

**HEBER CITY CORPORATION
75 North Main Street
Heber City, UT 84032
Heber City Council Meeting
March 5, 2024**

APPROVED Minutes

**4:00 p.m. Regular Meeting
AMENDED AGENDA**

I. REGULAR MEETING - 4:00 pm

1. Call to Order (Heidi Franco, Mayor)

Mayor Franco called the meeting to order at 4:04 p.m. and welcomed everyone present.

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 (remotely from 4:20 p.m. - 5:05 p.m.)

Staff Present: City Manager Matt Brower
Community Development Director Tony Kohler
City Engineer Russ Funk
Finance Director Sara Nagel
Chief of Police Parker Sever
City Attorney Jeremy Cook
IT Director Anthon Beales
City Recorder Trina Cooke

Staff Participating Remotely: Planning Manager Jamie Baron, Planning Admin Meshelle Kjianen, Planner Jacob Roberts, IT Director Anthon Beales, Human Resources Manager Cherie Ashe, Public Works Director Matthew Kennard, Deputy City Recorder Robin Raines-Bond, Engineering GIS Specialist Shiona Howard, and Engineer Ross Hansen.

Also Present: City Consultant Ryan Bunnell, Di Ann Duke Turner, Matt Parker, Christi Judd, Mark Nelson, Ava Baldwin, Craig Hancock, Dustin Grabau, and others who did not sign in or whose names were illegible.

Also Attending Remotely: (names are shown as signed in online) Mia, TMT, IronJ, Grace Doerfler, Dave Thacker, Catherine, Bingo, Curt Castagna, Jason Talley, and Barbara Larsen.

II. ACTION ITEMS:

1. Discuss the Updates for the Heber Valley Corridor (Matt Brower, City Manager) - *60 min*

UDOT (Utah Department of Transportation) Representatives Craig Hancock and Matt Parker were present to provide updates regarding the proposed bypass in the Heber Valley corridor. Mr. Hancock shared the status of the ongoing Environmental Impact Study (EIS) being conducted in the Valley's North Fields. The County's Wasatch Open Lands Board (WOLB) was negotiating a land purchase in the North Fields to be dedicated as a conservation easement. The City was concerned that a Conservation Easement dedication would interfere with the progress of the proposed bypass. UDOT hoped to finish the EIS process. Council discussed concerns regarding the protection of the North Fields versus the need for a bypass route to alleviate traffic on Highway 40 by diverting through traffic from Heber City's downtown Main Street. Mr. Hancock described UDOT's intent to keep the bypass out of the North Fields. General consensus of the Heber City Council was supportive of protecting the North Field while working with UDOT and the County to exclude the bypass as a prohibited use in designated conservation easements.

UDOT representative Matt Parker was a Heber resident located near the south side of the proposed bypass route. He stated that he had seen such a process through many times and trusted the process which followed the law and would do its best to impact the fewest residents possible and act impartially.

2. Discuss Hangar Term Sheet / Approval of a New Master Lease or Amendment at Heber Airport for Aeronautical Activity (Curt Castagna , Aeroplex Group Partner) - *15 min*

Airport consultant Curt Castagna presented the information as included in the attached meeting materials. Jason Tally represented Edgewood Capital, LLC, a current master tenant at the Heber Airport with a parcel and hangar. There were approximately 14 years remaining on the existing lease term, with unilateral options for Edgewood to extend the lease for an additional ten years, for a total of 24 years, terminating in 2048. Edgewood wanted to add the Pad K area to its leasehold in order to construct an additional hangar area to support electric and light aircraft assembly, delivery, and non-FBO related support services. The proposed business would generate increased Airport revenues.

Motion: Council Member Cheatwood moved to authorize the City Manager to execute a new Master Lease Agreement for aeronautical activity as presented, with the findings and conditions as presented in the conclusion in the Staff Report and with the additional obligation as modeled in the October 3rd agreement for the prior conditional use which stated that 1% of gross revenues would be paid to the Airport or would go up as the consolidated fee schedule could potentially raise the fee in the future. **Second:** Council Member Ostergaard made the second. **Voting Yes:** Council Members Barney, Cheatwood, Johnston, and Ostergaard. **Voting No:** None. Council Member Phillips was absent. The **Motion Passed 4-0.**

3. Discuss Animal Control MOU (Heidi Franco, Mayor, Parker Sever, Chief of Police) - 15 min

Chief of Police Parker Sever explained the Heber Valley Animal Control Department provided services throughout Wasatch County. There had not been an updated interlocal service agreement with other entities within the county since 1999 that he could find. He proposed a Memorandum of Understanding (MOU) with the entities serviced outlining an agreement for Animal Control services to be provided, and the establishment of an Animal Control Board. Chief Sever shared the difficulty in finding and retaining part-time help. He would be seeking an additional full-time employee for the Animal Control Department in the upcoming budget cycle. City Manager Matt Brower explained the Council did not need to approve anything at that time.

Mayor Franco moved the meeting ahead to Agenda item five.

The internet connection was lost, interrupting the meeting recording from minute 1.27.47 through 2.09.15.

4. City Branding Update (Ryan Bunnell) - 25 min

City Consultant and PIO (Public Information Officer) Ryan Bunnell explained he was following up on the City's rebranding effort with proposed names for the upcoming bandshell, plaza, alleyway, and recreation district. Council discussed the theme and possible names for the new areas.

Di Ann Duke Turner felt the proposed train depot at the park would take people away from downtown businesses. She felt the City was doing the proposed projects to cater to the tourists rather than the local community. She thought the proposed renovations took the park away from the people. Mrs. Turner preferred the name Heber Town Square. Council Member Ostergaard suggested that Mrs. Turner attend the next meeting which Roger Brooks presented at in order to hear the intentions of the redesign of the park and hear the big-picture plan.

Mr. Bunnell recommended the Council continue to consider and discuss ideas for the theme and identifying names. Council Member Johnston felt the Council should strive for an authentic theme and keep it local focused. Mr. Bunnell would return to a future meeting to present updated ideas based upon Council feedback.

5. Evans Property Acquisition (Russ Funk, City Engineer) - 5 min

Motion: Council Member Barney moved to approve the property acquisition and right-of-way contract for the Evans' property. **Second:** Council Member Cheatwood made the second. **Voting Yes:** Council Members Barney, Cheatwood, Johnston, and Ostergaard. **Voting No:** None. Council Member Phillips was absent. The **Motion Passed 4-0.**

III. ADJOURNMENT:

City Manager Matt Brower reminded Council to attend the County Council Meeting the following evening, March 6, to participate in the discussion of two agenda items: 1. The CRA discussion to encourage the County's participation in an interlocal agreement with Heber City and 2. Discussion regarding the Heber Valley corridor, UDOT's EIS, and the proposed WOLB (Wasatch Open Lands Board) land purchase for a conservation easement. He was working with Wasatch County School District Superintendent Paul Sweat to arrange time for the City Council to meet with the School Board for further CRA discussion.

Mr. Brower noted Roger Brooks was in town working with the Heber Valley Chamber to design and plan for a park that would support 250 days of activity per year; consider parking solutions for downtown; and businesses needed to support the plan.

Staff was working on a May event to rededicate the City Hall Historic Tabernacle building once the bell tower repairs and renovation were completed.

Mayor Franco reminded Council to register for the upcoming ULCT (Utah League of Cities and Towns) conference if they had not done so already.

Motion: Council Member Cheatwood move to adjourn. **Second:** Council Member Ostergaard seconded the motion. The meeting adjourned at 6:30 p.m.




Trina Cooke, City Recorder