

**HEBER CITY CORPORATION
75 North Main Street
Heber City, UT 84032
Heber City Council Meeting
February 18, 2025**

DRAFT Minutes

**4:30 p.m. Work Meeting
6:00 p.m. Regular Meeting**

I. WORK MEETING - 4:30 P.M.

Mayor Franco called the meeting to order at 4:30 pm.

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 6:30 pm to 7:10 pm.)

Staff Present:

City Manager Matt Brower
Assistant City Manager Mark Smedley
Chief of Police Parker Sever
City Attorney Jeremy Cook
City Engineer Russ Funk
Deputy City Recorder Robin Raines-Bond Community
Development Director Tony Kohler
Finance Director Sara Jane Nagel
GIS Specialist Shiona Howard
IT Director Anthon Beales
Parks and Cemetery Director Mark Rounds
Planning Manager Jamie Baron
Public Works Director Matt Kennard
Public Works Administrator Candace Bufton

Staff Participating Remotely: Assistant City Manager Mark Smedley, Planning Manager Jamie Baron, Public Works Director Matthew Kennard, City Engineer Russ Funk, Finance Director Sara Jane Nagel, IT Director Anthon Beales, City Treasurer Mindy Kohler, Engineer Ross Hansen, Engineering Tech Desiree Muheim, and Human Resources Manager Cherie Ashe.

Also Present: Brian Bales, Luke Kennard, Kris Parker, Richard Breitenbeker, Dustin Grabau, Adam Killpack, Tori Broughton, Rachel Kahler, Phil Jordan, Emma Zevallos, Kristin Anderson, Andrea Clayton, Naomi Kison, Craig Hancock, Grace Doerfler -

KPCW, Jessica Broadhead, Joshua Jewkes, Howard Saldarini, Amanda Sorensen, and others who did not sign in or whose handwriting was illegible.

Also Present Remotely: Missy Maughan, Andrew Dudik, Chris Pedersen, Dave Driggs Heber Valley Arts, Howard Saldarini, Jen, Luke s, John, morgen, Phil Jordan, and Yarasen Garcia.

1. The Views on Main Development Agreement Term Sheet (Luke Kennard, Tony Kohler, Community Development Director) - 45 min

Mr. Kohler introduced the Views on Main project and its representatives Luke Kennard and Kris Parker. Council Member Johnston disclosed his employment with ATWELL but stated he had no involvement with the Views on Main project.

Mr. Kohler noted that 860 South might be closed for the project and that fencing and architecture issues were under review by the Planning Commission. Mr. Funk presented updates on the Master Plan, explaining that one landowner had withdrawn from the road plans. He requested direction from the Council on how to proceed.

Council Member Ostergaard inquired about the landowner's reasons for withdrawing. Mr. Luke Kennard (Views on Main Representative) responded that it rendered the land unusable and inaccessible.

The Mayor asked about project phasing. Mr. Kennard explained that the project was initially a single phase but was split into two phases to facilitate approval.

Council Member Barney asked about hotel access, and Mr. Funk demonstrated the two access points from Main Street.

Discussion continued regarding road maintenance, pedestrian signals, traffic patterns, and construction logistics. Mr. Funk indicated that UDOT was in agreement regarding a new full intersection signal, with the development contributing 25% of the cost.

Council Member Cheatwood sought legal clarification regarding project phasing. Attorney Cook confirmed that Phase I was vested while Phase II was not. The Council agreed to revisit the discussion on March 4, 2025.

2. Wasatch County Admin Building Annexation MDA (Jamie Baron, Planning Manager) - 35 min

Mr. Baron introduced the project and provided updates from the Planning Commission. County officials, including County Manager Dustin Grabau and Project Manager Richard Breitenbeker shared their perspectives.

The Mayor asked if UDOT's involvement would delay construction. The County indicated that they could proceed immediately. Discussion continued regarding land purchases, shared parking

potential, and the timeline for vacating buildings. The County estimated three years for completing the new Administration Building, with the Fire Department moving in April.

Council agreed to proceed with the MDA process, aiming for council approval in April.

II. BREAK - 10 MINS

REGULAR MEETING - 6:00 P.M.

1. Call to Order

The Meeting called to order at 6:06 p.m. by Mayor Franco.

2. Pledge of Allegiance

Led by Council Member Ostergaard.

3. Prayer/Thought

Given by Council Member Barney.

IV. CONFLICT OF INTEREST DISCLOSURE

None disclosed. See Website for Conflict of Interest Disclosures Forms that have been filed by Council Members. <https://heberut.gov/368/Conflict-of-Interest-Disclosure-Forms>

V. CONSENT AGENDA

1. Approval of Meeting Minutes

Motion: Council Member Cheatwood motioned to approve the January 7, 16, and 18, 2025, meeting minutes.

Second: Council Member Barney seconded the motion.

Yes: Council Members Barney, Cheatwood, Johnston, and Ostergaard.

No: None

Motion passed unanimously (4-0).

VI. PUBLIC COMMENTS No public comments.

VII. GENERAL BUSINESS ITEMS

1. Heber Valley Tourism and Economic Development 2024 Annual Report

(Dallin Koecher, Jessica Broadhead - 30 min)

Presenters discussed strategies for attracting visitors, increasing international marketing, and economic impacts. Council Member Barney inquired about international marketing efforts, which are expected to increase with the approaching Olympics.

2. Heber Valley Corridor EIS Update

(Craig Hancock, UDOT - 20 min)

Mr. Hancock provided updates on the Environmental Impact Study. Council discussed road safety, speed limits, and traffic flow considerations.

VIII. ACTION ITEMS

1. Pro-Forma and Term Sheet for Amphitheater Operations

(Phil Jordan - 30 min)

Mr. Jordan presented an overview of the Heber Valley Arts Center Amphitheater and its phased development. The Council deferred voting and agreed to revisit on March 4.

2. Heber Leadership Academy 2025 Class Project

(Matt Brower, City Manager, Rachel Kahler, CAMS Executive Director - 20 min)

Mrs. Kahler outlined a historical site project and requested city funding. Council discussed accessibility and security concerns.

Motion: Council Member Cheatwood motioned to approve the funding.

Second: Council Member Ostergaard seconded the motion.

Yes: Council Members Barney, Cheatwood, Johnston, and Ostergaard.

No: None

Motion passed unanimously (4-0).

3. Saldarini Annexation Petition

(Jamie Baron, Planning Manager - 15 min)

Mr. Baron introduced the petition for annexation. Mr. Saldarini expressed his desire to join the city. The Council acknowledged the petition and outlined next steps.

Motion: Council Member Johnston motioned to approve the petition for annexation.

Second: Council Member Ostergaard seconded the motion.

Yes: Council Members Barney, Cheatwood, Johnston, and Ostergaard.

No: None

Motion passed unanimously (4-0).

IX. COMMUNICATION

Mr. Funk addressed railroad-crossing improvements, including a quiet zone study. Council debated funding sources, and a majority supported moving forward with the study.

Council discussed inter-local agreements with Wasatch County. Attorney Cook advised that the current Council could not bind a future Council to an MOU. The matter would be revisited on March 4.

X. CLOSED MEETING

The Council voted to enter a closed session to discuss the purchase, exchange, or lease of real property.

Motion: Council Member Barney motioned to enter a closed session.

Second: Council Member Ostergaard seconded the motion.

Yes: Council Members Barney, Cheatwood, Johnston, and Ostergaard.

No: None

Motion passed unanimously (4-0).

Attendance: City Manager Matt Brower

City Attorney Jeremy Cook

Mayor Heidi Franco

Council Members Barney, Cheatwood, Johnston, and Ostergaard

Motion: Council Member Barney motioned to leave the closed session.

Second: Council Member Ostergaard seconded the motion.

Yes: Council Members Barney, Cheatwood, Johnston, and Ostergaard.

No: None

Motion passed unanimously (4-0).

XI. ADJOURNMENT

Motion: Council Member Barney motioned to adjourn.

Second: Council Member Ostergaard seconded the motion.

Yes: Council Members Barney, Cheatwood, Johnston, and Ostergaard.

No: None

Motion passed unanimously (4-0).

The meeting concluded at 9:45 pm.