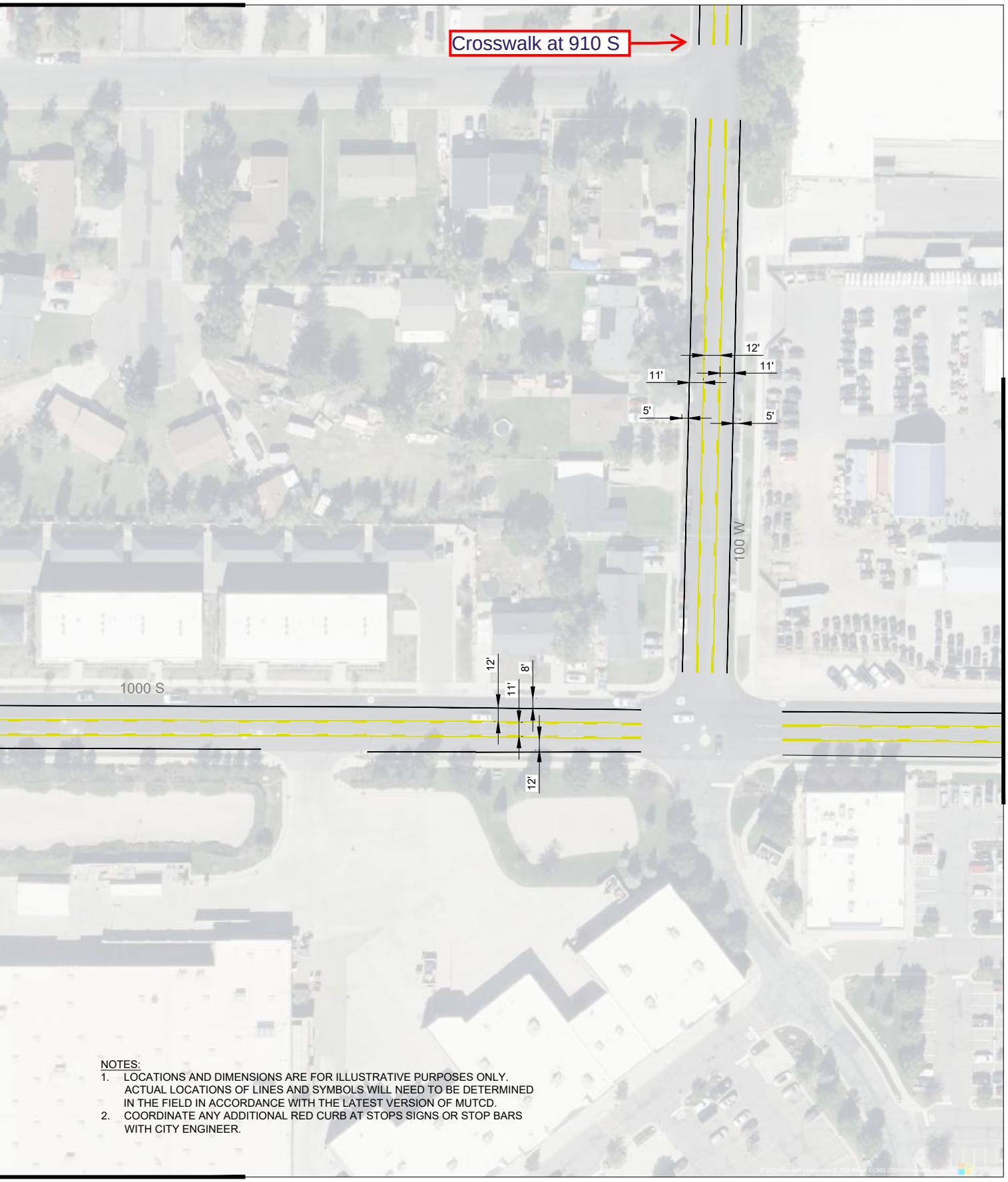
SEE SHEET STR-69

2026 HEBER CITY STRIPING PLAN

300 W - 04

DESIGNED -	DATE -	PROJECT NO. -	
DRAWN -	DATE -	SHEET NO. 63A OF 116	
CHECKED -	DATE -	DRAWING NO. STR-63A	

SEE SHEET STR-63



NOTES:
1. LOCATIONS AND DIMENSIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL LOCATIONS OF LINES AND SYMBOLS WILL NEED TO BE DETERMINED IN THE FIELD IN ACCORDANCE WITH THE LATEST VERSION OF MUTCD.
2. COORDINATE ANY ADDITIONAL RED CURB AT STOPS SIGNS OR STOP BARS WITH CITY ENGINEER.

MATCHLINE SEE SHEET STR-70

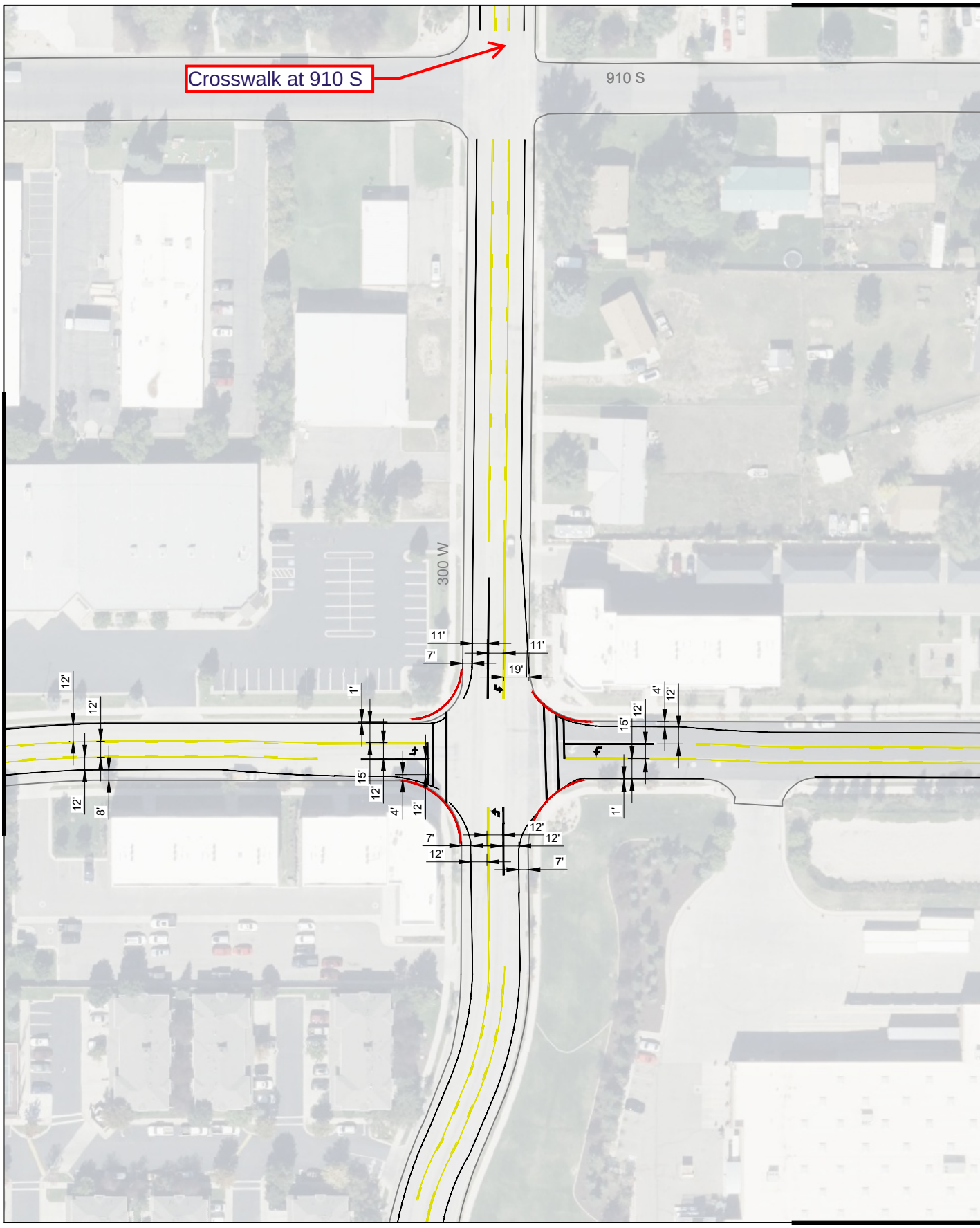
SEE SHEET STR-75

2026 HEBER CITY STRIPING PLAN

1000 S - 02 & 300 W -05

DESIGNED -	DATE -	PROJECT NO. -
DRAWN -	DATE -	SHEET NO. 69 OF 116
CHECKED -	DATE -	DRAWING NO. STR-69

MATCHLINE



MATCHLINE

HEBER CITY

SCALE	
HORIZONTAL	1" = 100'
VERTICAL	NONE

WARNING

0 1/2 1

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

H:\heber city\striping plan\2020 striping plans\2020 Striping Master Map.dwg - STR-69 - 12/10/2025 02:49pm, natalier

Outlook

100 West Safety Concerns

From Russell Funk <rfunk@Heberut.gov>
Date Sat 8/15/2026 2:53 PM
To franklin6988@gmail.com <franklin6988@gmail.com>
Cc City Council <citycouncil@heberut.gov>; Matt Brower <mbrower@Heberut.gov>; Parker Sever <psever@heberut.gov>; Jeremy Cook <jcook@ck.law>

1 attachment (220 KB)
Safety Violation Letter - 100 West - Julie Franklin (1).pdf;

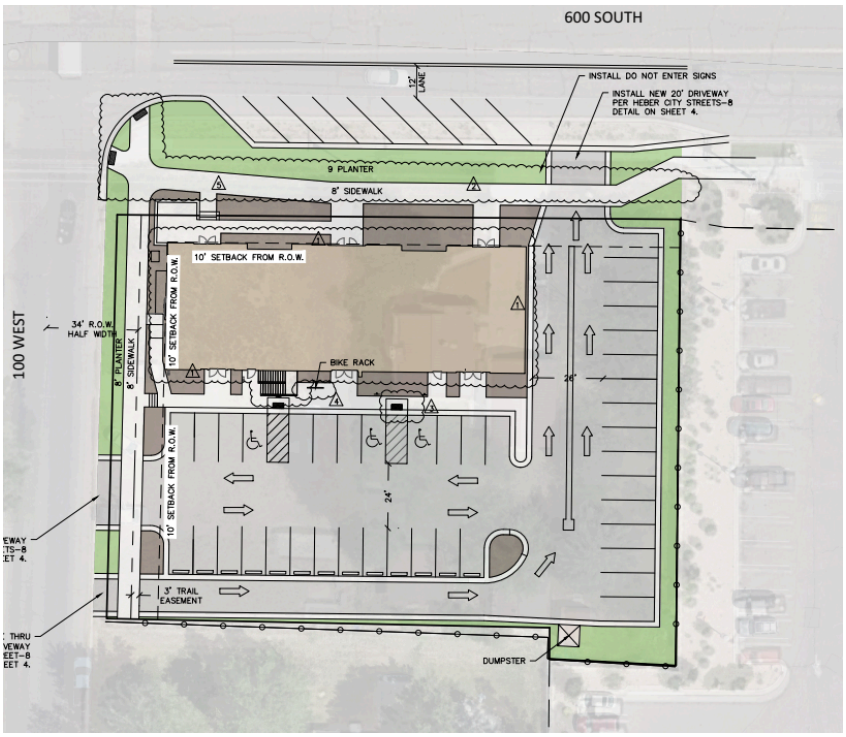
Ms Franklin,

Thank you for your recent letter (attached) and interest in safety for pedestrians along 100 West in Heber City. I have looked into your requests, coordinated with the City Council, and offer the following response.

As mentioned during the meeting, it is my understanding that the Safe Route to School for both Heber Valley Elementary and Rocky Mountain Middle do not include walking along 100 West. I met with both schools within the last couple years and the maps did not include 100 West at that time. That doesn't mean kids don't have to cross or walk along this road to get to the Safe Route on 300 West, or that the map couldn't change at the request of the Community Councils for each school, but I don't believe that 100 West is on their safe routes maps currently. I have reached out to the principals for both schools to confirm and have asked for their input on the number of kids that may walk along and cross 100 West and their thoughts on the potential need for a crosswalk. As we get additional information, if appropriate, the City may take further action to address concerns identified through this coordination.

Regarding the specific complaints/demands as outlined on pages 4 & 5 of the complaint letter.

1. **Complaint about Construction Fencing**
   The construction fence for the lofts on 6th development originally extended to the back of curb along 100 West. The fence was pulled back from the curb, but as you noted, this still does not result in an ADA compliant safe walking area along 100 West. However, it's important to note, that no sidewalk existed along the 100 West frontage before the project, so the project has not resulted in a change that way, and is still consistent with the rest of the 100 West corridor. The trail along 600 south is still open and accessible (although it will be relocated at some point during construction). It's also important to understand that after construction of the project, there will be sidewalks and trails long both street frontages (see below).



2. **Absence of Sidewalk / Complaint that the City is not requiring Sidewalk per Code.**
   To clarify, new sidewalk curb and gutter is being required along new development frontages, although that hasn't always been the case. We understand that there are sections of missing sidewalk along the corridor from 600 S to 1000 W from earlier developments. Recent developments include the Lofts on 6th (shown above), the Karl Malone Polaris near 1000 south, and a few others in between which do include sidewalk.

   FYI - Section 12.08.60 of our code that you referenced has been repealed. Regardless, our standards do generally require curb, gutter, and sidewalk on public roads as part of new development, but keep in mind that there are exceptions to this requirement in the CHOZ code that was adopted last year.

   I'm not aware of any code requiring the City to install sidewalks along existing roads where none exists and no budget has been included in the current budget that could be used for this purpose. The City may pursue additional improvements in this area in the future based on available resources. The City tries to be pro-active in this area and currently has 2 other safe school route projects (North 300 West & North 300 East) that we have been pursuing for several years. 300 West is planned to be built next year, 300 East has not yet been funded.

3. **Vehicle Parking in ROW and Blocking Pedestrian Access.**
   Code sections 41-6a-710 and 41-6a-205 that you referenced appear to be more directed to how vehicles interact with clearly marked lanes, rather than prohibiting parking along roadway shoulders as implied.

   Vehicles do park along 100 West shoulders, which can make walking along the shoulders more difficult, but the City does not have current plans to implement further parking restrictions in this area.

4. **No Centerline Striping**
   Code section 41-6a-303 as referenced outlines the requirements for establishing reduced speed school zones and crossing guard enforcement. It does not require centerline striping, particularly where no reduced speed school zone exists.

   To date the City has intentionally not striped the centerline or shoulders on 100 West in this section. We try to avoid striping where unnecessary due to increasing annual costs of re-striping.

However, after considering your concerns, the City intends on evaluating how striping implementation may help address the safety concerns you raised. I have let the Council know that I will prepare some options and cost information for their consideration.

5. **No - No Parking Signs**
   Parking is currently allowed in this area, so no signs will be added at this time. If future striping changes necessitate elimination of street parking in some areas, signage will be addressed at that time.

6. **Traffic Control at 100 West and 600 South**
   Currently having school kids cross at 600 South at 100 West is discouraged. The Safe School Routes specifically encourage kids to travel along the 600 South sidewalks to get to school instead of crossing 600 South. Crossing at Main Street at the signal is another good option. It's important to understand that the Safe Routes program and laws require a safe route, not the most convenient route.

   As to your request for prioritization and funding of a roundabout at the intersection of 600 South and 100 West. This intersection is in too close proximity of the Main St and 600 S traffic signal and would result in unacceptable traffic problems if a roundabout was constructed in that location. Future improvements are planned to improve safety along 600 South between 100 West and 100 East, but it has been determined that further evaluation of traffic changes resulting from the new high school construction need to be better understood before implementing changes.

Thank you again for your interest in safety in our community.

Russ

HEART OF THE WASATCH BACK
HEBER CITY
EST 1889
AMERICA 250 UTAH
HEBER CITY

Russell Funk
City Engineer - P.E.

Heber City
75 N Main Street, Heber City, UT 84032
Phone: 435-654-0757
Email: rfunk@Heberut.gov

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Heber City Council Staff Report

MEETING DATE: 10/20/2026

SUBJECT: Proposed Wasatch County Amendment to the Heber City Expansion Area Memorandum of Understanding (MOU)

RESPONSIBLE: Matt Brower

DEPARTMENT: Administrative

STRATEGIC RELEVANCE: Community Vitality

SUMMARY

The Wasatch County Council recently approved an amendment to the Heber City Expansion Area Memorandum of Understanding (MOU). The amendment is based on the stated policy priority of both Wasatch County and Heber City to preserve the N. Fields as rural agricultural. This priority is heightened with the prospect of the Heber Valley Corridor being constructed in the N. Fields--both parties desire to reduce the likelihood of development occurring along the new corridor.

RECOMMENDATION

Approve the proposed amendment to section 6 of the (MOU), which reads: Heber City and Wasatch County agree to expand efforts to protect the rural character and agricultural nature of the North Fields as defined in Figure A, that are west of North US 40, North of Highway 113, east of the Heber Valley Western Corridor, and North of 900 North. The entities mutually agree that the North Fields will not be included in Heber City's annexation boundary and that Wasatch County will only zone this area to promote rural agricultural residences. The entities agree to work towards additional efforts to preserve the North Fields including conservation easements and an interlocal agreement.

BACKGROUND

The MOU was initially adopted in 2019 with the intended purpose to establish terms and conditions under which Wasatch County and Heber City would implement multi-jurisdictional annexation, land use and utility service policies. With the proposed Heber Valley Western Corridor expected to bisect the N. Fields, both local governments wish to restate their intent to work together to reduce the incidence of development occurring in the N. Fields and along the Western Corridor.

DISCUSSION

Based on ongoing discussion with Heber City, Wasatch County has proposed an amendment to section 6 of the MOU. The intent of the amendment is to 1) protect the rural agricultural nature of the N. Fields as defined in a geographical area as illustrated in Figure A, 2) Heber City's annexation policy plan will avoid the inclusion of the N. Fields, 3) Wasatch County will only Zone the N. Fields to promote rural agricultural residences; and 4) the entities agree to work towards efforts to preserve the

N. Fields including the creation of conservation easements and the drafting of a new interlocal agreement.

Figure A:

FISCAL IMPACT

N/A

CONCLUSION

Should the Heber City Council adopt the proposed language change, the entities should devise a path to complete the drafting and adopt a new interlocal agreement, which will have more enforcement authority, and a strategy to conserve more of the land in the N. Fields.

ALTERNATIVES

1. Approve as proposed
2. Approve as amended
3. Continue
4. Deny

POTENTIAL MOTIONS

Alternative 1 - Approval - Staff Recommended Option

I move to **approve** the item as presented, with the findings and conditions as presented in the conclusion above.

Alternative 2 - Approve as Amended

I move to **approve** the item as amended, as follows.

Alternative 3 - Continue
I move to **continue** the item to another meeting on [DATE], with direction to the applicant and/or Staff on information and / or changes needed to render a decision, as follows:
Alternative 4 - Denial
I move to **deny** the item with the following findings.

ACCOUNTABILITY

Department: Administrative
Staff member: Matt Brower, City Manager

EXHIBITS

1. Heber City Expansion Area MOU with Wasatch County
2. Expansion Area Map

HEBER CITY EXPANSION AREA MOU

MEMORANDUM OF UNDERSTANDING
BETWEEN WASATCH COUNTY
AND HEBER CITY

1. **Parties.** This Memorandum of Understanding (hereinafter referred to as "MOU") is made and entered into by and between Wasatch County, whose address is 25 North Main Street, Heber City, Utah 84032, and Heber City Corporation, whose address is 75 North Main Street, Heber City, Utah 84032.

2. **Purpose.** The purpose of this MOU is to establish the terms and conditions under which Wasatch County and Heber City will implement multi-jurisdictional annexation, land use and utility service policies.

3. **Term of MOU.** This MOU is effective upon the day and date last signed and executed by the duly authorized representatives of the parties to this MOU and the governing bodies of the parties' respective counties or municipalities and shall remain in full force and effect for not longer than 30 years. This MOU may be terminated, without cause, by either party upon 60 days written notice, which notice shall be delivered by hand or by certified mail to the address listed above.

4. **Responsibilities of Wasatch County.**

   a. Invite Heber City Planning to Development Review Committee Meetings when urban development is proposed within the City's Expansion Area as shown in Exhibit A.

   b. Invite Heber City Planning Department to Public Hearings involved in amendments to zones, ordinances and standards affecting properties within the City's Expansion Area.

   c. The North Village Special Service District (NVSSD), Twin Creeks Special Service District (TCSSD) and Jordanelle Special Service District (JSSD) agree to provide and maintain all water, secondary water, and sewer service within their respective service areas, unless those districts and Heber City mutually agree at the time of development that these services should be provided in another manner.

   d. Ask property owners proposing urban development within the City's Expansion Area to first talk with Heber City regarding development in the City

e. At the request of Heber City, agree to leave an unincorporated island for Wasatch View Estates through the annexation process if there are a significant number of property owners who object to being annexed into Heber City.

f. Continue to accept open space dedications by Jordanelle Ridge, with the intent to maintain it as open space in perpetuity with the only allowed improvements being back country trails. County may enter into agreements with a third party open space holder.

g. County will review all improvements outside of City and may or may not require dedication of roads. If streets are constructed and dedicated to County standards outside of City limits, the County will accept such dedication and maintain them.

h. The Wasatch County Fire District will perform all fire inspections related to development in special service district areas, and will collect the same fire inspection fees that are assessed on a county-wide basis.

5. **Responsibilities of Heber City.**

a. Invite Wasatch County Planning and its Special Service Districts and Fire District to all Development Review Committee Meetings when development is proposed within Special Service District areas as shown in Exhibit B.

b. Invite Wasatch County Planning to Public Hearings involved in amendments to zones, ordinances and standards affecting properties within Special Service District areas.

c. Involve Wasatch County in the review of annexations within Special Service District areas to analyze the following public service issues:

1) Consideration for regional county park facilities and open space.

2) Consideration for dedication of Fire Stations.

3) Consideration for Sewer, water and irrigation.

4) Consideration for dedication of elementary, middle, and high school sites.

5) Consideration for other necessary public facilities provided by each of the parties.

d. Require proposed development within special service district areas to be reviewed by the Wasatch County Water Board prior to granting of development approvals.

e. Require receipt of payment for fire district and special service district fees prior to issuance of building permits.

f. Require all final subdivision plats be signed by the appropriate special service district.

g. Maintain entitlement requirements for projects annexed into the city including but not limited to requirements for open space, trails, architectural standards, landscaping, densities etc., unless both parties agree that such changes would be more beneficial to the County and City.

h. Permitted residential densities within special service district areas shall be in accordance with vested rights and/or adopted codes.

i. Involve Wasatch County in the review of proposed annexations and developments within special service district areas to ensure developers dedicate the appropriate required open space as part of their previously approved master plans. Specifically, Jordanelle Ridge (aka Sorenson Properties) has committed to dedicate a significant area of open space to Wasatch County. The development agreement with Jordanelle Ridge is still in force and requires dedication of open space with every plat recorded.

j. Unless agreed to by the county and city, the city will maintain the City's expansion area no further east than Mill Road (aka 1200 East), no further west than the bypass, and no further west than the eastern boundary of the Heber Valley Special Service District sewer fields.

6. **Mutual Responsibilities.**

a. Heber City and Wasatch County are each committed to maintaining the North Fields as an agricultural area. As such, zone changes, municipal annexation and extension of urban services into the North Fields should be avoided, though this is not intended to infringe upon the legislative discretion of either party.

b. Development, and/or annexations along the future bypass will include the acquisition and/or dedication of bypass right of way at a width of 124 feet or current UDOT standards by the applicable entity.

c. Wasatch County will establish a mechanism that provides Heber City with representation to key SSDs that allows input on critical water and sewer issues occurring within or potentially impacting the city.

d. Explore avenues to partner for the purpose of optimizing water and sewer service delivery to achieve redundancy, operational efficiencies and cost savings/avoidance.

e. Heber City and Wasatch County will continue to work on a common affordable housing agreement.

7. **Conflict Resolution.** In the event either party determines there is a conflict in the implementation of these responsibilities, either party may arrange for an interlocal board to be convened to review the matter. Such interlocal board should consist of 3 Wasatch County representatives, including a County Councilman, the County Manager and the County

Planner; and 3 Heber City representatives, including the Mayor, City Manager and the City Planner.

8. **Signatures.** In witness whereof, the parties to this MOU through their duly authorized representatives have executed this MOU on the days and dates set out below, and certify that they have read, understood, and agreed to the terms and conditions of this MOU as set forth herein.

The effective date of this MOU is the date of the signature last affixed to this page.

WASATCH COUNTY

2/4/19
Greg McPhie, Council Chairman — Date
Danny Goode

HEBER CITY

Kelleen Potter
Kelleen Potter, Mayor — 2/5/19 Date

HEBER CITY CORPORATE Seal WASATCH COUNTY, UTAH

Trina M Cooke
Attest: Heber City Recorder — 2/4/2019 Date

EXHIBIT A: HEBER CITY EXPANSION AREA

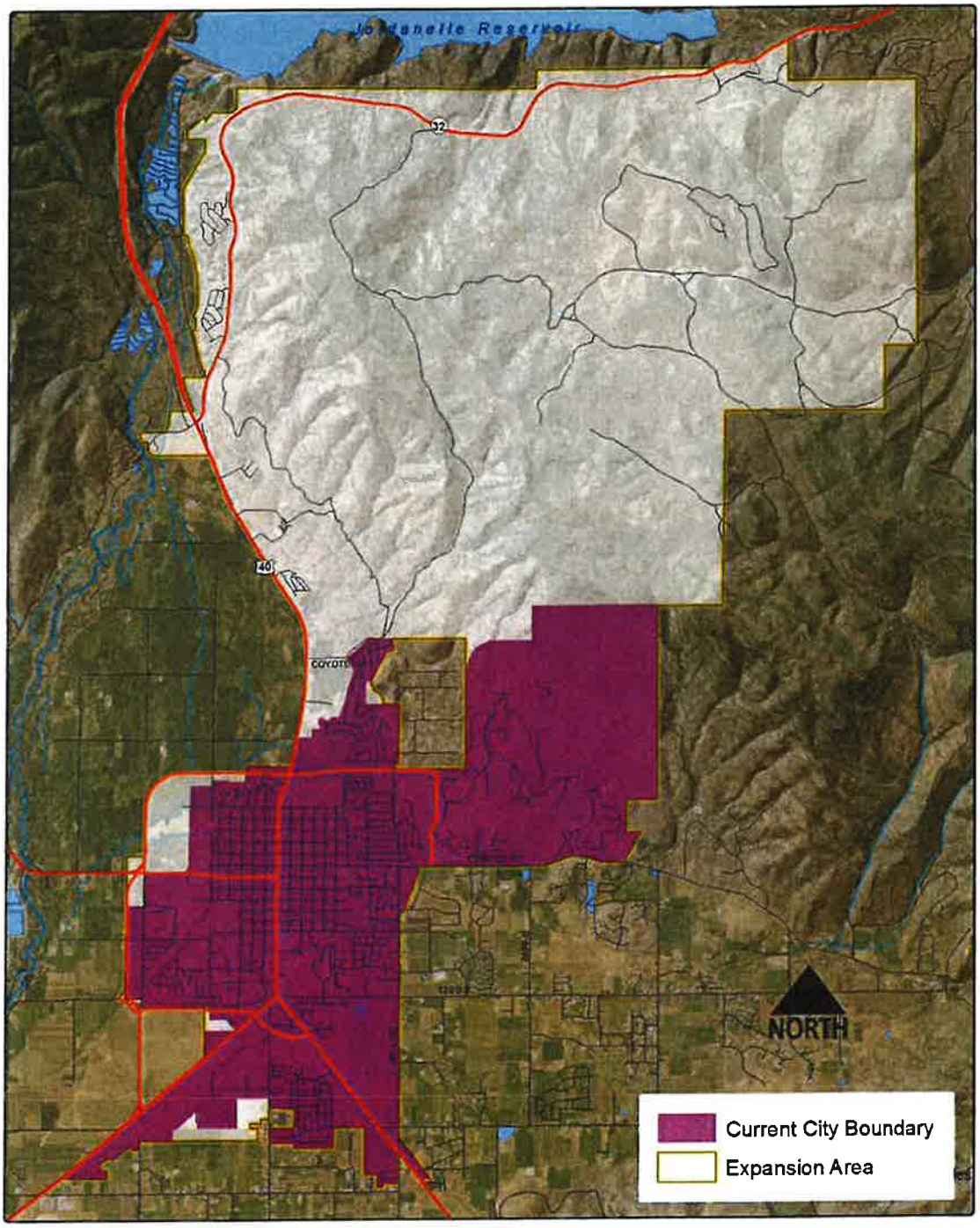
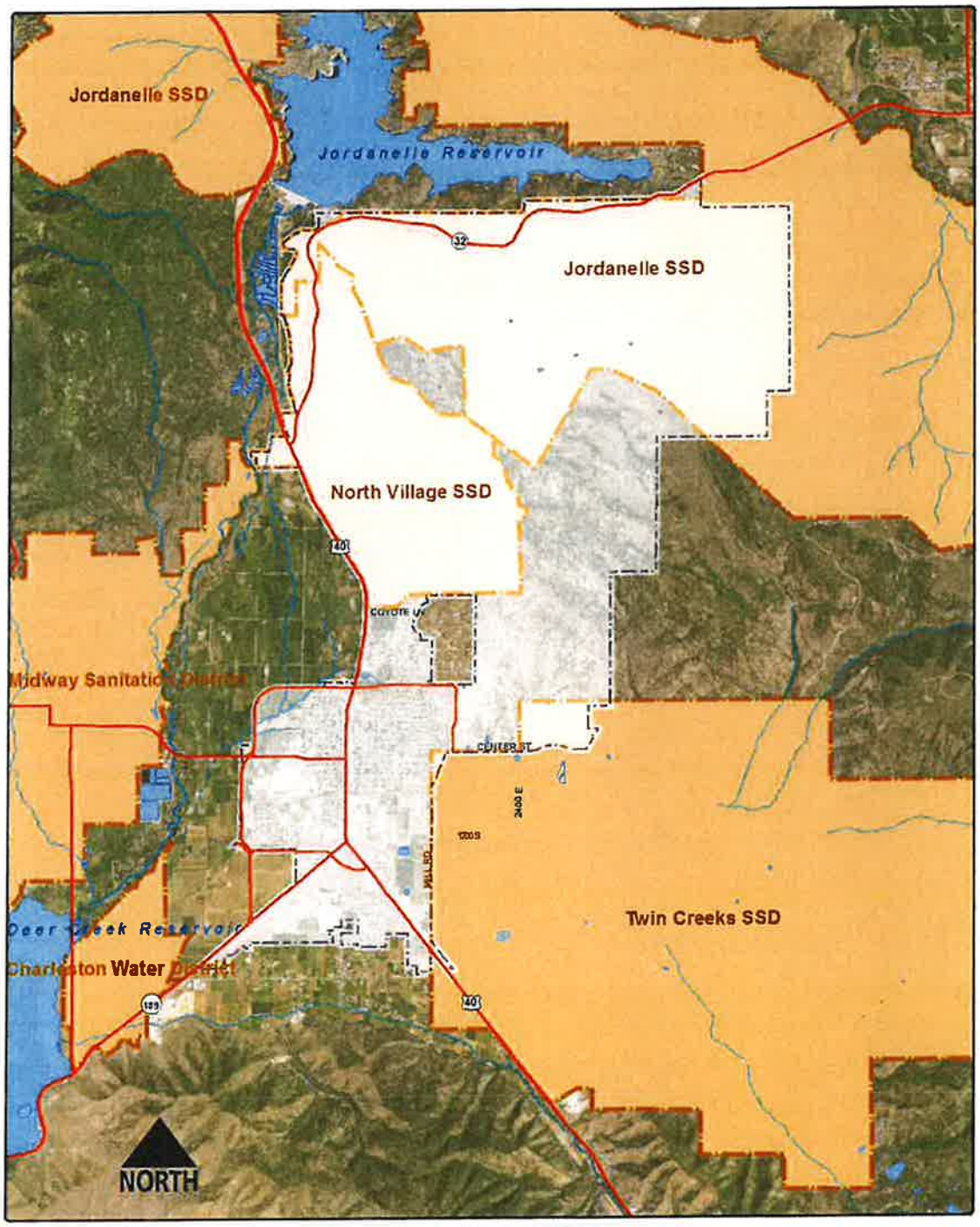


EXHIBIT B: SPECIAL SERVICE DISTRICT AREAS



Heber City Council Staff Report

MEETING DATE: 10/20/2026
SUBJECT: Amendment to the Heber City Communications Policy
RESPONSIBLE: Mike Johnston
DEPARTMENT: Legislative
STRATEGIC RELEVANCE: Necessary administrative item

SUMMARY

The City's Communication Policy (Policy) needs to be updated to address content submitted by elected officials that may violate Utah state statutes, including but not limited to prohibiting the use of public resources for political purposes. City elected officials have a duty and obligation to submit content that is not in violation of state statute. Out of an abundance of caution, council is being requested to consider the following policy change.

RECOMMENDATION

Consider amending the City's Communication Policy to incorporate the proposed change below.

BACKGROUND

The purpose of the Policy is to "uphold a clear, consistent, and trustworthy public identity and message, and to establish standards to clearly articulate between official Heber City statements and communications and personal opinions or positions of Elected Officials." The City's communication policy was adopted on February 3, 2026 (see attachment) and amended more recently to make staff responsible for newsletter layout, establishing criteria, such as font size, to improve readability of the document, clarify calendar content, and defining the size and location of elected official submissions.

DISCUSSION

It's proposed that Council considers adopting the following changes:
1) Limit the content of Official Written City Communications—such as newsletters, flyers, brochures, website materials, and official digital accounts—strictly to information compiled by staff.

FISCAL IMPACT

N/A

CONCLUSION

ALTERNATIVES

1. Approve as proposed
2. Approve as amended
3. Continue
4. Deny

POTENTIAL MOTIONS

Alternative 1 - Approval - Staff Recommended Option

I move to **approve** the item as presented, with the findings and conditions as presented in the conclusion above.

Alternative 2 - Approve as Amended

I move to **approve** the item as amended, as follows.

Alternative 3 - Continue
I move to **continue** the item to another meeting on [DATE], with direction to the applicant and/or Staff on information and / or changes needed to render a decision, as follows:

Alternative 4 - Denial
I move to **deny** the item with the following findings.

ACCOUNTABILITY

Department: Legislative
Staff member:

EXHIBITS

1. Communications Policy

Adopted 2/3/26

HEART OF THE WASATCH BACK

HEBER CITY

EST 1889

Heber City Communications Policy

I. Policy Purpose: The purpose of this communication policy is to uphold a clear, consistent, and trustworthy public identity and message, and to establish standards to clearly articulate between official Heber City statements and communications and personal opinions or positions of Elected Officials.

II. Police Department Communications. Any press releases or official statements of the police department (together "Police Department Communications") shall be reviewed and approved by the Chief of Police or his designee prior to release.

III. Official Written City Communications: The city newsletter, flyers, brochures, digital communications on official City accounts or pages, or City website materials (collectively "Official City Written Communications") shall be compiled by staff and must be reviewed and approved by the City Manager or his designee before publication or release to determine whether such materials:

1. Accurately reflect the official position of the City (as determined by a majority of the City Council);

2. Do not include any inaccurate or misleading information;

3. Do not negatively impact the reputation or integrity of the City; or

4. Do not unreasonably subject the City to potential liability or litigation.

Except for contributions of Elected Officials, the City Manager or his designee shall have final authority to either amend the wording or not publish any Official City Written Communication.

IV. Elected Official Communications. Elected Officials shall make all reasonable efforts to ensure that:

1. Any communication by the Elected Official in their official capacity or as a representative of the City (including written communications from the Elected Officials' City email account, interviews, or statements made as an appointed board member) are factually correct and represent the official position, policy or actions of Heber City (as determined by a majority of the City Council); or

2. The Elected Official shall clearly indicate that the statements or opinions are only the position or opinion of that Elected Official.

Elected Officials may represent that the Elected Officials will campaign for, vote in favor of, or support an issue or item, but Elected Officials shall not make any promises or commitments to residents on behalf of Heber City or that can be construed as a promise or commitment on behalf of Heber City unless such promises or commitments have been approved by the City Council. Elected Officials shall comply with all state laws with respect to utilizing city resources for campaign purposes.

V. Opinion Sections or Articles in City Newsletter. Any articles in the City newsletter drafted by an Elected Official shall include a disclaimer that the article may include opinions or positions of that Elected Official and may not reflect the official policy of the City.

VI. Press Releases. Except for press releases related solely to the police department, any press releases shall be reviewed by the Mayor and City Manager prior to publication or release. City Manager is responsible for final press release content.

VII. Disclosure to City Council: In order to allow Mayor and City Council to be ready to respond to questions or comments from the public, the City Manager or Police Chief shall provide any press releases, Official Written City Communications or Police Department Communications to the Mayor and City Council prior to release or as soon as reasonably practical after the release if the City Manager or Police Chief believe that the communication involves a controversial policy or issue or will result in Elected Officials being required to respond to questions or comments from the public.

VIII. Council Review of Surveys. The City Council must authorize any official survey of the City, and the City Council may require that the questions and format of the survey be reviewed by the City Council in a public meeting. Informal surveys by Elected Official shall clearly indicate that they are not an official survey of the City, and Elected Officials shall not represent the results of such survey as an official survey of Heber City.

IX. City Attorney Review. Except for emergency situations, the City Manager or Police Chief shall request the City Attorney review any Official City Written Communications or Police Department Communications if the City Manager or Police Chief believe that the communication may result in liability for the City or any legal action involving the City.

HEBER CITY
EST 1889

PLANNING

Community Reinvestment Agency: Discussion Regarding City Owned Parcels in Project Area

October 20, 2026

DISCUSSION SUMMARY

1. Overview
2. WAVE Buildings
3. HL&P Building Update
4. Wasatch County Fire Station Bldg.

Overview

Imagine 2050…



…increased living and working opportunities on Main Street

…support shopping, dining, gathering & entertainment



…connect destinations









Downtown Vision & Initial Investments



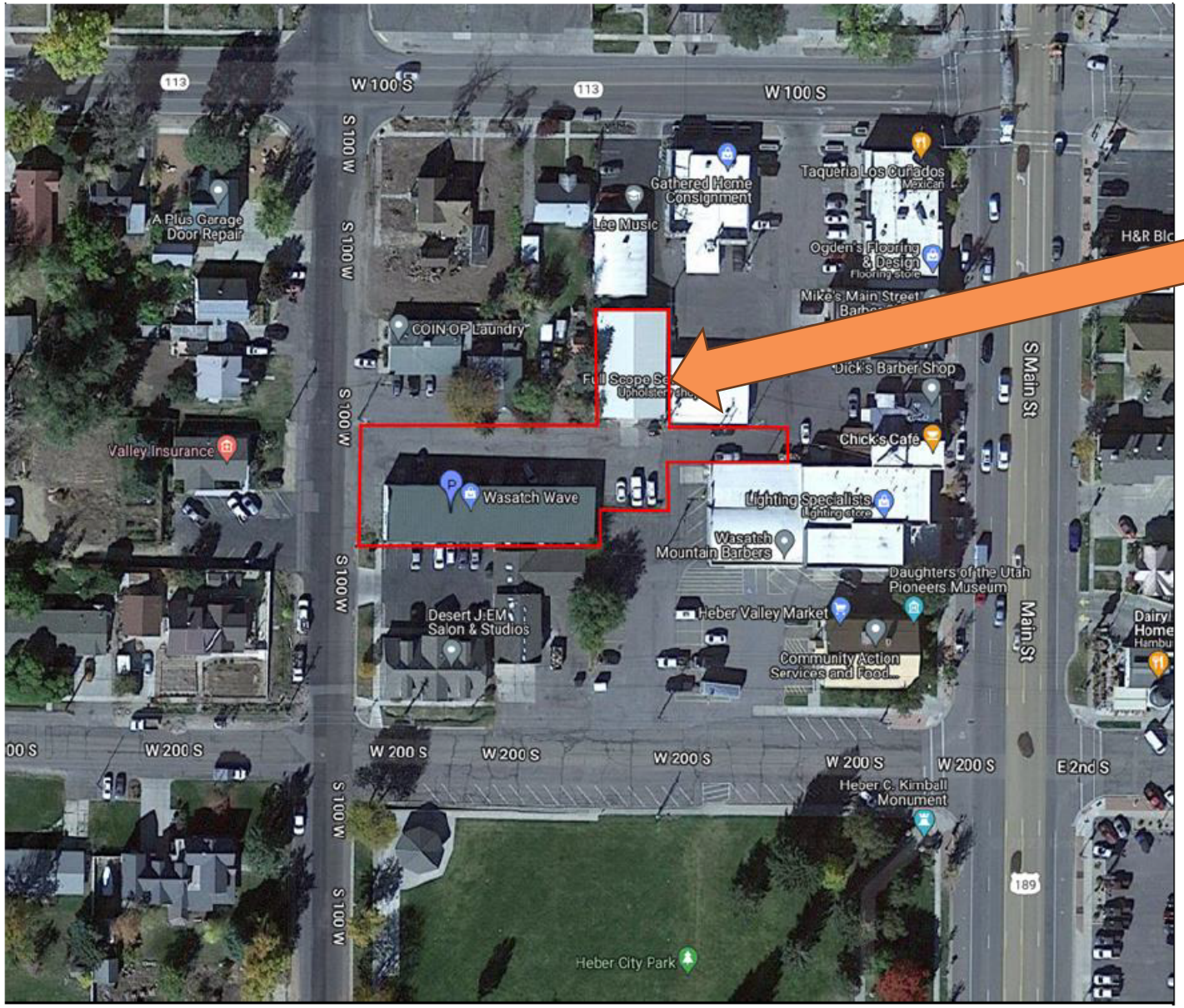
Initial Path for C Street (pedestrian alley)



N

WAVE Buildings

Aerial Photograph



-Purchased in 2025

-.54 acres (outlined in red)





INDIVIDUAL BUILDING DESCRIPTIONS										
Building	GBA	NRA	Office SF	Office %	Year Built	Clear Height	Grade Doors	Dock Doors	Loading Door Ratio	Site Coverage
Flex Bldg.	6,000	6,000	3,480	58%	1999	14'	1	0	1.7	26%
Warehouse Bldg.	3,800	3,800	485	13%	1970's	14'	2	0	5.3	16%
TOTAL	**9,800**	**9,800**	**3,965**	**40%**		**14'**	**3**	**0**	**3.1**	**42%**

Options Supporting Envision Central Heber:

- Option 1: Raze buildings and convert to parking—net approximately 15 new spaces.
  - Projected cost to raze WAVE buildings (based on sq. ft. costs to raze HL&P Bldg.):
    - Metal building (Flex Building): $79,968
    - Cinder block building (Warehouse Building): $49,400

- Option 2: Lease buildings for short term with issuance of competitive RFP.
  - Facilitates lease revenue projections of approx. $117,600/year based on $10/sq.ft./year-triple NNN
  - $75k grant award for renovations
  - Term length limited by timeline to undertake redevelopment
    - Lessees likely want longer term

- Option 3: Leave buildings empty and/or use for city storage.

- Option 4: Sale parcel with obligation/covenant to redevelop parcel or broader area consistent with Envision Central Heber initiative.

Heber Light and Power Building

Heber Light & Power Building

- Building has been razed
- Area will be initially converted to parking



Downtown Parking



Development Data:

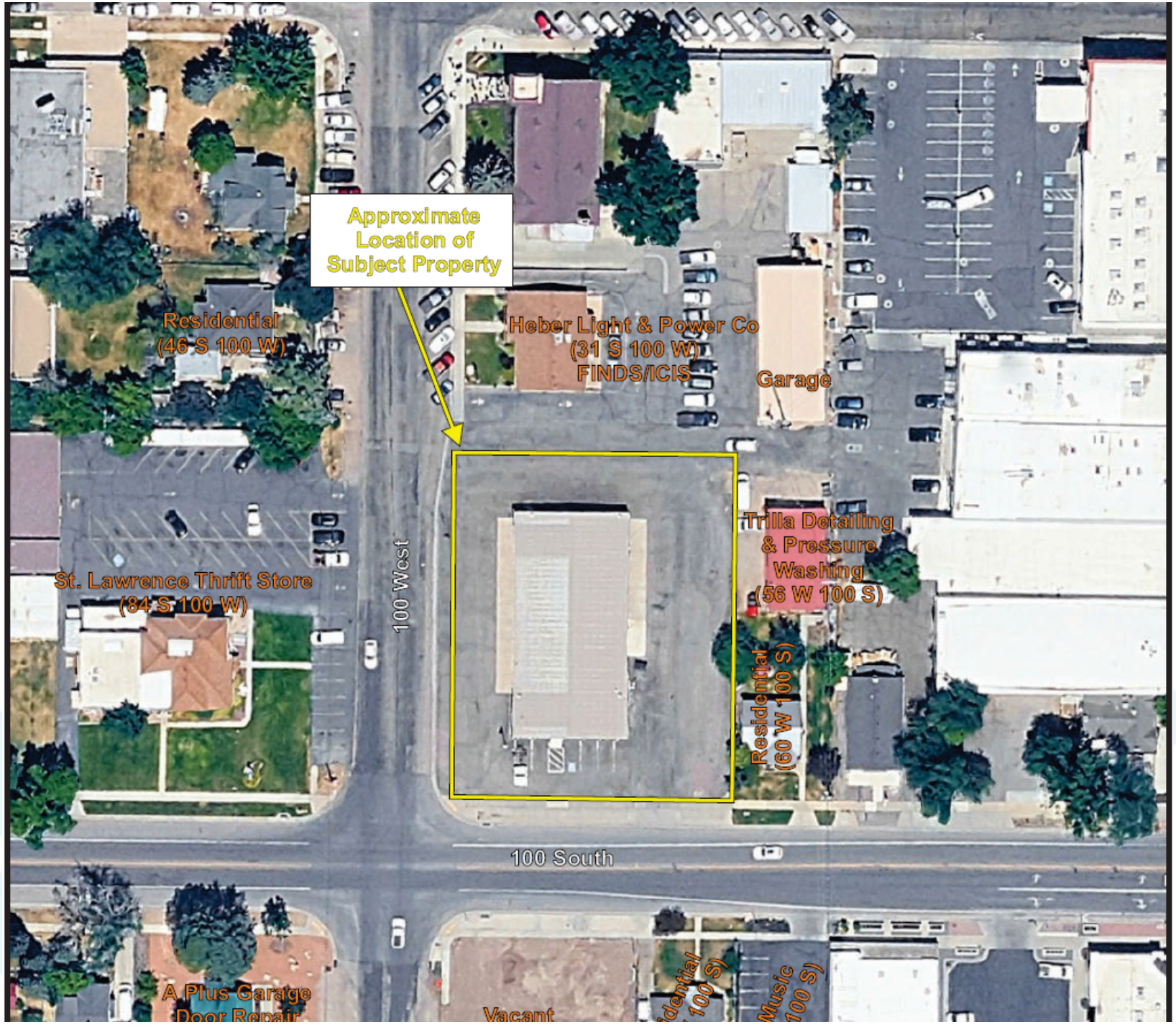
Parking:

126 Stalls

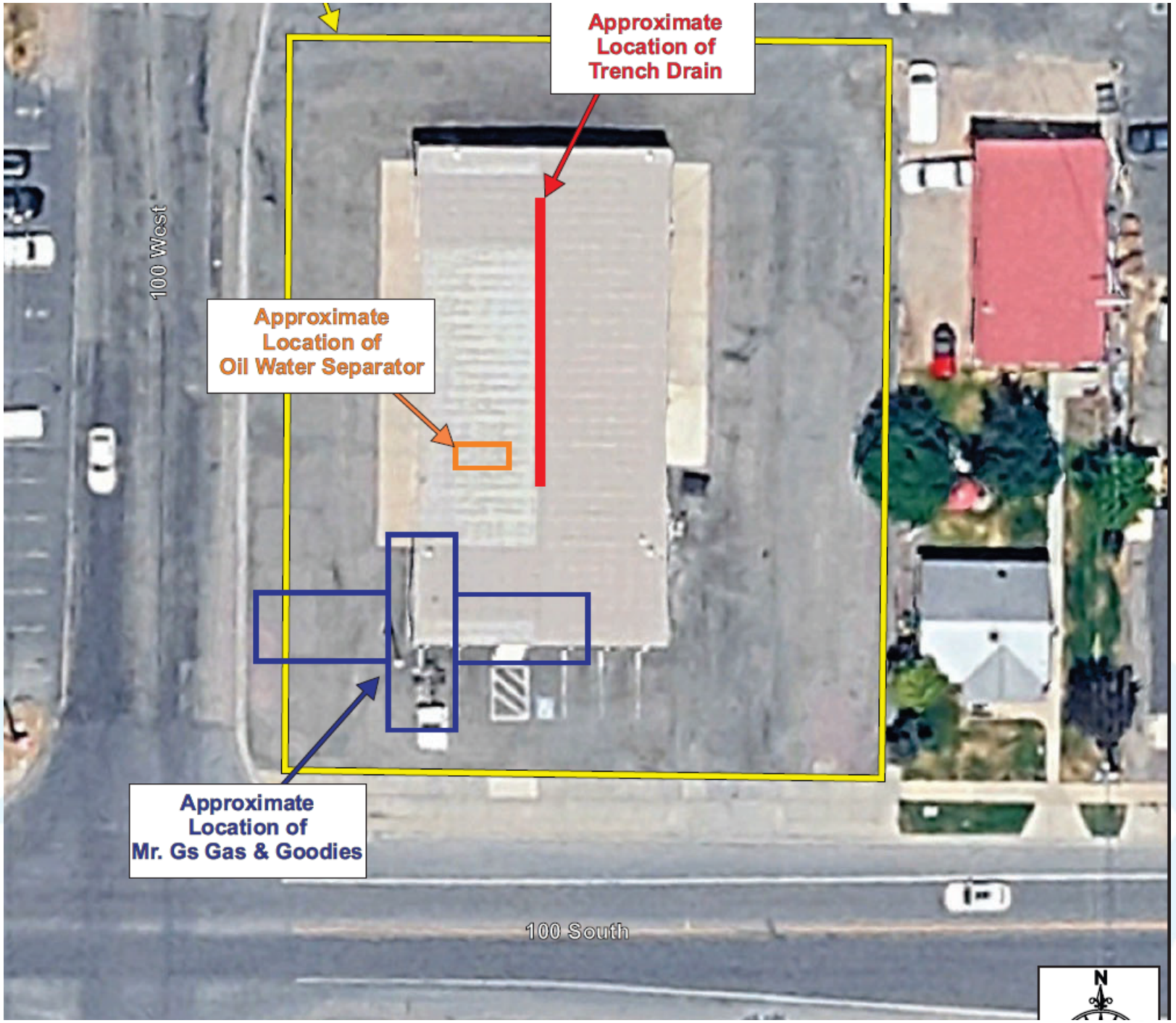
Heber City
Parking Lot Study

Wasatch County Fire Station Building


WASATCH COUNTY
WASATCH
FIRE DIST.


Approximate Location of Subject Property
Residential (46 S 100 W)
Heber Light & Power Co (31 S 100 W) FINDS/ICIS
Garage
St. Lawrence Thrift Store (84 S 100 W)
100 West
Trilla Detailing & Pressure Washing (56 W 100 S)
Residential (60 W 100 S)
100 South
A Plus Garage Door Repair
Vacant

Phase 1
Environmental site assessment completed in July ‘26



Mr. G's Gas and Goodies

Mike Erdmann, Owner-Manager

Don't let anyone kid you as to who has the best gas prices in town. It's Mr. G's Gas & Goodies at 96 West 1st South in Heber. Phone 654-0978.

The feature low discount prices on "self service gasoline" and stock all popular brands of motor oil.

Mr. G's Gas & Goodies doesn't claim to be the largest store in the area, but they do claim to be second to none in offering service hours, and fair prices. Open to serve you from 7 a.m. to 11 p.m., this establishment stocks a full line of groceries, luncheon meats, and soft drinks as well as beer.

When faced with the dilemma of needing something from the grocery store late some evening and realizing the stores are all closed, residentsof this area are happy to know that they have a store that will be open and will have the needed item. Such a convenience store is Mr. G's Gas & Goodies in Heber.

Mike Erdmann, the manager and his employees will exert every effort to make your stop here a pleasure.

Status…

- Phase II environmental work commenced in September ’26
  - A Phase II Environmental Site Assessment (ESA) looks for the actual presence, concentration, and physical extent of hazardous materials or petroleum products in the subsurface of a property
  - Expect final report in third quarter of current FY
- Negotiated Purchase/Sale agreement with County

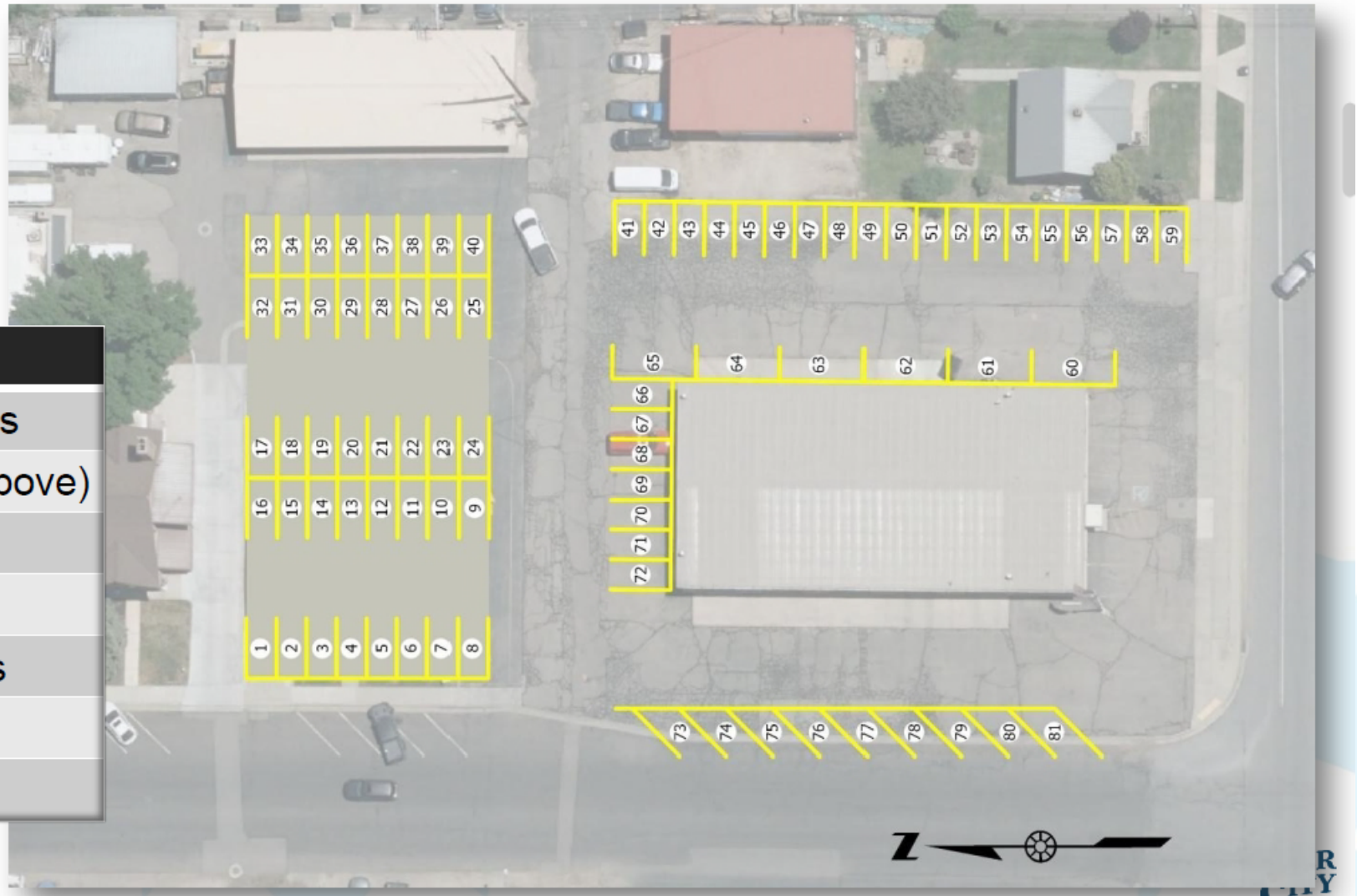
Based on the analysis undertaken, the following value opinion(s) have been developed.

MARKET VALUE CONCLUSION(S)			
Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Market Value - As Is	Fee Simple	June 10, 2026	$1,920,000

Approximately 8,500 Sq. Ft.

Draft Site Parking Plan

Features
72 off-street parking stalls
6 employee stalls (inc. above)
9 on-street parking stalls
Wide central driveway
Utilize existing driveways
No landscaping
Off-street circulation



Options Supporting Envision Central Heber (Assumes clean Phase 2 Env):

- Option 1: Raze building and convert to parking—net approximately 128 new spaces.
  - Projected cost to raze Fire Station (based on 13.3/sq. ft. costs to raze HL&P Bldg.):
    - 8,500 sq.ft. x 13.3 = $113,050

- Option 2: Lease buildings for short term via issuance of competitive RFP.
  - Facilitates lease revenue of approx. $85,000/year based on $10/sq.ft./year-triple NNN
  - $75k grant award for renovations
  - Term length limited by timeline to undertake redevelopment
    - Lessees likely want longer term

- Option 3: Leave buildings empty and/or use for city storage.

- Option 4: Sale parcel with obligation/covenant to redevelop parcel or broader area.

- Option 5: Issue competitive RFP to qualified developers for redevelopment of Fire Station and HL&P Buildings, consistent with Envision Central Heber initiative.