

Heber City Corporation
City Council Meeting
May 21, 2015
4:30 p.m.

WORK MEETING

The Council of Heber City, Wasatch County, Utah, met in **Work Meeting** on May 21, 2015, in the City Council Chambers in Heber City, Utah

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

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

Excused: Council Member Erik Rowland

Also Present: City Manager Mark Anderson
City Recorder Michelle Kellogg
City Planner Anthony Kohler
City Engineer Bart Mumford
Sr. Accountant Wes Bingham
Chief of Police Dave Booth

Others Present: Brian Balls, Rob Heywood, Matt Parker, Jenny Dorsey, Nann Worel, and others whose names were illegible.

1. [Discuss 2015-2016 Operating Budget](#)
[City Manager Memo](#)
[Splash Pad Estimates](#)
[Engineer Report](#)
[Compensation Study Regression Results](#)
[Proposed Transportation Tax Resolution](#)

Anderson discussed the proposed splash pad, and expressed the only funds allocated to this project were the donated funds. He then turned the time over to Mark Rounds. Rounds reviewed different options and bids for a splash pad. He estimated that adding an additional restroom, sidewalks, site work and electrical service would be approximately \$75,000. Without adding a restroom, the cost would be reduced to approximately \$11,000. In talking with cities that had splash pads, it was recommended to widen the sidewalks or the grass would become muddy from traffic and residue water. The estimate for a widened sidewalk would be approximately \$22,000.

As far as splash pad options, Rounds recommended the one with just water sprays. Rounds also suggested having the splash pad in operation for certain hours per day, such as 10:00 a.m.-7:00 p.m. He thought the City should not construct the restrooms until the need was seen. It was indicated that benches would be needed for parents to sit on while their children played.

Council Member Franco suggested using red rock to beautify the splash pad and/or the Public Safety building. It was decided to postpone the restrooms for the time being, but to widen the sidewalks. Rounds talked about options for reusing the water. Anderson estimated for 100 days of usage, the water cost would be approximately \$7,000. He also stated he met with Robert Hicken, who expressed interest in giving the City an estimate for benches and sandstone. Council Member Franco asked Rounds to bring back an estimate for a splash pad that would accommodate 50-75 children.

Anderson addressed the need for a new Social Hall roof, and indicated a new cost estimate had been requested. It was noted that the cost might be reduced if the trusses on the roof were strengthened instead of having to take off the current roof and construct an entirely new roof.

Anderson also updated the Council on the Southern Bypass right-of-way. The T alignment would require the City to purchase at least 30 feet of property owned by Burton Lumber. He noted that it would be beneficial to wait for the micro traffic simulation study to see exactly what would be needed before making an offer on that property. Council Member Potter indicated that the County Council voted yesterday to use corridor funds in the purchase of bypass roads when a sweeping curve was needed. Mayor McDonald commented that the County did not allow access on bypass routes, and since Burton Lumber would have an access onto Daniel Road, this would be a City street; therefore the City should not count on the County for help in acquiring the property.

Mumford updated the Council on the Northwest Sewer Line project. After receiving more information on this project, he determined the sewer would cost more than estimated, which was \$1.8 million. He proposed increasing the budget to accommodate this project, and indicated the sewer impact fees would be exhausted with the completion of the project. A bond would need to be taken out as well. Mayor McDonald asked if that amount included installing pressurized irrigation simultaneously with the sewer line. Mumford stated that amount did not include the irrigation, but in the end, money would be saved by including the pressurized irrigation in the project. Council Member Franco was concerned with bonding for this project. Anderson noted that future impact fees could not be pledged to pay back the loan, but sewer rates may need to be adjusted to pay the bond. Different funding options were discussed. With regard to pressurized irrigation, Anderson stated there were grants that would match City funds for this project. He was reluctant to start pressurized irrigation projects without first seeking these matching funds.

Anderson asked the Council's opinion on showing the \$1.8 million for the sewer project in the budget and also showing a bond for \$500,000-\$600,000. The Council approved those funding options for this project. Regarding the pressurized irrigation project, Anderson indicated money had been set aside for this, but the money would need to be moved from this budget year to the 2015-2016 budget.

Mumford next explained the 600 South project scheduled for this summer. He gave three project options and asked for the Council's opinion. After some discussion from the Council, Matt Parker of UDOT, indicated the minimum width for trails was 10 feet, due to people on skateboards, rollerblades, and strollers, and a narrower trail would be crowded. He stated this corridor could be extended to reach the rec center, the high school and the library. He also stated there would be additional maintenance costs associated with widening the road to include a bike lane, versus constructing a 10 foot sidewalk, which would not need to be replaced as often.

3. Discuss Amending Heber City's Land Use Map 2015 Land Use Map Amendment

It was decided to continue the land use item until the next work meeting.

4. Wes Bingham, Presentation of Financial Results for the Quarter Ending March 31, 2015 March 31, 2015 Financial Results

Bingham read his memo in the financial statement and summarized the report. He noted the fine revenue would likely come in at 80% of the estimate.

Lightning struck the building, temporarily disrupting the Work Meeting. Upon returning from the Regular City Council Meeting, the following was discussed:

With regard to the Airport Industrial Park sale, Anderson stated Three Strings requested the closing on the sale occur after the Council approved the zone change at the June 4 City Council meeting. The Council agreed to the delayed closing date. Anderson also proposed the allocation of the proceeds of the sale. The Council agreed to the proposed allocation. Anderson reviewed that the Utility Fund was projecting a loss and recommended a 15% rate increase, effective July, 2015. The Council agreed to increase the fee 15%.

Anderson stated that Mike Swallow would be presenting his findings with regard to the compensation study. He briefly explained that Swallow's study found that the lower pay grades were 6% higher than the average wage of other cities, but pay grades 21-26 were lower than average. It was indicated that the Restroom Remodel project bids had come in, and the low bid was \$41,812. The Council indicated they would support the higher budget. Council Member Franco asked that the budget be reworked to see the revenue streams to each department: where the revenue was coming in and how it was being spent, in order to see the gaps in fees charged.

Council Member Potter asked if the Council was open to a small property tax increase to cover inflation. Council Member Patterson was in favor of a property tax increase. Council Member Franco was open to more discussion on the topic. Council Member Bradshaw felt a tax increase would cause the most complaints from the residents and might not be worth it. Council Member Franco thought with the other fee increases, a property tax might be assessing too much from the residents at this time. It was agreed to discuss it more during next year's budget process.

With regard to the HB362 Draft Resolution, Anderson stated in talking with Mike Davis the County was not in favor of the tax. Council Member Franco asked to see the resolution with the

blanks filled in, specific to Heber City. Mayor McDonald asked that this be put on the next work meeting.

2. Review Proposed Personnel Policy Changes

Proposed Personnel Policy Changes

Council Member Franco reviewed the proposed amendments to the Personnel Policy. She requested that “on the job” replace "compensable" for study time. She also requested that for the proposed Spanish speaking pay differential, “and approved by the City Manager” be included in the language. The Council agreed with those proposed changes.

5. Update on the Public Safety Building

Mumford noted that the building was being constructed a little ahead of schedule, and it was not anticipated that the project would go over budget.

Anderson asked for direction for the 600 South project. The Council was in favor of having the sidewalk be as wide as possible with a bike lane in the street.

Michelle Kellogg, City Recorder