

Heber City Corporation
City Council Meeting
April 27, 2015
5:00 p.m.

SPECIAL MEETING

The Council of Heber City, Wasatch County, Utah, met in **Special Meeting** on April 27, 2015, in the City Council Chambers in Heber City, Utah

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

Present: Council Member Robert Patterson
Council Member Jeffery Bradshaw
Council Member Erik Rowland
Council Member Heidi Franco
Council Member Kelleen Potter (excused at 9:18 p.m.)

Excused: Mayor Alan McDonald

Also Present: City Manager Mark Anderson
City Recorder Michelle Kellogg
Sr. Accountant Wes Bingham
Police Chief Dave Booth

Others Present: Paul Mayer, Mark Burton, Jay Price, Riley Probst, Wade Kelson, Mel McQuarrie, and others whose names were illegible.

Mayor Pro Tempore Bradshaw opened the meeting and excused Mayor McDonald.

2. [Discuss Southern Bypass Roadway between Highway 40 and Daniel Road](#)
[Memo from Burton Lumber](#)

Anderson stated he met with Bart Mumford and Tony Kohler and also had a conversation with Shawn Seager with regard to the southern bypass. From a staff perspective, there was not enough data to offer a best option. It was known that the bigger the bypass, the more traffic would be taken off the HUB intersection. If the HUB intersection wouldn't function with that traffic, it would be UDOT's problem and also a City problem. It was agreed that more routes provided better movement and less congestion, but he didn't know if that would justify a \$2.8 million road. Anderson also didn't know if the County would reimburse this project with Corridor Preservation Funds.

Anderson indicated Mumford had offered another option which shifted the alignment further south while maintaining the 100 foot bypass with the curve, but Mumford couldn't estimate if

this option would be viable on further study. He looked to the Council to determine the best right-of-way for the future. He also outlined the steps needed before acquisition could take place. Anderson recommended doing a study immediately so better advice could be given to the Council on how to proceed on the southern bypass.

Council Member Potter asked if Seager knew what UDOT would do at the HUB intersection if congestion increased and the intersection failed. Anderson stated measures would be taken and acquiring additional land in the area might be a possibility as well. Council Member Franco was concerned about Burton Lumber's site plan since it proposed buildings within the future bypass route. She asked how the City could work with the property owner to the south. Anderson stated about four acres would be needed from that property. Council Member Franco asked the Council how this bypass would tie into the City's revitalization project. Council Member Bradshaw indicated it was his understanding that UDOT was not willing to move Highway 40 off Main Street, so trucks would continue to travel through Main Street. Council Member Potter felt administrators would change over time, and she didn't want to give up hope that Heber could maintain its quality of life. Council Member Bradshaw stated he had seen administrators come and go and, barring a catastrophe, their minds didn't change.

Council Member Patterson stated he was still in favor of the T intersection. Council Member Bradshaw stated the only other possibility would be to slow down Main Street by having more stop lights, slower speed limits, and planters in the median. Council Member Franco felt if the Council opted for a T intersection now, it would cost so much more money to acquire the land for a curve in the future. Wade Kelson stated UDOT didn't have a study that would support a curve, but if the City wanted to acquire the curve, his client was willing to sell the land needed. He stated if the T intersection was approved, the land could be economically developed, but he didn't feel the land could be developed with the bypass curve because of limited access points.

Council Member Bradshaw asserted this bypass had been studied for a long time in a public forum. There had been no secrecy in the deliberations. He asked why Burton Lumber wanted to move from US 40 to Daniel Road. Mark Burton stated it was difficult for loaded trucks to come out onto Highway 40 because they could not accelerate quickly. The solution was to move to Daniel Road, but the bypass curve would not help the trucks because of vehicles moving at a high speed. Price didn't understand why a T intersection would be beneficial since vehicles would have to stop. He didn't think that would be an attractive alternate route because it wouldn't save any travel time. There was discussion on Burton Lumber access from Daniel Road.

Council Member Rowland stated the bypass with a curve would give the City more options. He hoped to explore moving the bypass to the South, but didn't favor the currently proposed route because it negatively impacted this business. Anderson noted that Mumford felt if the bypass was not acquired, then the City should let a future developer develop a local road further south. Council Member Franco felt a traffic study would be good for making a more educated decision. Anderson stated a study could be done in two to four weeks, but he didn't know if the City would have to bid that out per the purchasing policy. Council Member Patterson also noted that a bypass would not be in the best interest of the City because commercial businesses would be on both sides of the road, making limited access unfeasible. Council Member Rowland suggested acquiring the land for the T intersection and then acquiring land to the south for future

development of the bypass. Burton stated he would plan his business for the future possibility of a bypass with regard to his access point onto Daniel Road.

Council Member Franco asked to go into closed session to have a strategy discussion on acquisition of real property. Council Member Bradshaw stated that there were no appraisals or cost estimates so a closed session was not a good idea.

Council Member Rowland moved to approve a T alignment while a study was done to determine if a more southern bypass route would be a good alternative. Council Member Patterson made the second.

Council Member Franco asked if the T option would consider an 80 foot or 100 foot right-of-way. Council Member Rowland left the motion as it stood. Council Member Potter stressed that the sale of the land was pushing the City to make decisions that could take up to a year. She wanted to think of all the citizens.

Voting Aye: Council Members Patterson, Bradshaw, and Rowland. Voting Nay: Council Members Franco and Potter. Motion passed.

1. [Discuss 2015-2016 Operating Budget](#)

Anderson explained that the Airport Industrial Park land sale should close on May 25. After a survey of the property, it was discovered that there was a little over an acre more than the estimate. He expected the proceeds of the sale to be divided equally between the Water, Sewer, and General Funds. He also recommended buying back 3.5 acres using funds in the Industrial Park Fund, and amending the current budget to transfer surplus funds to the Internal Service Fund and Capital Projects Fund in order to stay within the limits set by the State.

Anderson reviewed his recommendations for manpower requests. Council Member Potter asked how much revenue the City would gain if property taxes were raised. Anderson stated \$11,500 in revenue would be received for every percent that taxes were raised. Council Member Potter was in favor of increasing taxes to accommodate inflation. Council Member Bradshaw stated that when tax increases were discussed, the same people would complain, no matter the percentage. He agreed that the City should keep up with inflation.

After some discussion on wage increases for employees receiving certifications, Council Member Franco expressed her support, and felt incentives were necessary to promote expertise. Council Member Rowland asked if the swing shift and graveyard shift differentials were removed from the budget. He felt that could help keep good officers from leaving the City to work elsewhere. Chief Booth stated Vernal, Park City, Salt Lake City and Murray offered the shift differential for police officers. He stated his goal was to get his officers to afford homes here. Anderson stated the housing problem was not unique to the police department, but for all employees. He hoped there would be a solution that could benefit all employees. Council Member Rowland stated he didn't want the police to be seen as the preferred department in the City, so if other departments had different shifts, he would want the pay extended to them as

well. It was noted that other departments did not have night shifts, but Public Works and Animal Control had on-call pay, whether they were called out or not.

Council Member Franco asked if the Parks/Cemetery certifications were as difficult as the Public Works certifications. Anderson was unsure, but felt a set amount should be given to all employees who passed certifications instead of a percentage increase. Council Member Patterson indicated he was in favor of hiring one Public Works employee. Council Member Potter asked why the Court Clerk position was not funded. Anderson stated he wanted to fill that as the need arose and not because the need was anticipated. It was decided to pay a shift differential for police officers working swing and graveyard shifts.

With regard to capital requests, Anderson recommended funding the Citizen Corp with the Police Department budget, so that group could be accountable to the Police Chief. In the Planning Department, Anderson recommended proceeding with the downtown visioning and then reevaluating the project from there. Council Member Franco stated all the items in the revitalization study moved together. Council Member Bradshaw was in favor of funding all the visioning and guidelines for the revitalization. Anderson suggested putting a placeholder for funding these items out of the Industrial Park Fund. Council Member Rowland indicated that regardless of the TDR outcome, he wanted to do the visioning and economic studies. There was discussion on the southern bypass study. Anderson felt the bypass study should be done in this fiscal year.

Anderson passed out a cost estimate for the Public Works building expansion, and indicated it was a realistic budget. He recommended engaging an architect to analyze the needs, and then determine what the City could afford based on the proceeds from the sale of the Airport Industrial Park. Anderson felt this was a definite immediate need as well as a long-term need. Other needs discussed concerned the Social Hall roof and the extra needs for the Public Safety building. Chief Booth answered questions from the Council with regard to the Public Safety building needs. Regarding Parks, Anderson budgeted the amount of the donation for a splash pad, and asked the Council if they had further direction to give. The Council asked for more information from Rounds before making a decision. Council Member Rowland stated this project could be a good fundraising opportunity. The Social Hall roof was discussed. Anderson stated there was money in the Capital Improvements Fund that could be used to replace the roof, but then that fund would be depleted. Council Member Bradshaw noted that there wasn't much community interest in donating money to beautify the building.

In the Water Fund, there were two water lines that needed to be replaced. Another project proposed by Mayor McDonald was to add a pressurized irrigation line to the sewer line project for future needs. Anderson stated impact fees could be used and it would be a benefit to take people off the culinary system for outdoor water needs. His concern was that the City needed to develop a policy for extending pressurized irrigation into the parts of the City that had no access to that service. Within the City, there were residents with ditch irrigation, those on Wasatch Irrigation, those with water rights and those without water rights. He was reluctant to begin a process until there was a policy put in place that he was comfortable with. Council Member Rowland expressed frustration from residents with regard to the alternating watering schedule in his neighborhood. Anderson noted the City might want to engage a consultant to make

recommendations with regard to pressurized irrigation. Council Member Franco asked Anderson to bring figures for the 600 South UDOT project to the next meeting. Anderson reviewed vehicle requests. It was noted the building inspector's vehicle was taken out of next year's budget because one was being purchased in this year's budget. He also reviewed the revenues anticipated for the coming year.

Wes Bingham discussed his research with regard to water rates. There was some concern from the Council that the annual increase in rates had not made headway with the expenses in the Water and Sewer Funds. Bingham compared the City's water rates with other cities and noted that other cities charged \$15-\$20 more a month for that service. He stated that the sooner the City's rates were in line with other cities, the less it would need to bond for infrastructure. Bingham proposed three scenarios for bonding and raising water rates. The scenarios proposed 10%-15% yearly rate increases through 2026 plus bonding for projects. Anderson demonstrated that even with the increases, the expenses plus depreciation would outweigh the additional revenue. There was discussion on the bonding and revenue needs. Council Member Franco expressed concern that the City planned to expand the Public Works building but would be bonding for water projects, and felt there would be some in the community that would question the need for the Public Works building expansion. Anderson stated the City's revenue projections had been more than anticipated, but the expenses had offset that. Council Member Franco indicated she would like to see an efficiency study in the Public Works Department since the expenses were so high. Council Member Rowland liked the idea of picking a rate and sticking to it so the public could know that the increase would be consistent year after year. Council Member Bradshaw stated the water lines had been in place for decades and needed to be replaced. He felt the City was in catch up mode from not raising rates for so many years. The Council asked to see a graduated increase, with an increased base rate and then to exponentially increase the tier structure. Council Member Franco preferred the constant increase annually.

Council Member Potter was excused at 9:18 p.m.

Anderson stated he could bring back different rate increase scenarios. Council Member Bradshaw stated he preferred an annual 12% increase. The Council agreed. Anderson also talked about sewer rate increases, and stated the budget included a 10% increase going into effect January, 2016. He suggested this increase going into effect July, 2015. It was decided to increase sewer rates in July and increase water rates in January, 2016. Anderson also stated he would include a utility fee increase that would just break even with the expenses and bring that figure back to the Council.

Anderson indicated he was still working with Mike Swallow to study the employee pay grade evaluation. Kellogg reported that the restroom remodel low bid came in at \$23,500. In the meantime, Wes Greenhalgh had rearranged the existing restrooms to enable them to be ADA compliant. She asked the Council if she should rebid the project, or proceed with the current remodel. The Council was in favor of making the restrooms ADA compliant.

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder