HEBER CITY CORPORATION
75 North Main Street
Heber City, UT 84032
Heber City Council Meeting
AMENDED AGENDA
December 17, 2024

APPROVED Minutes

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

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

Mayor Heidi Franco called the meeting to order at 4:00 p.m. and welcomed everyone present.

City Council Present:
Mayor Heidi Franco
Council Member Yvonne Barney - arrived 4:03 p.m.
Council Member Aaron Cheatwood - arrived 4:03 p.m.
Council Member Mike Johnston
Council Member Sid Ostergaard
Council Member Scott Phillips

Staff Present:
City Manager Matt Brower
Assistant City Manager Mark Smedley
Planning Manager Jamie Baron
City Engineer Russ Funk
Deputy Chief of Police Branden Russell
City Attorney Jeremy Cook
Finance Manager Sara Jane Nagel
Parks and Cemetery Director Mark Rounds
City Recorder Trina Cooke

Staff Participating Remotely: Public Works Director Matthew Kennard, IT Specialist Anthon Beales, Human Resources Manager Cherie Ashe, Engineering Administrative Assistant Desiree Muheim, Planner Jacob Roberts, Engineer Kyle Turnbow, Deputy City Recorder Robin Bond, Finance Director Sara Jane Nagel, and Wendy Anderson.

Also Present: Deborah VanLeeuwen, Bill Coleman, Giny Tuite, David Remington, Wells Barker, Creighton Lowe, Marria Rust, Ray Rust, Clint Barker, Joseph A Provetto, Neil Goldman, Dave Parry, Todd Anderson, Andrew Dorobek, Jason Glidden, Maxx Cohen, Launa Murdock Nielson, Marian Crosby, Ken Crosby, Kathie Coleman, Tori Broughton, Donna Keynish, Del Barney, Russell Skousen, Shawn Harrison, Randy Christ, Rick Wooton, Adrienne Aubinder, Dave Anderson, Naomi Kisen, Andrea Clayton, Chris McGowan, Bryanna Layer, Mark Blosil, Ryan Lawson, Renea Nilsson, Tom Wardle, Allison Salisbury, Doug Murdock, Mark Austin, Beth Tryon, Nathan Morris, Greg Wittstock Liz Lange, Holly Bodily, Sarah Severson, Trevor Thinnes, Max Norr, Jonathan and Tami Harrison, and others who did not sign in or whose handwriting was illegible.

Also Attending Remotely: (names are shown as signed-in online) Christen Thompson, Heber Landowner, Jeremy Call, Jon, Kristi Carter, Mark, Mitch, Sherry, Mesia Swan, TMT, AHS, Ashley, B, Becky, Bobbi Jo Wilkerson, Brad Ehlert, Brad Winegar, Brian, C Lewis, Cameron, Cami Bingham, Catherine, CB, CC, Clara Hatcher, Cw, Cygrymus, D, Eric Hales, Fiala, George Lang, Grace Doerfler, Ileana A, J, Jacob Christensen, Jake, Jami Hewlett, JB, Jen, JH, Josh Barnes, Kandy Winegar, Katie Wilking, Kelli, L.L., Lake Creek, Larie, Lauri, Leah Hallows, Lindsay, Lisa Salisbury, Lynn Baum, Marc, Mark, Max C, Meh, Michael Demkowicz, Miller Wright, Mitch, Nick Lopez, Phil's cellphone, RK, Ronda, Ruth Jarvis, Sandy Potts, Shellie Barrus, SRH, Stefanie, and Todd Anderson.

The meeting was moved forward to Work Meeting item two.

1. Request from Jordanelle Ridge to Modify Upper Village Transportation Master Plan (Russ Funk, City Engineer) - *30 min*

City Engineer Russ Funk explained that the agenda item was not ready for Council approval that evening but he was seeking Council direction. Jordanelle Ridge wished to make one of the roads private within a private development and Mr. Funk wished to obtain Council opinion regarding the request.

Jordanelle Ridge representative Mike Bradshaw described the development's effort to accommodate emergency services in the proposed development area. He further explained the requested changes to accommodate the proposed plan including describing the road grades. He outlined the existing and intended trails in the area as well as the proposed development design plan and golf course. There would also be land dedicated for a new fire station, a police station, and a snow plow base.

Council Member Phillips thanked Mr. Bradshaw for the Jordanelle Ridge trail system that was more expansive than the Wasatch State Park's trail system on the other side of the Valley. He was concerned about the fire danger in the area but supported a private road. Council discussed a private road versus a City-owned road, accessibility for fire trucks and emergency services, as well as connectivity to Little Pole Road.

Public Works Director Matthew Kennard felt that the private roads needed to be built to City standards in order to eliminate concern if the City were to maintain the roads. Council majority supported Staff continue working with Jordanelle Ridge and forward a recommendation to Council for a private versus public road.

2. Vacant properties surrounding Timpanogos Middle School and Old Mill Elementary School (Ginny Tuite, Bill Coleman) - *30 min*

City Planner Jamie Baron shared an image of a map reflecting the area to be discussed. He reminded Council of the City's MOU (Memorandum of Understanding) with Wasatch County regarding the City's expansion area map. The MOU agreement stated that the City would not annex east of Mill Road which was where the property was located.

Petitioner Phil Coleman described the proposal for the land at 1200 South and Mill Road. He felt it would be appropriate if the location was used to install high density affordable housing based on the public service facilities in the area including schools, a library, and shopping facilities.

Council Member Phillips shared that he had contacted County Council Members and discovered the County was not interested in changing the boundary outlined in the MOU. He proposed the petitioners negotiate with the County for the proposed development. Petitioner Giny Tuite explained that they had approached the County and the County had sent them to the City to hold the discussion. Discussion continued. Consensus of Council majority was to not modify the annexation policy plan boundary to consider the request of the petitioners to annex the property into City limits.

The meeting returned to Work Meeting agenda item one.

3. Ordinance 2024-24 North Village Development Annexation (aka Resort-Crossings/Harvest Village) Annexation located at the intersection of Highway 40 and Highway 32 (Tony Kohler, Community Development Director, Jeremy Cook, City Attorney) - *50 min*

Mayor Franco asked what changes had been made to the development agreements since being uploaded to the meeting materials the previous Thursday. City Attorney Jeremy Cook shared there had been multiple discussions and/or meetings since the agenda materials had been posted. He stated he had tried to draft the two development agreements as consistently as possible. Mr. Cook walked Council through the additional changes proposed in the Harvest Village Development Agreement as found in the red-lined document attached to the meeting materials. He described the negotiation process as the City Staff and developers worked through the agreement.

Harvest Village representative Justin Keyes explained the flexibility needed in the agreement was because the working development plan was still in the conceptual stage. Staff wished to see language in the development agreement to indicate the development would continue to comply with City standards if the standards were updated.

Mayor Franco asked that all meetings be held publicly between the Council Members and development representatives.

II. BREAK - 10 MIN

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

1. Call to Order

Mayor Franco called the Regular Meeting to order at 6:15 p.m. and welcomed everyone present.

2. Pledge of Allegiance (Yvonne Barney, Council Member)

Council Member Yvonne Barney led the recitation of the Pledge of Allegiance.

3. Prayer/Thought by Invitation (Mike Johnston, Council Member)

Council Member Mike Johnston sang the Wexford Carol, an ancient Irish Christmas Carol.

IV. AWARDS, RECOGNITION, and PROCLAMATIONS:

1. Nomination of Steve Simpson and Russ Coleman for the Mayor's Award

Mayor Franco read the nomination of Steve Simpson and Russ Coleman for the Mayor's Award, as included in the meeting materials, and presented them each with a challenge coin.

V. CONFLICT OF INTEREST DISCLOSURE:

There were no conflicts disclosed.

VI. CONSENT AGENDA:

Mayor Franco moved Action agenda item three to be included in the Consent Agenda, with the permission of the City Engineer Russ Funk.

Motion: Council Member Cheatwood moved to approve the Consent Agenda as presented, including item three from the Action Items agenda. **Second:** Council Member Phillips made the second. **Voting Yes:** Council Members Phillips, Ostergaard, Cheatwood, Barney, and Johnston. **Voting No:** None. The **Motion Passed Unanimously, 5-0.**

Note: the December 3rd Meeting Minutes were not included in the approval.

1. Approval of November 19, 2024, City Council Meeting Minutes and the December 3, 2024, City Council Meeting Minutes (Trina Cooke, City Recorder)

2. Contract Award for Construction of the Heber City 2024 Hospital Well Backup Generator Project (Russ Funk, City Engineer)

VII. PUBLIC COMMENTS: (3 min per person/20 min max)

Dave Anderson, Moulton Lane resident, had previously objected to the annexation and wished to inform Council that he now supported the annexation. He stated he was putting his trust in the Council. He understood development was coming and hoped it was done responsibly.

Bryanna Layer asked why the City wanted the annexation and who it served. She read a prepared statement from her phone. She felt the annexation only benefited the outside developers and hoped the Council would not give them concessions. She asked the City make it harder for the developers, not easy. She felt the view coming into the Valley from Highway 40 was one of the most beautiful and did not want it to be ruined.

Randy Christ lived on Highway 40 and was bothered by the lighting from a medical building across the street from his home the lighted signs left on all night. He could see the lights from Midway. Mr. Christ asked for help from the Council and recalled the City's Dark-Sky ordinance. He proposed timers or dimming the lights after hours. Planning Manager Jamie Baron explained the lighting had met the existing code at the time of permitting and offered to contact the business owner to ask them to accommodate the neighbor. Mr. Christ was also concerned about the left-hand turns from the business parking lot onto Highway 40. He felt someone could be killed. He had seen many accidents on Highway 40 and State Road 189. He wanted to see a barrier on SR189 rather than Highway 40. He was in favor of the two proposed bypass routes through the north fields.

Tom Wardle, from Midway, wished to address the proposed annexation on the southwest corner of Highway 40 and River Road. He was concerned about the precedent the proposed annexation was setting.

Council Member Barney had received many emails from residents expressing their many concerns with the North Village Crossings annexation. They were concerned about added traffic and the large size of the proposed developments and had expressed hope that the Council would help protect the area.

Mayor Franco stated there would be another public comment period at the end of the Crossings Annexation agenda item. She explained the Rules of Order regarding the Public Comment period. She read a statement submitted by the North Fields Irrigation Board Chairman Mark Wilson with regard to the Sessions Spring, and the McDonald Ditch being owned publicly and would not belong to the property owner. North Fields Irrigation wished to be included in the discussions and approval process. Matt Brower agreed to reach out to the irrigation board to meet with them.

Mr. Murdock asked why the City kept annexing piecemeal. He had never seen taxes go down or flatten because of an annexation. He said developers wanted density for money and profit. He did not feel the City had to allow annexation. The entrance to the Valley affected the entire valley. He feared it would be the same as what happened with Walmart. He did not feel the Valley needed to be improved. There would not be low-income housing. He was opposed to the proposed annexation

Lindy Reioux, Heber City resident, adamantly opposed the annexation. She did not feel the proposed annexation would enhance the lives of the residents of the Valley. She asked the room how many were opposed. The majority of the room raised their hands.

Council Member Aaron Cheatwood noted the Public Hearing the City had previously held offered an unlimited amount of time for comments. He expressed appreciation for the community that wished to speak. He noted that the City did not seek annexations but were approached by the developers and the City Council was obligated to meet with them.

VIII. GENERAL BUSINESS ITEMS:

1. Utah Department of Transportation (UDOT) Update (Craig Hancock) - *20 min*

UDOT (Utah Department of Transportation) Project Manager Craig Hancock addressed the highway barrier UDOT planned to install on Highway 40. The decision was based upon the number of serious or fatal accidents. He recognized the barrier would impede access to private properties and informed that there would be a public meeting to discuss further with those affected. UDOT was also planning to install a barrier on Highway 189 in the future. Mayor Franco clarified for the record the traffic signal on Coyote Canyon Parkway would be installed.

Mr. Hancock provided the update for the progress of the Heber Valley Corridor including completed activities and ongoing activities as detailed in the associated meeting materials. He reviewed the process and timeline.

Andrea Clayton, UDOT Environmental Representative described the process further to establish alternative routes and determine environmental impacts for the potential bypass routes.

Mr. Hancock reviewed alternative refinements for projected traffic pressure in 2050 and shared four alternative bypass routes. He provided the percentages of vehicle types that compiled the traffic through the valley as discovered in the Environmental Impact Statement (EIS) study. Ms. Clayton explained that the numbers provided reflected that once per minute a semi or tanker truck passed the tracking camera set up on Main Street. Council discussion regarding Main Street traffic, the large industrial truck traffic, and projected future traffic increases with population growth.

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

1. Public Hearing and Possible Council Action on Resolution 2024-21 to Amend the FY 2025 Budget for City-wide Capital Improvement Projects (Sara Nagel, Finance Manager) -

City Attorney Jeremy Cook clarified that, pursuant to State Code, public comments during a public hearing must remain focused on the hearing's specific topic. The current Public Hearing was to allow for public comment regarding the proposed budget amendment for City-wide Capital Improvement Projects. He recognized the number of people present that wished to comment on the Harvest Village and Crossings annexation and reminded everyone there would be a public comment period permitted after that specific agenda item. He proposed extending that public comment period to twenty minutes from ten and cutting the individual comment time to one minute from three per person in order to allow everyone who wished to speak the opportunity to do so.

Motion: Council Member Phillips moved to hear the public comments pertinent to the action item two regarding the Resort Crossings and Harvest Village Annexation at the beginning of the Action Item for 20 minutes, one minute per person. **Second:** Council Member Cheatwood made the second. **Voting Yes:** Council Members Phillips, Ostergaard, Cheatwood, Barney, and Johnston. **Voting No:** None. The **Motion Passed Unanimously, 5-0.**

City Engineer Russ Funk presented the details for the requested budget amendment for the necessary city-wide capital improvement projects. He clarified that everything in the proposed budget amendment was either rolling forward from the previous year's approved budget or had previously been presented to Council and was returning for approval via the budget amendment per Council's request. He described the difficulty estimating project's timelines to coincide with the fiscal year calendar rather than an annual calendar year. He listed the projects and their dollar amounts requested in the budget amendment as included in the attached meeting materials.

Mayor Franco opened the Public Hearing at 7:48 p.m. With no one from the public coming forward to comment, the Hearing was closed at 7:48 p.m.

Motion: Council Member Cheatwood made the motion to approve Resolution 2024-21 to amend the Fiscal Year 2025 Budget for City-wide Capital Improvement Projects as outlined. **Second:** Council Member Phillips made the second. **Voting Yes:** Council Members Phillips, Ostergaard, Cheatwood, Barney, and Johnston. **Voting No:** None. The **Motion Passed Unanimously, 5-0.**

2. Ordinance 2024-24 North Village Development Annexation (aka Resort-Crossings/Harvest Village) Annexation located at the intersection of Highway 40 and Highway 32 (Tony Kohler, Community Development Director, Jeremy Cook, City Attorney) - *60 min*

Mayor Franco opened the public comment period advising it would remain open for 20 minutes.

Council Member Yvonne Barney read a text message she had received from a member of the community, Brianna Layer, indicating confusion regarding the proposed annexation process and asking for more transparency for the public.

Mark Blosil stated he totally opposed the annexation. He did not think the proposed annexation fit the vibe for the valley. He questioned the need for an additional gas station as proposed in the Crossings design concept, noting there were five gas stations down the road. He was concerned with a bypass bringing additional development and running amok bringing additional restaurants and gas stations. He asked Council to reconsider the ramifications of the bypass and to try to control the growth.

Nathan Morisson protested the motion limiting public comment to one minute and felt it was a travesty considering the number of people present that wished to be heard. He said he would be circulating a questionnaire to the Council and posting the results to Instagram. He expressed concern with the Council taking action regarding the North Fields that he felt went against what the people of the Valley wanted. His questionnaire was intended to hold the Council responsible for what they did and would ask the Council Members who they had held meetings with as far as developers in the proposed projects, and who on the Council had economic interest. Addressing affordable housing: he felt it was only affordable for the first purchaser. He expressed appreciation for the Council Members' willingness to serve.

Liz Lane recalled the UDOT traffic study projecting a 30% growth increase in density. She felt UDOT had implied another study would be required as they could not plan fast enough for the potential increase in traffic. She questioned the City approving high density including hotels that would add to a problem that was yet to be solved. She felt it was irresponsible for the City to approve an annexation on Highway 40 at that time and she did not believe that if the City did not annex the area, the development would take place in the County, giving the County the tax revenue instead of the City. She felt the developers wished to annex into the City because the City had fewer restrictions than the County. She asked the Council to vote no to the annexation to allow time for the City to get control over its building, infrastructure, roads, and traffic.

Giny Tuite owned property in the north fields and supported annexation. She knew the development rights had already been given and felt good planning and control was essential. She did not support the proposed gas station. She suggested thinking about the order the roads and development were installed for the future. She owned open space and wished to see open space preserved but appreciated good planning.

Christen Thompson, Heber Valley resident, opposed the annexation in the proposed form. He noted the potential that the population would double or possibly triple in the next twenty years. He referred to the City's Master Plan that indicated the desire to preserve the majority of land as open space with public access but the current North Village Overlay Zone (NVOZ) did not match the Master Plan. He urged Council to not approve the proposed annexation until the zoning was updated to match the Master Plan. He thought the City should build up and densify downtown and use impact fees from those buildings to preserve surrounding open space. He wanted the City to work to stop the sprawl and the paving over of the Valley.

Mark Austin, resident of Heber Valley, proposed the Council vote no for the annexation and suggested a moratorium on all development until the City could resolve some of the fundamental infrastructure issues it had. He referred to the UDOT study indicating that 92% of all traffic at rush hour was local. Through traffic was 25%. He did not feel the proposed bypass would resolve the traffic problem. He wanted to see the City put its energy, time, and money towards resolving that problem. Secondly, he said the sewage treatment plant did not have the capacity to continue to serve the existing community and felt it was unsustainable. He felt a moratorium on development was needed until the numerous infrastructure issues could be resolved. Once resolved, he felt the Valley could proceed with environmentally and socially sustainable, practically planned development.

Mesia Swan's (nee Baum) family had been in the Valley for generations. They had owned the property located at the northeast corner of the intersection proposed to be annexed since before Utah was a State. She supported the annexation and explained the necessity of responsible planning. She had been a real estate agent for 20 years and felt that if the City did not annex, it risked the area being turned into a Kimball Junction, Park City, or another eyesore. She felt the developer's plan was incredibly conservative based on what the County's vested rights permitted for density and previous development proposals. She questioned whether Heber City wanted to draw all the resort traffic into town for the gas stations and felt it would be better to have a dedicated resort gas station outside of town. She supported the annexation and felt that if the City did not annex, it would lose the ability to negotiate a responsible plan.

Julie Button expressed her opposition to the annexation and felt there were too many problems as it was. She felt the issues with traffic, sewer, and water needed to be resolved before adding any more homes or density. She felt traffic within Heber as well as the bypass needed to be resolved before adding more density.

Maxx Cohen shared that the developer had agreed to abide by the North Village Overlay Zone code along his property line and had agreed to a greenspace buffer and building height restrictions. He hoped the City Council continued to enforce the zoning codes to continue to benefit the existing and future residents.

Holly Bodily opposed the annexation. She stated that every unit cost the existing residents. She felt it was a huge drain on the residents that was made up for with increased taxes. She did not understand continued decisions to increase density. She said open spaces saved the City money and the development affected all residents by increasing property tax. She did not feel the proposed annexation captured the welcome to the Valley that should be projected. She added that there were many people unable to attend the meeting that evening due to the holiday season and asked the Council not to vote that night.

Tara Morris relayed that, with the exception of Council Member Barney, the Council's days in office could be numbered if their focus remained on tax revenue, and whatever else they seemed to be gaining from pleasing developers, then they had lost the sense of what it meant to be a representative and voice for their community. The word was spreading and people were becoming aware. She noted how many members of the community were present and said more would be coming. She said the Council Members would be replaced if they continued to ignore the voices of the Heber Valley. She had spoken with the Homestead and the Zermott resorts and both had informed her that they were rarely filled to capacity. Ms. Morris felt the City should focus on helping the existing resorts succeed before adding more hotels.
Ms. Morris said she had not changed her opinion since the previous meeting concerning the water and condensed housing and felt the plan catered to developers and realtors who hoped to benefit from other annexations in the Heber Valley, Mayflower, Deer Valley, and second home-owners. She told the Council they were being put on notice and that their actions were being watched more closely. She asked Council if they wanted to be remembered for ruining the character of the Valley. She urged the Council to table the annexation to a later date as she felt there were dozens of residents that had been unable to attend due to the holidays.

Council Member Johnston wished to respond to some of the statements made by the public. He noted that all affordable housing within Heber City was deed-restricted in perpetuity and the City maintained first rights for resale buy-back. He explained the 2019 UDOT traffic models from MAG (Mountainland Association of Governments) had not anticipated the growth that was previously approved zoning in the County. He clarified the definition of sprawl was low-density single-family housing that was spread out and created automobile dependency. Sprawl created higher housing costs. Higher density was much more cost-effective. Council Member Johnston shared the history from 1999 when Wasatch County approved the zoning density in the North Village. In 2019, the City and the County had signed an MOU (Memorandum of Understanding) that all urban development in the North Village would be managed by Heber City and the County would continue to manage rural properties.

Council Member Johnston reviewed the existing permitted development uses in the current County zoning noting that single-family units and agriculture were not among the permitted uses. He further explained the Council's willingness to consider annexations into the City was in order to help guide development responsibly to the best benefit for the people in the Valley. Mayor Franco noted the City Code allowed half the number of ERU's (Equivalent Residential Units) the developers were asking to have approved. Council Member Cheatwood explained the importance of holding discussions with the developers. He added that the Council had willingly allowed the public to speak and offer their comments to the Council and asked the public to respect the work that the Council applied to the consideration of all the decisions they made. Council Member Barney thanked the public for coming and sharing their opinions with the Council. She recognized that the Council did not always agree but she asked the community to listen to the discussions and to stay informed.

City Attorney Jeremy Cook explained the first step was to approve the annexation, then work through the negotiations of the two MDAs (Master Development Agreements). He said it was common practice to approve the annexation contingently, dependent on future approval of the MDAs. Council discussion continued regarding ongoing negotiations and details of the concept design plans within the two Development Agreements including building heights, ERUs, affordable housing, setbacks, and existing residential protections.

City Engineer Russ Funk reiterated the importance of preserving the land for the UDOT bypass plans.

Motion: Council Member Phillips moved to extend the meeting to 11:00 p.m., including the Closed session. **Second:** Council Member Cheatwood made the second. **Voting Yes:** Council Members Phillips, Ostergaard, Cheatwood, and Johnston. **Voting No:** Council Member Barney. The **Motion Passed 4-1.**

Council discussion resumed regarding density, the need for affordable housing, employee housing, a fee-in-lieu for affordable housing, and preservation fees collected for the North Fields preservation.

Crossings representatives shared renderings of development concepts from different angles and viewpoints. They reviewed the updates and changes that had been integrated into the development agreement based upon requests from Council. The Crossings intended to move stormwater across Highway 40 to the Harvest Village property, include a gas station at the intersection, and place hotel parking underground.

Motion: Council Member Phillips moved to extend the meeting ten more minutes.

Motion: Council Member Johnston moved to extend the discussion to 11:00 p.m. **Previous Motion withdrawn and Second made:** Council Member Phillips withdrew his previous motion and seconded Council Member Johnston's motion. **Voting Yes:** Council Members Phillips, Ostergaard, Cheatwood, and Johnston. **Voting No:** Council Member Barney. The **Motion Passed 4-1**.

Council Member Johnston noted the Council had been working on the development agreements for over a year.

Motion: Council Member Johnston made the motion to approve Ordinance 2024-24 to accept the North Village Crossings Annexation contingent on property owners and a City-signed Development Agreement, based on the Council's extensive comments and input to the two groups that night, and based on final discussions in January 2025, further if needed, to come to a final agreement for a tight Development Agreement. **Second:** Council Member Ostergaard made the second.

Discussion: City Attorney Jeremy Cook clarified the Ordinance contained language stating that the Ordinance would be effective immediately upon Council approval. He asked if Council Member Johnston intended that the approval of the Ordinance would be contingent upon the approval and execution of the Development Agreements for the Resort Crossings and Harvest Village projects.

Amended Motion: Council Member Johnston amended his motion to clarify that the Ordinance would be contingent upon the approval and execution of the Development Agreements for the Resort Crossings and Harvest Village projects. Council Member Ostergaard's second stood. **Voting Yes:** Council Members Phillips, Ostergaard, and Johnston. **Voting No:** Council Members Barney and Cheatwood. The **Motion Passed 3-2.**

3. Central Heber Replacements Project – Phase 1C - Construction Change Orders 1 & 2

(Russ Funk, City Engineer) - *10 min*

Action agenda item three was approved with the Consent Agenda.

4. Jordanelle Ridge Upper Village Transportation Master Plan (Scott Phillips, Council Member) - *15 min*

There was no further discussion held for this subject other than the Work Meeting discussion.

X. COMMUNICATION:

City Manager Matt Brower recalled that when the Council had approved the rates and fees study for the Heber Valley Airport, Airport Advisory Board (AAB) Chair Jason Talley had shared with the Council that he felt the AAB should review the Airport 's Minimum Standards annually. Mr. Brower shared that per the settlement agreement between the Airport and OK3, the Minimum Standards could only be changed in the five or six ways listed in the agreement until section three was removed sometime in the future. He said he would meet with the City Attorney Jeremy Cook, Airport Counsel Steve Osit, and Jason Talley to explain.

XI. CLOSED MEETING:

Motion: Council Member Ostergaard moved to enter a Closed Meeting for the purpose of discussing the purchase, exchange, or lease of real property. **Second:** Council Member Phillips made the second. **Voting Yes:** Council Members Phillips, Ostergaard, Cheatwood, Barney, and Johnston. **Voting No:** None. The **Motion Passed Unanimously, 5-0.** The meeting entered a Closed session at 11:02 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 City Attorney Jeremy Cook City Recorder Trina Cooke

1. Discuss the Purchase, Exchange, or Lease of Real Property (Matt Brower, City Manager)

Motion: Council Member Cheatwood moved to end the Closed Meeting and adjourn. **Second:** Council Member Ostergaard made the second. **Voting Yes:** Council Members Phillips, Ostergaard, Cheatwood, Barney, and Johnston. **Voting No:** None. The **Motion Passed Unanimously, 5-0.** The Council exited the Closed Meeting at 11:44 p.m.

XII. ADJOURNMENT:

Motion: Council Member Cheatwood moved to end the Closed Meeting and adjourn. **Second:** Council Member Ostergaard made the second. **Voting Yes:** Council Members Phillips, Ostergaard, Cheatwood, Barney, and Johnston. **Voting No:** None. The **Motion Passed Unanimously, 5-0.** The meeting adjourned at 11:45 p.m.

HEBER CITY CORPORATE Seal WASATCH COUNTY, UTAH

Trina Cooke, City Recorder