

HEBER CITY CORPORATION
Public Safety Building – Community Room
301 South Main Street
Heber City, UT 84032

Special City Council Meeting
January 18, 2024

5:00 p.m. 2024 Annual City Council Strategic Planning Retreat – Day 1

APPROVED Minutes

I. WELCOME – 5:00 P.M. Mayor Franco and Matt Brower

Mayor Heidi Franco called the meeting to order at 5:08 p.m.

City Council Present: Mayor Heidi Franco
Council Member Yvonne Barney
Council Member Aaron Cheatwood
Council Member Mike Johnston
Council Member Sid Ostergaard
Council Member Scott Phillips

Staff Present: City Manager Matt Brower
Assistant City Manager Mark Smedley
Community Development Director Tony Kohler
Planning Manager Jamie Baron
City Engineer Russ Funk
Chief of Police Parker Sever
Building Official Wes Greenhalgh
Finance Director Sara Jane Nagel
Human Resources Manager Cherie Ashe
Public Works Director Matthew Kennard
Heber Valley Airport Manager Travis Biggs
Parks and Cemetery Director Mark Rounds
IT Specialist Anthon Beales
City Attorney Jeremy Cook
City Recorder Trina Cooke
Justice Court Judge Randy Birch

Also Present: Planning Commissioner Phil Jordan, Colin Hilton, Planning Commissioner Dave Richards, Michele Munteer, Tori Broughton, and others who did not sign in or whose signatures were illegible.

- 1) Check-in
- 2) Overview

- ✓ Ground rules & logistics details
- ✓ Parking Lot of Ideas & Action Register

City Manager Matt Brower reviewed the agenda layout for Day 1 of the 2024 Annual City Council Strategic Planning Retreat.

II. GUEST SPEAKER – 5:15 P.M. Colin Hilton, CEO Utah Olympic Legacy Foundation

Colin Hilton shared a presentation as included in the meeting materials and recording. He described the Utah Olympic Legacy Foundation's (UOLF) purpose and efforts to keep Utah's 2002 Olympic venues open to the public and encourage youth and families use of the facilities. He shared steps the UOLF were taking for the next Olympics, and what Heber City could do as well to prepare to be a host community, when the games returned to Utah.

Luke Bodensteiner, General Manager at Soldier Hollow, reviewed the activities offered at the facility and advised of upcoming events. Volunteers would be needed for upcoming events.

III. CELEBRATING 2023 VICTORIES – 5:45 p.m. Leadership Team

Each department shared a brief presentation of achievements from 2023.

IV. PUBLIC COMMENTS: – 6:30 p.m.

County Council Member Luke Searle expressed appreciation for the City Council and Staff and the work they did, including the Retreat.

V. STATE OF THE ADMINISTRATION: – 6:50 Scott Burnett and Matt Brower

- ✓ Economic Outlook--Federal, State & Local

Scott Burnett with Zions Corporate Investments and Liquidity Management provided a wide range of economic information including market projections, historic economic patterns, current inflation status, as well as record-low unemployment in Utah, as can be found detailed in the meeting recording.

- ✓ Acknowledgements

City Manager Matt Brower highlighted accomplishments of Staff and the City in 2023.

- ✓ Council Priorities Score – Card Summary

During the previous year's Retreat, Council had established 22 Action Items and 14 Budget and Policy Priorities. 17 of the Action Items had been completed and five were still ongoing. The Budget and Policy Priorities items were all underway and ongoing.

✓ General Financial Overview

Mr. Brower provided an overview of incomes for the City including property tax, utility billing, and sales tax. He noted the small percentage of property taxes collected received by Heber City. He reviewed some of the many City budgeting funds. He noted that the necessary income to buy a home in Heber had more than tripled in the past seven years and shared a graph of projected future growth through 2050.

✓ Review of Key Trends

Mr. Brower reviewed past years sales tax revenue trends for the City.

✓ Priority Recommendations

Mr. Brower listed seven recommended priorities for Council consideration:

1. Transforming Downtown
2. Envision Heber 2050 and Envision Central Heber
3. Complete Council Priorities from the previously established list
4. Fiscal Year 2025 – Year of Infrastructure and Parks and Open Space
5. Support of the Arts: murals, roundabouts installations, and decorative utility boxes
6. Fiscal Sustainability – Short and Long-term
7. Affordable Housing

**VI. STRATEGIC TOPICS: – 8:10 P.M. Community Development Director Tony Kohler
Heber Valley Airport Manager Travis Biggs**

1. Short-Term Rentals Policy Recommendation (45 min)

Community Development Director Tony Kohler provided a presentation regarding possible requirements, regulations, and challenges faced by the City for short-term rentals as found in the attached meeting materials. Council discussion ensued.

Resident Michele Munteer explained that she owned two short-term rentals and considered it a business. She felt the neighbors of the rentals were her most important customers and that short-term rentals self-governed. She shared stories and situations of managing her rentals.

2. Heber Valley Airport – Master Plan Execution & Settlement Compliance (30 min)

This item was bypassed due to lack of time remaining in the meeting.

VII. WRAP-UP/OVERVIEW of DAY ONE: – 9:25 p.m. Mayor Franco

The meeting adjourned at 9:47 p.m. Day two of the Annual Strategic Retreat would begin at 8:30 a.m. Saturday, January 20, 2024.




Trina Cooke, City Recorder