

CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
February 10, 2015 – POLICY SESSION

Mission Statement: To provide leadership in advancing core community values; sustain safety, security and health; and provide progressive, caring and effective services. We take pride in building a community where individuals, families and businesses can develop and thrive.

Executive Conference Room
55 South State Street
Third Floor
Clearfield, Utah

6:30 P.M. WORK SESSION

Parks & Recreation Commission Interviews and Discussion

(Any items not fully addressed prior to the Policy Session will be addressed in a Work Session immediately following the Policy Session)

City Council Chambers
55 South State Street
Third Floor
Clearfield, Utah

7:00 P.M. REGULAR SESSION

CALL TO ORDER:

Mayor Shepherd

OPENING CEREMONY:

Councilmember Benson

APPROVAL OF MINUTES:

January 13, 2015 – Policy Session

January 20, 2015 – Work Session

January 27, 2015 – Work Session

January 27, 2015 – Policy Session

PUBLIC HEARING:

1. **PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A FINAL SUBDIVISION PLAT FOR A TWO LOT SUBDIVISION LOCATED AT 1039 WEST AND 1045 WEST 700 SOUTH (TIN's: 12-051-0056, 12-051-0057)**

BACKGROUND: The two parcels, 12-051-0056 and 12-051-0057, were created through the recording of separate Warranty Deeds in 2006 and 2007 respectively without going through the required subdivision process. The parcels also included portions of property that are within the public right-of-way. This plat will properly create two entitled building lots with all of the rights and protections afforded to properly subdivided land and also dedicates those areas of roadway within the public right-of-way to the City.

RECOMMENDATION: Open the Public Hearing and receive any public comment.

SCHEDULED ITEMS:

2. **CITIZEN COMMENTS**

3. **CONSIDER APPROVAL OF AND CONSENT TO THE MAYOR'S PROPOSED APPOINTMENT OF INDIVIDUALS TO THE CITY'S PARKS AND RECREATION COMMISSION**

BACKGROUND: The Clearfield Parks and Recreation Commission currently has one vacancy. The City solicited letters of interest from interested individuals who were interviewed during the work session prior to this meeting.

RECOMMENDATION: Approve and consent to the Mayor's appointments to the Parks and Recreation Commission and authorize the Mayor's signature to any necessary documents.

4. **CONSIDER APPROVAL OF A FINAL SUBDIVISION PLAT FOR A TWO LOT SUBDIVISION LOCATED AT 1039 WEST AND 1045 WEST 700 SOUTH (TIN's: 12-051-0056, 12-051-0057)**

BACKGROUND: The Planning Commission reviewed a Preliminary Subdivision Plat and Final Subdivision Plat for the two lots during its meeting on Wednesday, February 4, 2015 and approved the Preliminary Subdivision Plat and recommended approval as conditioned of the Final Subdivision Plat to the City Council.

RECOMMENDATION: Approve as conditioned the Final Subdivision Plat for a Two Lot Subdivision located at 1039 West and 1045 West 700 South (TIN's: 12-051-0056, 12-051-0057) and authorize the Mayor's signature to any necessary documents.

5. **CONSIDER APPROVAL OF RESOLUTION 2015R-03 AUTHORIZING AN AMENDMENT TO THE ANIMAL CONTROL SERVICES CONTRACT WITH DAVIS COUNTY**

BACKGROUND: Davis County provides animal control services for the City under the authority granted by an Interlocal Agreement. Annually that agreement is amended to reflect the costs allocated to the City based upon usage.

RECOMMENDATION: Approve Resolution 2015R-03 authorizing an amendment to the Interlocal Agreement with Davis County for providing Animal Control Services in Clearfield and authorize the Mayor's signature to any necessary documents.

6. **CONSIDER APPROVAL OF THE AWARD OF BID TO BRINKERHOFF EXCAVATING TO INSTALL TWO WATER CHECK VALVE STATIONS**

BACKGROUND: Bids were received from 11 construction companies to construct check valve stations at 985 West 25 South and 25 East 1950 South on the culinary water system. The lowest responsible bid was received from Brinkerhoff Excavating with a bid amount of \$56,000.00.

RECOMMENDATION: Approve the award of bid to Brinkerhoff Excavating to construct/install check valve stations at 985 West 25 South and 25 East 1950 South on the culinary water system

for the bid amount of \$56,000.00; and approve funding of the project for the bid amount of \$56,000.00 with contingency and engineering costs of up to \$25,000.00 for a total project cost of up to \$81,000.00; and authorize the Mayor's signature to any necessary documents.

COMMUNICATION ITEMS:

Mayor's Report
City Councils' Reports
City Manager's Report
Staffs' Reports

*****COUNCIL MEETING ADJOURN*****

Dated this 5th day of February, 2015.

/s/Nancy R. Dean, City Recorder

The City of Clearfield, in accordance with the 'Americans with Disabilities Act' provides accommodations and auxiliary communicative aids and services for all those citizens needing assistance. Persons requesting these accommodations for City sponsored public meetings, service programs or events should call Nancy Dean at 525-2714, giving her 48-hour notice.

CLEARFIELD CITY COUNCIL MEETING MINUTES
7:00 P.M. POLICY SESSION
January 13, 2015

PRESIDING:	Mark Shepherd	Mayor
PRESENT:	Keri Benson	Councilmember
	Kent Bush	Councilmember
	Ron Jones	Councilmember
	Mike LeBaron	Councilmember
	Bruce Young	Councilmember
STAFF PRESENT:	Adam Lenhard	City Manager
	JJ Allen	Assistant City Manager
	Brian Brower	City Attorney
	Greg Krusi	Police Chief
	Scott Hodge	Public Works Director
	Scott Hess	Development Services Manager
	Eric Howes	Community Services Director
	Curtis Dickson	Community Services Deputy Dir.
	Rich Knapp	Administrative Services Director
	Terrence Jackson	IT Manager
	Jessica Hardy	Accountant
	Nancy Dean	City Recorder
	Kim Read	Deputy City Recorder

VISITORS: Tim Roper – Planning Commission, LaNiece Davenport – CDBG Consultant, Koral Vasquez, Church Ulrich – Ulrich & Associates, Heather Christopherson – Ulrich & Associates, CJ Whitby, Rockwell Lunceford, Gavin Williams, Linda Ferrin, Andrew Allred, Craig Hokanson, Austin Hintze, Jakob Sternberg, Chandler Hokanson, Trent Burke, Chavis Whitby, Nathan Hintze, Antonio Bittman, Hannah Fifield.

Mayor Shepherd called the meeting to order at 7:00 p.m.

Mayor Shepherd informed the citizens present that if they would like to comment during Public Hearings or Citizen Comments there were forms to fill out by the door.

Councilmember LeBaron conducted the Opening Ceremony.

APPROVAL OF THE MINUTES FROM THE NOVEMBER 25, 2014 WORK SESSION AND THE DECEMBER 9, 2014 WORK AND POLICY SESSIONS

Councilmember Bush moved to remove the approval of the November 25, 2014 work session minutes to allow the City Recorder the opportunity to review the recording for clarification, seconded by Councilmember LeBaron. All voting AYE.

Councilmember Jones moved to approve the minutes from the December 9, 2014 work and policy sessions, as written, seconded by Councilmember Young. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.

PUBLIC HEARING TO AMEND THE FISCAL YEAR 2015 BUDGET

Mayor Shepherd opened the public hearing at 7:03 p.m.

State Law required a public hearing before the City Council approved amendments to the City budget. Rich Knapp, Administrative Services Director, presented amendments for the Fiscal Year 2015 Budget. He referred to a handout and highlighted the following:

- \$140,000 of new identified projects
- Energy Performance Services Contract
- Purchase of a new van
- Reallocation of savings from the South Main Project toward the reconstruction of Pacific Street and the Overlay for 400 East

He asked if there were any questions from the Council and there were none.

Mayor Shepherd asked for public comments.

There were no public comments.

Councilmember LeBaron moved to close the public hearing at 7:05 p.m. seconded by Councilmember Bush. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT REGARDING THE PREPARATION OF THE 2015-2020 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) CONSOLIDATED PLAN

The Consolidated Plan was necessary for Clearfield City to qualify for Community Development Block Grant (CDBG) funds through the Department of Housing and Urban Development (HUD). This public hearing allowed for information and comments by citizens, public agencies, and other interested parties, regarding the amount of federal assistance the City expected to receive from HUD, and the range of activities that might be undertaken, including the estimated amount which would benefit persons of low to moderate income.

LaNiece Davenport, consultant, shared information with the Council related to the CDBG fund availability and the range of activities and programs in which the funds could be used to benefit low to moderate income residents. She pointed out the City was seeking input on future housing, community and economic development needs. She reported the City had developed a needs survey which could be completed by any service provider or resident within the City. She invited interested individuals to complete the community needs survey.

Mayor Shepherd opened the public hearing at 7:07 p.m.

Mayor Shepherd asked for public comments.

There were no public comments.

Councilmember Young moved to close the public hearing at 7:08 p.m. seconded by Councilmember LeBaron. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.

CITIZEN COMMENTS

Craig Hokanson, resident, expressed concern regarding the need for a double left hand turn lane from University Park Blvd to SR 193. He also expressed concern regarding the speed limit on the Center Street Overpass being changed from 35 mph to 25 mph. He believed the North Davis Fire District fire trucks drove State Street as opposed to using the overpass.

Adam Lenhard, City Manager, responded the City had already discussed the issue of a second left hand turn signal from University to SR 193 with UDOT and indicated that change would be taking place in the near future. He explained the speed limit on the Center Street overpass was to accommodate the restricted access to the residential subdivision near 350 West. He mentioned there was a visibility and safety issue with vehicles entering Center Street from 350 West which required the speed limit reduction to 25 mph. He added there was the possibility of adding a flashing speed limit sign at the top of the hill reminding drivers of the lower speed limit. He agreed the speed limit and subsequent intersection was problematic for drivers, residents and the City alike.

PRESENTATION OF THE COMPREHENSIVE ANNUAL FINANCIAL REPORT FOR THE YEAR ENDING JUNE 30, 2014

Chuck Ulrich of Ulrich and Associates, P.C. presented Clearfield City's draft Comprehensive Annual Financial Report (CAFR) for the year ending June 30, 2014 and responded to questions from the Mayor and Council concerning the report.

Chuck Ulrich, Ulrich and Associates, P.C., reported the audit for the year ending June 30, 2014 was completed and highlighted the following:

- The Audit Report expressed a clean opinion
- The fund balance was in excess by approximately one million seven hundred thirty three thousand dollars. He pointed out that approximately one million three hundred thousand of those funds had been committed to identified projects to be completed in the current budget. He commented the City was managing its budget well.
- He stated the City was in good financial condition.

He asked if there were any questions from the Council and there were none.

Adam Lenhard, City Manager, stated the auditor's job was to take an honest look at the City's finances. He mentioned there were some challenges noted associated with having a new

Treasurer and filing reports with the State in a timely manner. He expressed appreciation to staff and the auditors for their efforts with the budget.

Councilmember LeBaron moved to accept Clearfield City's draft Comprehensive Annual Report (CAFR) for the year ending June 30, 2014, and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Bush. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron, and Young. Voting NO – None.

Mr. Ulrich complimented the City and expressed appreciation to staff for its assistance with the audit.

APPROVAL OF RESOLUTION 2015R-02 ADOPTING AMENDMENTS TO THE FISCAL YEAR 2015 BUDGET

Councilmember Bush moved to approve Resolution 2015R-02 adopting amendments to the Fiscal Year 2015 budget and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Jones. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.

APPROVAL OF RESOLUTION 2015R-01 ENCOURAGING THE STATE OF UTAH TO ADDRESS COMPREHENSIVE TRANSPORTATION FUNDING

The creation and maintenance of transportation infrastructure was a core responsibility of State and local government. There were many benefits to residents by funding the maintenance of current infrastructure and the creation of new comprehensive transportation options. This resolution encouraged the State of Utah to address comprehensive transportation funding.

Brian Brower, City Attorney, explained transportation funding would take a major role in the upcoming legislative session. He reviewed the resolution highlighting the following:

- Supported studying a transportation funding option which would allow for a quarter cent local option sales tax on fuel.
- Supported the expansion of eligible uses for transportation funding such as trails, bike lanes, traffic calming, etc.
- Supported transportation options which would promote a healthier population and reduce emissions and improve quality of life.

Councilmember Young moved to approve Resolution 2015R-01 encouraging the State of Utah to address comprehensive transportation funding and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Bush. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.

UPDATE ON THE FISCAL YEAR 2015 FINANCIAL STATUS

Rich Knapp, Administrative Services Director, presented the financial reports to the Council. He referred to the handout and highlighted the following:

- The proposed reduction in Fund Balance from 2015 was \$1,579,035
- A change in actual Fund Balance ending in 2014 was \$637,467

Mr. Knapp directed the Council to the remaining pages of the handout and directed the Council to the figures highlighted in blue and pointed out the following:

- The General Sales and Use tax was increasing.
- Energy Use Tax was higher.
- Building permits increased.
- Trending decrease in revenue with the Aquatic Center.
- Trending decrease in fines/forfeitures.
- Fluctuation in water charges depending upon usage and mentioned this was difficult to project.
- Decrease in IT and finance expenditure costs were mainly due to staffing.
- Decrease in patrol and investigation expenditures was also due to staffing.
- Decrease in Aquatic Center was due to equipment purchases.
- Capital improvement expenditure increase was due to the South Main road project.

Mr. Knapp directed the Council to page 10 of the handout. He reported one of the audit findings was substantiating the changes to the budget and indicated documentation regarding notes specific to variances or changes to the budget would be provided for the Council's review. He stated the City was in good financial shape and highlighted the following significant achievements:

- Bond refunding
- Rating upgrades
- South Main road reconstruction
- 450 South road reconstruction
- Remodel of the Community Arts Center

There were no questions from the Council.

COMMUNICATION ITEMS

Mayor Shepherd

1. Stated staff had already begun working on the Fourth of July celebration.
2. Announced Colonel Fox would be the Grand Marshall for parade.
3. Informed the Council that he had attended the Inauguration Ceremony for Sean Reyes, Attorney General.
4. Announced the YES printing sign had been removed.
5. Stated he had participated in Lunch with the Mayor with students from the City's elementary school.
6. Reported he and some staff had met with school principals.

Councilmember Benson – nothing to report.

Councilmember Bush

1. Commented it was good to see so many residents in attendance at the meeting.
2. Reported he had attended the Community Choir Concert on Monday, December 15, 2014.
3. Announced some significant changes were taking place at the North Davis Sewer District (NDSD) and indicated he would be presenting a final year in review during a future work session.
4. Reported the Kiwanis project of Coats for Kids had taken place and was still ongoing as there was always a need.

Councilmember Jones – nothing to report.

Councilmember LeBaron

1. Expressed Happy New Year.
2. Informed the residents that if they ever had any questions about their City Government they should visit with appropriate staff. He complimented staff for their knowledge and professionalism.
3. Announced there would also be some changes with the North Davis Fire District (NDFD). He stated he was looking forward to working with Councilmember Jones as a new representative to the Board. He indicated he had recently attended the officer's meeting with the Captains of the District and mentioned it had been an eye opener for him regarding some of the things they encountered. He reported the number of responded calls for the District exceeded that of Weber County as a whole. He added they accomplished that cheaper than Weber County yet just as safely and effectively.

Councilmember Young – nothing to report.

Adam Lenhard, City Manager

1. Mentioned Local Officials Day with the Utah League of Cities and Towns was scheduled for Wednesday, January 28, 2015. He reminded the Council the Youth City Council had attended representing the City in the past and announced the City would be sponsoring students from Ms. Wimmer's Government Class to attend this year.

STAFFS' REPORTS

Nancy Dean, City Recorder – Reviewed the meeting schedule:

- Joint work session with the Planning Commission was scheduled for Tuesday, January 20, 2015 beginning at 6:00 p.m.
- Policy session on Tuesday, January 27, 2015.
- Annual Budget Retreat was scheduled for Friday, February 6, 2015. She stated more details would be forthcoming.

There being no further business to come before the City Council **Councilmember Benson moved to adjourn as the City Council and reconvene as the Community Development and Renewal Agency (CDRA) at 7:37 p.m., seconded by Councilmember Jones. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.**

The minutes for the CDRA are in a separate location

CLEARFIELD CITY COUNCIL AND PLANNING COMMISSION
JOINT MEETING MINUTES
6:00 P.M. WORK SESSION
January 20, 2015

PRESIDING:	Mark Shepherd	Mayor
PRESENT:	Keri Benson	Councilmember
	Kent Bush	Councilmember
	Ron Jones	Councilmember
	Mike LeBaron	Councilmember
	Bruce Young	Councilmember
STAFF PRESENT:	Adam Lenhard	City Manager
	Brian Brower	City Attorney
	Greg Krusi	Police Chief
	Scott Hodge	Public Works Director
	Eric Howes	Community Services Director
	Scott Hess	Development Services Manager
	Nancy Dean	City Recorder
	Kim Read	Deputy City Recorder
EXCUSED:	JJ Allen	Assistant City Manager
	Rich Knapp	Administrative Services Director

PLANNING COMMISSION MEMBERS: Brady Jugler, Michael Britton, Tim Roper, Nike Peterson, Robert Allen, Kathryn Murray, Robert Browning

NOT PRESENT: Amy Mabey, Michael Millard, Steve Parkinson,

VISITORS: Brad Lasater, Sam Chelemes, Amber Hansen – Thackeray Garn, Mike Christensen – Thackeray Garn, Chris Chelemes, Spencer Monson, Clearfield 1st Ward Boy Scouts, Con Wilcox

Mayor Shepherd called the meeting to order at 6:04 p.m.

DISCUSSION ON THE DEVELOPMENT OF CLEARFIELD STATION

Adam Lenhard, City Manager, explained the developer of Clearfield Station had been invited to update the Council on the project, in particular financing, timing of the project, phasing of the project and land acquisition.

Mike Christensen, Thackeray Garn, stated upfront expensive costs, land acquisition for the intersection, and a few other items had stalled the project. He explained how the financing was proposed to take place:

- \$1.5 million loan from the CDRA (Community Development and Renewal Agency)

- \$1.5 million loan from Davis County
- Appraisals and bank financing

Mr. Christensen summarized that funding would allow them to capitalize the project in relation to the upfront costs. He explained a number of banks had expressed willingness to loan funds for the industrial component. He explained a mortgage guarantee from HUD would be used to fund construction of the apartments. He added that was a long process but upon completion the construction loan and mortgage loan would be one in the same and explained the advantages to that financing avenue. He emphasized it didn't change specifics of that component except for financing and emphasized the housing wouldn't be directed toward low income residents.

He reviewed the construction timing:

- Ground breaking - March 2015
- Construction of UTA's temporary structure
- Demolition of existing buildings
- Mass grading and site work – March/April 2015
- Flex space construction
- Multi-Family Housing – October-December 2015

Mr. Christensen stated he was requesting direction from the City and shared illustrations which reflected the approved phasing consisting of 168 multi-family housing units and that of the requested revised phasing which consisted of 216 multi-family housing units, which was an additional 48 units. He reviewed the new proposed phasing of the project with the inclusion of the additional 48 multi-family housing units. He mentioned the Master Development Agreement would need to be amended if the Council was inclined to approve the request.

Mr. Christensen explained his second request from the City was associated with the 1000 East configuration:

- UDOT approval status
- Property acquisition status
 - Wood Property
 - Chelemes Property

Mr. Christensen reviewed the pros and cons associated with possible scenarios and presented a map illustrating the options. He mentioned both Chelemes brothers would be willing to participate in a land swap and there would most likely be a lawsuit with Wendy's. He explained the restaurant currently had two access points on State Street and the proposed road would eliminate the access closest to the proposed intersection. He believed the financing was in place regarding the funding of the intersection improvements.

He asked if there were any questions from the Council or Planning Commission and emphasized his willingness to pay fair market value, based upon an appraisal, for any parcels of property needing to be acquired for the new road configuration.

Mayor Shepherd inquired if the traffic study reflected any negative impact to the traffic flow on Antelope if the 1000 East access to State Street was closed compared to allowing traffic through

the project. Mr. Christensen stated the traffic engineer suggested diverting traffic through the development would increase the traffic which would require the roads be widened in addition to the entry drive being increased from three lanes to five impacting some of the planned projects. He explained the challenge associated with access for Wendy's and reported Wendy's believed its sales would be negatively affected by approximately 20-30 percent.

Mr. Christensen specifically requested feedback related to the modifications of the phasing component. Councilmember Bush expressed his opinion it made sense to complete the block in its entirety with the additional multi-family housing units in 1B. Mayor Shepherd commented he didn't have any objection to the additional apartment units. Mr. Christensen added the housing component would take approximately 20 months to build.

Mayor Shepherd inquired if there had been any interest regarding the development of the proposed community space. Mr. Christensen reported he was aware of discussions regarding an "Academy" option which might be completed by the School District; however, no one had directly contacted the developer regarding that.

Councilmember LeBaron requested clarification regarding the proposed road configuration as it related to Wendy's. Mr. Christensen explained if the proposed road were allowed through the Chelemes property Wendy's southern access would be closed due to its proximity to the new signaled intersection at State Street. Councilmember LeBaron suggested allowing an access point from the proposed road through the Chelemes property. Amber Hansen, Thackeray Garn, explained that option was considered however it would require Wendy's to modify the building on the property and they weren't receptive to a remodel.

Councilmember Bush commented about vehicles turning right from 1000 East onto State Street and a discussion followed regarding the best solution to square up the odd shaped intersection at 1000 East. Nike Peterson, Planning Commission Chair, pointed out 1000 East access was imperative for residents living in the southern portion of the City wishing to get to Clearfield High, SR 193 or other parts of the City.

Mr. Christensen reported UDOT suggested installing both signals at once upon completion of buildings five and six. He added the construction of the intersection was a couple years in the future but expressed concern about acquiring the necessary property to facilitate the intersections sooner rather than later to avoid an increase in cost. He explained the process Thackeray Garn had used to determine the fair dollar value of the properties. Mr. Christensen explained and clarified the new proposed road configuration specific to the northern end of 1000 East. Ms. Hansen pointed out concern had been expressed by both UDOT and the traffic engineer regarding the possible stacking of cars stopped at the proposed new traffic signaled intersection and how it would impact Wendy's drive through window. A discussion followed regarding the traffic flow specific to the Wendy's restaurant.

Mr. Christensen asked if the Chelemes brothers were willing to sell or enter into a land swap. Chris Chelemes, resident, responded he wasn't in favor of the proposed road because it would divide his property into two unusable parcels and suggested the developer should purchase the property in its entirety. Mr. Christensen mentioned that would increase the cost of the project by at least another \$300,000.

Adam Lenhard, City Manager, inquired if the only issue regarding the road was the difference between what the Chelemes' believed was the market value of the property and what Thackeray Garn was willing to pay. Mr. Christensen responded it was both a funding and timing issue and explained possible time frames associated with different options in acquiring the property.

Mr. Christensen stated Thackeray Garn would prepare an amendment relative to phasing in addition to an amendment to the Master Development Agreement. Brian Brower, City Attorney, responded both would require the Council's approval.

Mayor Shepherd asked if there were any other comments regarding the development.

The meeting adjourned at 6:52 p.m.

CLEARFIELD CITY COUNCIL MEETING MINUTES
6:00 P.M. WORK SESSION
January 27, 2015

PRESIDING:	Mark Shepherd	Mayor
PRESENT:	Keri Benson	Councilmember
	Kent Bush	Councilmember
	Mike LeBaron	Councilmember
	Bruce Young	Councilmember
EXCUSED:	Ron Jones	Councilmember
STAFF PRESENT:	Adam Lenhard	City Manager
	JJ Allen	Assistant City Manager
	Brian Brower	City Attorney
	Scott Hodge	Public Works Director
	Scott Hess	Development Services Manager
	Curtis Dickson	Community Services Deputy Dir.
	Nancy Dean	City Recorder
	Kim Read	Deputy City Recorder
EXCUSED:	Greg Krusi	Police Chief
	Eric Howes	Community Services Director
	Rich Knapp	Administrative Services Director

VISITORS: Robert Allen, Nike Peterson, Kathryn Murray, Con Wilcox

Mayor Shepherd called the meeting to order at 6:00 p.m.

DISCUSSION ON THE POSSIBLE RELOCATION OF A BILLBOARD FROM
APPROXIMATELY 100 SOUTH STATE TO 720 NORTH MAIN

JJ Allen, Assistant City Manager, explained the billboard located on City property across the street from the City building would need to be relocated in order to facilitate a proposed development. He shared a visual illustration of a proposed location for the billboard at 720 North Main, just north of the Tesoro gas station/convenience store and across the street from Burger King.

He reported the proposed size of the new billboard was significantly larger than the one being removed and believed it would be the largest size possible. He indicated it couldn't be taller in height due to UDOT regulations associated with its proximity to the existing 650 North interchange. A discussion took place regarding size and the billboard's possible impact to other uses for the property.

Councilmember LeBaron asked about the usefulness of the property. Councilmember Bush pointed out discussions had taken place about placing a “gateway” sign at that location. Mr. Allen stated the signs could still be accommodated even with the billboard at that location.

Councilmember LeBaron inquired if the billboard would be converted to an electronic billboard. Mr. Allen reported that was not currently being proposed.

Councilmember LeBaron stated he had no problems with the location but expressed concern about the size of the billboard since it would be advertising to Main Street traffic. Scott Hess, Development Services Manager, mentioned there was a “standard” size and he believed it was easier to map and create the graphic display for that particular size and indicated the larger size would still be visible from freeway traffic.

Councilmember LeBaron suggested a smaller billboard would be more aesthetically pleasing if the City proceeded with its plans for future monument signage.

Mr. Allen clarified the negotiation points the Council desired to discuss with the sign company:

- Suggest a smaller sized sign.
- Place the sign as far north as could be accommodated.
- The lease rate and term.
- Possible City advertising.
- Beautification around the sign.
- Relocation costs.

PLANNING COMMISSION INTERVIEWS AND DISCUSSION

The City Council interviewed Robert Allen and Nike Peterson for consideration of reappointment to the Planning Commission. The Council discussed qualifications of each candidate regarding possible reappointment.

DISCUSSION ON AN ADDENDUM TO A REAL ESTATE PURCHASE CONTRACT FOR CLEARFIELD CENTER LOCATED AT APPROXIMATELY 70 SOUTH STATE STREET

JJ Allen, Assistant City Manager, reminded the Council the property directly across from City Hall on State Street was under contract for future development consisting of apartments with a small retail component. He continued that during the process of completing a market study the project stalled and there was concern the project wouldn’t come to fruition. He announced staff received an email last week indicating the developer was moving forward with the project and was requesting an extension of the due diligence period in the REPC (Real Estate Purchase Contract) which was set to expire on February 5, 2015. He reported staff had negotiated a ninety day extension until May 6, 2015, in addition to requesting that half of the earnest money go hard beginning February 5, 2015.

Brian Brower, City Attorney, explained the REPC had previously been approved by the Council and the Addendum was merely an extension of the time period of the original agreement. He expressed his opinion that the Addendum didn’t need to come back for formal approval;

however, if any members of the Council had objections with staff signing the Addendum they should notify staff and the item could be placed on a future agenda for approval.

Mayor Shepherd pointed out the need for extending the due diligence period was to allow sufficient time for the developer to navigate through the processes required by the City such as getting approval from the Planning Commission.

Mr. Allen reviewed the items needing approval:

- Site Plan.
- Conditional Use for the residential component in that zone.
- Development Agreements.
- Plat Agreements.
- Tax Increment Finance (TIF) Agreement.

None of the members of the Council expressed any concerns regarding the REPC Addendum.

UPDATE ON THE NORTH DAVIS SEWER DISTRICT (NDS)

Councilmember Bush shared a visual presentation updating the Council on issues regarding the District:

- Budget was Adopted in December.
- District saving money – significantly reduced Worker’s Compensation premiums.
- Recently hired a full-time accountant. He reported the current clerk would be retiring and the accountant would be assuming some of those duties. He emphasized Wiggins & Company would be assisting with the transition and it was estimated the change would save approximately \$75,000 per year.
- Reported the Environmental Systems Superintendent would also be retiring.

Councilmember Bush reviewed the proposed piping projects:

- Last year’s pipelining project was almost completed.
- Gordon Avenue west of Main Street under the freeway to Hill Field Road.
- Angel Street south of Gentile in Layton.
- 1000 West from Antelope Drive to Gordon Avenue.
- Antelope Drive just east of 1000 West down to 2000 West.

He reported installation of the two new digesters had been completed and the two older ones were in the process of being cleaned and upon completion, in approximately four months, the District would have four digesters up and running. He reminded the Council until the completions of the new digesters, the District had only operated two digesters.

He stated the sludge building was ahead of schedule and reported its anticipated completion was July 2015.

He explained the processes that took place in the cogeneration building and stated there had been a delay in obtaining the new generators. The project was anticipated to be completed in March 2016.

He informed the Council about the proposed sludge storage slab and cooperative agreement between the District and Randy Marriott who owned property in Plain City. He stated Mr. Marriott had agreed to construct concrete slabs on nine acres of his property for sludge storage which would eliminate some of the environmental concerns associated with it taking place at the District's facility in Syracuse. He reported Mr. Marriott also owned a construction company and would be installing the infrastructure on his own which would save the District a significant amount of money.

He reported the District was still in disagreement with EPA (Environmental Protection Agency) and DWQ (Division of Water Quality) regarding nutrients. He stated the requirements were difficult for the District to comply with and highlighted the following:

- The District would be able to meet compliance associated with Phosphorous by the addition of chemicals.
- The District was concerned about the allowable numbers associated with Nitrogen because it disposed of treated sewage in the Great Salt Lake and not in bodies of fresh water. He reported Nitrogen produced algae which the brine shrimp ate and pointed out the negative impact the Nitrogen reduction would have on the brine shrimp industry, not to mention the additional the costs to the District. He added the brine shrimp industry had committed to fight the Nitrogen requirements and indicated they were now in negotiations.

Councilmember LeBaron explained the legislation was taking place at the Federal level because of the Mississippi River Delta going into the Gulf of Mexico and explained the science associated with it.

The meeting adjourned at 6:55 p.m.

CLEARFIELD CITY COUNCIL MEETING MINUTES
7:00 P.M. POLICY SESSION
January 27, 2015

PRESIDING:	Mark Shepherd	Mayor
PRESENT:	Keri Benson Kent Bush Mike LeBaron Bruce Young	Councilmember Councilmember Councilmember Councilmember
EXCUSED:	Ron Jones	Councilmember
STAFF PRESENT:	Adam Lenhard JJ Allen Brian Brower Scott Hodge Scott Hess Curtis Dickson Nancy Dean Kim Read	City Manager Assistant City Manager City Attorney Public Works Director Development Services Manager Community Services Deputy Dir. City Recorder Deputy City Recorder
EXCUSED:	Greg Krusi Rich Knapp Eric Howes	Police Chief Administrative Services Director Community Services Director

VISITORS: Kathryn Murray, Con Wilcox

Mayor Shepherd called the meeting to order at 7:00 p.m.

Mayor Shepherd informed the citizens present that if they would like to comment during Public Hearings or Citizen Comments there were forms to fill out by the door.

Councilmember Young conducted the Opening Ceremony.

APPROVAL OF THE MINUTES FROM THE NOVEMBER 25, 2014 WORK SESSION

Councilmember Bush moved to approve the minutes from the November 25, 2014 work session, as written, seconded by Councilmember Benson. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, LeBaron and Young. Voting NO – None. Councilmember Jones was not present for the vote.

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A PROPOSED ZONING TEXT AMENDMENT TO TITLE 11, CHAPTER 11, ARTICLE C, COMMERCIAL RESIDENTIAL ZONE

John W. Hansen, Hansen & Associates, representing property owner Thomas Rosenberg, for property located at approximately 938 South 2000 East, had requested an amendment to timing requirements for commercial and residential construction. Mr. Hansen was in the middle of a rezone request for the property from Commercial (C-2) to Commercial Residential (C-R) and had previously explained his development timing and market conditions during a work session on Tuesday, November 25, 2015. After the discussion between the applicant and staff, it was determined that the Zoning Text Amendment was not the best way to accomplish the intended development. The applicant requested the application for a Zoning Text Amendment be pulled from the January Planning Commission meeting, and was preparing an alternate application for the property. Planning Commission opened the public hearing for public comment as noticed (none was offered), and closed it afterward; however, no action was taken on the item based on the applicant's request to remove the application from the agenda.

Scott Hess, Development Services Manager, stated approval of the item had been withdrawn by the applicant.

Mayor Shepherd opened the public hearing at 7:03 p.m.

Mayor Shepherd asked for public comments.

There were no public comments.

Councilmember LeBaron moved to close the public hearing at 7:04 p.m. seconded by Councilmember Young. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, LeBaron and Young. Voting NO – None. Councilmember Jones was not present for the vote.

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT REGARDING A ROAD DEDICATION PLAT

The request was for a street dedication plat for portions of 700 South and 1000 West.

Scott Hess, Development Services Manager, stated approval of the item had also been withdrawn by the applicant.

Mayor Shepherd opened the public hearing at 7:04 p.m.

Brian Brower, City Attorney, stated the Planning Commission at its meeting on Wednesday, January 7, 2015, had recommended denial of application. He explained the subdivision was not legally created and the City's objective was for that the process to happen. He stated the developer dissatisfied with the City's approach and expressed some concern to City staff. Staff and the developer agreed to allow some concessions to help facilitate closure but it required a new application by the developer. He pointed out staff wasn't allowed to waive fees for the

subsequent application so part of the resolution with the developer was permission to use those funds paid for the previous application for the revised application for the subdivision plat. He expressed his opinion that it was not the City's intention to assess additional fees in this case. He emphasized the subdivision plat would come before the Council for approval in the future. He suggested if any members of the Council objected to any of the concessions, staff should be contacted and the item should then be addressed during a policy session.

Mayor Shepherd asked for public comments.

There were no public comments.

Councilmember Young moved to close the public hearing at 7:09 p.m. seconded by Councilmember Bush. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, LeBaron and Young. Voting NO – None. Councilmember Jones was not present for the vote.

CITIZEN COMMENTS

There were no citizen comments.

APPROVAL OF REAPPOINTMENTS TO THE PLANNING COMMISSION

The terms for two members of the Planning Commission were scheduled to expire in February 2015. The City Council conducted interviews with individuals as proposed by the Mayor prior to the Policy Session.

Mayor Shepherd announced the Council had interviewed the members whose terms were scheduled to expire and stated it would be his recommendation to reappoint Nike Peterson and Robert Allen to the Planning Commission for terms which would expire in February 2020.

Councilmember LeBaron moved to approve and consent to the Mayor's appointments to the Planning Commission and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Benson. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, LeBaron and Young. Voting NO – None. Councilmember Jones was not present for the vote.

COMMUNICATION ITEMS

Mayor Shepherd

1. Announced COG had been successful in petitioning Tour de Utah organizers to have a portion of its cycling race in Davis County. He reported it would be the third largest cycling race in the US, second in world competition to the Tour de France. He announced a leg would now take place in Davis County, beginning at Antelope Island going to Bountiful. He was also hopeful SR 193 would be included in a portion of that leg. He stated the race was scheduled for August 3-9, 2015, and believed some of the same teams that participated in the Tour de France would be participating in the race.
2. Reminded the Council that Local Officials Day with the Utah League of Cities & Towns was scheduled for Wednesday, January 28, 2015.

Councilmember Benson – nothing to report.

Councilmember Bush

1. Stated the Kiwanis Club would be targeting business owners to participate in the organization.
2. Reported the Parks and Recreation Commission met on Wednesday, January 21, 2015 and was in the process of setting goals for the year.
3. Indicated he had attended a meeting sponsored by the Urban Land Institute on January 15, 2015 regarding transportation plans. He reported business people from Salt Lake were in attendance and announced a meeting was also scheduled for Wednesday, January 28, 2015 for elected officials at Layton High School. He announced an open house was scheduled for Monday, February 9, 2015 for the public at Roy City Building from 5:30 p.m. to 7:30 p.m. to receive input on regional transportation plans.

Councilmember LeBaron

1. Announced he had participated in a ride along with the NDFD (North Davis Fire District) and indicated it had been a good experience. He stated he had learned a lot and complimented the NDFD staff.

Councilmember Young – nothing to report.

Adam Lenhard, City Manager

1. Announced the Fiscal Year 2015/2016 Kick-off meeting was scheduled for Friday, February 6, 2015 and mentioned the work session on Tuesday, February 3, 2015 would be a preview for the kick-off meeting which would set the stage for the retreat. He indicated spouses would be invited to the social activities scheduled following the meeting and stated more information regarding that would be forthcoming. He invited the Council to determine short and long term priorities prior to the meeting.

STAFFS' REPORTS

Nancy Dean, City Recorder – reviewed the meeting schedule with the Council:

- Work session scheduled for Tuesday, February 3, 2015 beginning at 6:00 p.m.
- Policy sessions scheduled for both Tuesday, February 10, 2015 and Tuesday, February 24, 2015.

There being no further business to come before the Council **Councilmember Young moved to adjourn at 7:18 p.m., seconded by Councilmember Bush. Voting AYE – Councilmembers Benson, Bush, LeBaron and Young. Voting NO – None.** Councilmember Jones was not present for the vote.



City Council

STAFF REPORT

TO: Mayor Shepherd, City Council, Administrative Staff

FROM: Scott A. Hess, MPA
Development Services Manager
scott.hess@clearfieldcity.org (801) 525-2785

MEETING DATE: February 10, 2015

SUBJECT: Public Hearing, Discussion and Possible Action on:

FSP 1501-0005: A request by Nick Mingo on behalf of Ivory Homes for Final Subdivision Plat for a Two Lot Subdivision located at 1039 West and 1045 West 700 South (TIN: 12-051-0056, 12-051-0057).

RECOMMENDATIONS

Move to **approve as conditioned, FSP 1501-0005:** A request by Nick Mingo on behalf of Ivory Homes for Final Subdivision Plat for a Two Lot Subdivision located at 1039 West and 1045 West 700 South (TIN: 12-051-0056, 12-051-0057), based on the discussion and findings in the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	Ivory Two Lot Sub – Clifford Park Phase 4
Site Location	Southwest intersection of 700 South and 1000 West
Tax ID Number	12-051-0056, 12-051-0057
Applicant	Nick Mingo Ivory Homes
Owner	Ivory Homes
Proposed Actions	Two Lot Final Subdivision Plat
Current Zoning	R-1-Open
Land Use Classification	Residential

Vicinity and Zoning Map



ANALYSIS

Background

Ivory Homes submitted a request for a street dedication for portions of a single property, parcel ID: 12-051-0057 located on 700 South near 1000 West. The parcel in question was issued a building permit for the construction of a single family home. Staff determined that a Road Dedication Plat was not the proper approval mechanism, and recommended to the applicant that a subdivision plat be prepared and applied for.

The plat shown represents two properties, parcel IDs: 12-051-0056 and 12-051-0057. These parcels were created through the recording of separate Warranty Deeds in 2006 and 2007 respectively. The parcels included portions of property that exists in the public right-of-way. This plat will properly dedicate those areas of roadway, and create two entitled building lots with all of the rights and protections afforded properly subdivided land.

Planning Commission Recommendation

On February 4, 2015 the Planning Commission reviewed a Preliminary Subdivision Plat and Final Subdivision Plat for these two lots. The recommendation from the Planning Commission was to *approve as conditioned*.

General Plan and Zoning

This subdivision plat is consistent with the General Plan in that it provides for the property right-of-way widths that have been planned for in the City's General Plan. There are no additional zoning impacts or considerations for this request.

Street Dedication Plat Approval

The City Engineer has reviewed the plat, and is currently waiting for a copy of the Improvement Drawings detailing sidewalk, curb, and gutter improvements. Engineer's recommendation is to accept the lots as shown with minor corrections to the plat, including establishing addresses (which has been done) and providing a full set of improvement drawings. Planning has performed a review of the plat, and has determined that the remaining single family lots contain the necessary square footage and meet all setback requirements listed in the R-1-Open Zone.

Public Comment

No public comment has been received to date.

CONDITIONS OF APPROVAL

- 1) The applicant shall correct the Plat to include all red-lines from Planning, Engineering, and Public Works Departments, including but not limited to necessary easements, addresses, and other call-outs as required.
- 2) Pursuant to the Subdivision Ordinance 12-4-5, an estimate of public improvements (as outlined in 12-4-6), shall be submitted, reviewed and approved by the City Engineer prior to installing improvements in the public right-of-way. An Escrow agreement will be subject to approval by the City Engineer and City Attorney and an escrow account shall be established prior to obtaining any certificates of occupancy.
- 3) The applicant shall provide proof of having obtained and of having maintained, as may be periodically requested by the City, all applicable local, state, and federal permits.
- 4) Approval of this two-lot plat is subject to the condition that developers of both lots shall be completing and constructing the required improvements associated with properties along the frontage of both parcels: 12-051-0056 and 12-051-0057 as required through the subdivision process. This includes installation of sidewalk, curb, and gutter to the satisfaction of the City Engineer and Public Works Director.
- 5) Ivory Homes shall install sidewalk, curb, and gutter improvements on the "gap" property located on approximately 36 feet on the west side of the lot owned by Aether, LLC.

ATTACHMENTS

1. Ivory Two Lot Subdivision Plat – Clifford Park Phase 4
2. Engineer Review Letter

- CLEARFIELD CITY RESOLUTION 2015R-03

A RESOLUTION APPROVING THE AMENDMENT TO THE INTERLOCAL COOPERATION AGREEMENT BETWEEN CLEARFIELD CITY AND DAVIS COUNTY FOR ANIMAL CONTROL SERVICES

WHEREAS, the County provides animal care and control services through Davis County Animal Services; and

WHEREAS, the City desires animal care and control services from the County to enforce its Animal Control Ordinance; and

WHEREAS, Clearfield City previously entered into an Interlocal Cooperation Agreement with Davis County for Animal Control Services which sets forth the terms and conditions under which said animal control services will be provided and for the payment of the fees due for such; and

WHEREAS, Davis County proposed amendments to the amount of compensation being by the City for said services; and,

WHEREAS, the Clearfield City Council has reviewed the attached Amendment to the Interlocal Cooperation Agreement and finds that it is beneficial to approve it.

NOW, THEREFORE, be it resolved by the Clearfield City Council that the attached Amendment to the Interlocal Cooperation Agreement is approved and the Mayor is authorized to execute the agreement.

DATED this 10th day of February, 2015.

ATTEST:

CLEARFIELD CITY CORPORATION

Nancy R. Dean, City Recorder

Mark R. Shepherd, Mayor

VOTE OF THE COUNCIL

AYE:

NAY:

EXCUSED:

**AMENDMENT NO. 2 TO INTERLOCAL COOPERATION AGREEMENT BETWEEN
DAVIS COUNTY AND THE CITY OF CLEARFIELD FOR ANIMAL CONTROL SERVICES**

This Amendment No. 2 to Interlocal Cooperation Agreement Between Davis County and the City of Clearfield for Animal Control Services (this "Amendment") is made and entered into by and between DAVIS COUNTY, a political subdivision of the State of Utah (the "County"), and Clearfield CITY, a municipal corporation of the State of Utah (the "City"). The County and the City may be collectively referred to in this Amendment as the "Parties."

RECITALS

This Amendment is made and entered into by and between the Parties based, in part, upon the following recitals:

A. The Parties previously entered into an *Inter-local Cooperation Agreement Between Davis County and the City of Clearfield for Animal Control Services*, dated March 26, 2013 (the "Agreement"), which is labeled Davis County Contract No. 2013-92, and by which the County agreed to provide animal services to the City; and

B. On or about May 13, 2014, the Parties entered into an *Amendment to Interlocal Cooperation Agreement Between Davis County and the City of Clearfield for Animal Control Services* ("Amendment No. 1"), which is labeled Davis County Contract No. 2013-92A.

Now, therefore, in consideration of the terms set forth in this Amendment, the Parties do hereby agree as follows:

1. Amendment No. 1

- A. The Parties agree that, upon the execution of this Amendment by the County and the City, this Amendment shall entirely supersede Amendment No. 1; and
- B. The Parties further agree that, upon the execution of this Amendment by the County and the City, Amendment No. 1 will no longer be legally binding on the Parties.

2. Compensation and Costs

- A. Section 5, subsection 5A, and subsections 5A(1) through (A)(3) are hereby omitted from the Agreement and replaced with Section 5, subsection A, which shall read as follows:

5. Compensation and Costs

- A. The City shall pay the County Seventy-Seven Thousand Five Hundred Twenty Dollars and 31/100 Cents (\$77,520.31) for the animal care services that the County will provide and perform on behalf of the City during the Calendar Year 2015. This payment obligation is calculated as follows:

The Cities' Portion of Animal Care and Control's 2015 Budget	\$584,133.12
2013 and 2014 Average for Davis County's Total Billable Calls	12,403
2013 and 2014 Average for the City's Billable Calls	1,646
The City's 2014 Usage Rate	13.271%
The City's Payment Obligation to the County for Calendar Year 2015	<u>\$77,520.31</u>

For calendar years subsequent to Calendar Year 2015, the compensation paid by the City to the County shall be annually reviewed and adjusted to accurately reflect the amount that the City must pay the County for animal care services. The City shall pay this obligation to the County in eleven (11) equal monthly installments of Six Thousand Four Hundred Sixty Dollars and 02/100 Cents (\$6,460.02) and one (1) final monthly installment of Six Thousand Four Hundred Sixty Dollars and 09/100 Cents (\$6,460.09). The first monthly installment payment by the City to the County is due on or before January 31, 2015. All subsequent payments by the City to the County are due on or before the 1st day of each month thereafter until paid in full (e.g. February 28, 2015, March 31, 2015, etc.).

- B. Section 5, subsection 5B, and subsections 5B(1) through 5(B)(3) are hereby omitted from the Agreement and replaced with Section 5, subsection 5B, which shall read as follows:

5. Compensation and Costs

- B. The City shall pay the County One Thousand Seven Hundred Fifty-One Dollars and 00/100 Cents (\$1,751.00) for the animal control services (specifically picking up and/or euthanizing nuisance animals under Paragraph 1C of this agreement) that the County will provide and/or perform on behalf of the City during the Calendar Year 2015. The City shall pay this obligation to the County in eleven (11) equal monthly installments of One Hundred Forty-Five Dollars and 91/100 Cents (\$145.91) and one (1) final monthly installment of One Hundred Forty-Five Dollars and 99/100 Cents (\$145.99). The first monthly installment payment by the City to the County is due on or before January 31, 2015. All subsequent payments by the City to the County are due on or before the last day of each month thereafter until paid in full (e.g. February 28, 2015, March 31, 2015, etc.).

3. Continuing Effect of the Agreement

Except to the extent specifically modified by this Amendment, the terms and conditions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties have executed this Amendment in duplicate, each of which shall be deemed an original.

Dated this ____ day of _____, 2015

DAVIS COUNTY

Chair, Board of Davis County Commissioners

Date: _____, 2015

ATTEST:

Davis County Clerk/Auditor

Dated this ____ day of _____, 2015

CITY OF CLEARFIELD

Mayor

Date: _____, 2015

ATTEST:

City Recorder

Attorney Review

The undersigned, being the authorized attorney for the City of Clearfield, reviewed this Amendment and found it to be in proper form and compliance with applicable law.

City Attorney

Attorney Review

The undersigned, being the authorized attorney for Davis County, reviewed this Amendment and found it to be in proper form and compliance with applicable law.

Davis County Attorney

4 February 2015

Clearfield City
55 South State Street
Clearfield, Utah 84015

Attn: Mayor Mark Shepherd and City Council
Proj: **Check Valve Stations at 25 South and 1950 South**
Subj: Bid Results, Bid Proposal Tabulation & Recommendation

Dear Mark Shepherd and Council Members,

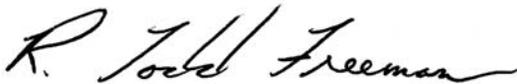
The “Bid Opening” for the above referenced project was conducted this afternoon. The lowest responsible bidder is Brinkerhoff Excavation of Ogden, Utah.

Enclosed are the “Bid Results” and “Bid Proposal Tabulation”. Brinkerhoff Excavation’s bid was reviewed and found to meet the bidding conditions required in the Contract Documents.

Since Brinkerhoff Excavation’s bid is the low bid for the advertised project, and their bid meets the conditions of the Contract Documents, I herewith recommend award of the above referenced project in the amount of \$56,000.00 to Brinkerhoff Excavation.

Should you have any questions or desire additional information concerning the contractor or his bid, please feel free to contact our office at your earliest convenience.

Sincerely,
CEC, Civil Engineering Consultants, PLLC.



R. Todd Freeman, P.E.
City Engineer

cc: Scott Hodge – Clearfield City Public Works Director
Kim Dabb – Clearfield City Operations Manager

BID RESULTS

**Check Valve Stations
at
25 South and 1950 South
Improvement Project**

OWNER: CLEARFIELD CITY
ENGINEER: CEC, CIVIL ENGINEERING CONSULTANTS, PLLC.

BID DATE: 3rd February 2015
TIME: 2:30 P.M.

BID LOCATION: Clearfield City Offices
55 South State Street; 3rd Floor
Clearfield, Utah 84015

BIDDERS NAME	ADDENDUM	BID BOND	BID AMOUNT
Brinkerhoff Excavation	n/a	5%	\$56,000.00
Larry Daley Construction, Inc.	n/a	5%	\$64,740.00
Mecham Brothers Inc.	n/a	5%	\$68,060.00
J & C Testing and Services, Inc.	n/a	5%	\$73,152.00
KK&L Administration LLC	n/a	5%	\$75,105.00
Kapp Construction & Development Co.	n/a	5%	\$81,050.00

BIDDERS NAME	ADDENDUM	BID BOND	BID AMOUNT
E.K. Bailey Construction	n/a	5%	\$82,165.47
Counterpoint Construction Company	n/a	5%	\$94,446.00
Hills Construction Inc.	n/a	5%	\$129,100.00
Beck Construction & Excavation, Inc.	n/a	5%	\$133,000.00
England Construction, LLC	n/a		\$136,800.00

BID PROPOSAL TABULATION

Check Valve Stations at 25 South and 1950 South Improvement Project

BID DATE: 3 February 2015

OWNER: Clearfield City

PUBLIC WORKS DIRECTOR: Scott Hodge

Bid Item	Description	Quantity	Unit	Brinkerhoff Excavation 3738 North Higley Road Ogden, Utah 84404		Larry Daley Construction, Inc. 6030 S 5100 W Hooper, Utah 84315		Mecham Brothers Inc. 5792 S. 3600 W. Roy, Utah 84067	
				Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
1.	Mobilization and traffic control.	1	ls.	\$2,000.00	\$2,000.00	\$6,000.00	\$6,000.00	\$3,500.00	\$3,500.00
2.	Construct concrete vault at 985 West & 25 South Street.	1	ls.	\$10,000.00	\$10,000.00	\$8,000.00	\$8,000.00	\$15,955.00	\$15,955.00
3.	Construct 8-inch check valve station at 985 West & 25 South Street.	1	ls.	\$20,000.00	\$20,000.00	\$23,370.00	\$23,370.00	\$16,850.00	\$16,850.00
4.	Construct concrete vault at 25 East & 1950 South Street.	1	ls.	\$9,000.00	\$9,000.00	\$8,000.00	\$8,000.00	\$17,735.00	\$17,735.00
5.	Construct 6-inch check valve station at 25 East & 1950 South Street.	1	ls.	\$15,000.00	\$15,000.00	\$19,370.00	\$19,370.00	\$14,020.00	\$14,020.00
TOTAL BID:				\$56,000.00		\$64,740.00		\$68,060.00	
Surety Company				Cincinnati Insurance Co.		The Guarantee Company of North America, USA		Old Republic Surety Company	
City, State				Fairfield, Ohio		Southfield, Michigan		Brookfield, Wisconsin	
Bid Security - Bid Bond Amount				5%		5%		5%	
Contractor's License Number				324707-559		4749197-5501		227401-5501	

BID PROPOSAL TABULATION

Check Valve Stations at 25 South and 1950 South Improvement Project

BID DATE: 3 February 2015

OWNER: Clearfield City

PUBLIC WORKS DIRECTOR: Scott Hodge

Bid Item	Description	Quantity	Unit	J & C Testing and Services Inc. 1116 West 500 South, Ste 1 West Bountiful, UT 84087		KK&L Administration LLC 9901 S Prosperity Road West Jordan, Utah 84081		Kapp Construction & Development Co. Inc. 1595 West 3300 South Ogden, UT 84401	
				Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
1.	Mobilization and traffic control.	1	ls.	\$6,174.00	\$6,174.00	\$5,630.00	\$5,630.00	\$7,150.00	\$7,150.00
2.	Construct concrete vault at 985 West & 25 South Street.	1	ls.	\$5,942.00	\$5,942.00	\$21,005.00	\$21,005.00	\$23,200.00	\$23,200.00
3.	Construct 8-inch check valve station at 985 West & 25 South Street.	1	ls.	\$28,811.00	\$28,811.00	\$15,025.00	\$15,025.00	\$15,150.00	\$15,150.00
4.	Construct concrete vault at 25 East & 1950 South Street.	1	ls.	\$5,942.00	\$5,942.00	\$21,705.00	\$21,705.00	\$23,200.00	\$23,200.00
5.	Construct 6-inch check valve station at 25 East & 1950 South Street.	1	ls.	\$26,283.00	\$26,283.00	\$11,740.00	\$11,740.00	\$12,350.00	\$12,350.00
TOTAL BID:				\$73,152.00		\$75,105.00		\$81,050.00	
Surety Company				Old Republic Surety Company		Travelers Casualty and Surety Company of America		The Guarantee Company of North America USA	
City, State				Brookfield, Wisconsin		Connecticut		Southfield, Michigan	
Bid Security - Bid Bond Amount				5%		5%		5%	
Contractor's License Number				1401757-5501		9033062-5551		247650-5501	

BID PROPOSAL TABULATION

Check Valve Stations at 25 South and 1950 South Improvement Project

BID DATE: 3 February 2015

OWNER: Clearfield City

PUBLIC WORKS DIRECTOR: Scott Hodge

Bid Item	Description	Quantity	Unit	E.K. Bailey Construction 1243 N. Washington Blvd. Ogden, UT 84401		Counterpoint Construction 1598 N Hill Field Rd, Ste. A Layton, UT 84041		Hills Construction Inc. 4154 S. Commerce Dr. Murray, UT 84107	
				Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
1.	Mobilization and traffic control.	1	ls.	\$6,917.41	\$6,917.41	\$18,164.00	\$18,164.00	\$32,600.00	\$32,600.00
2.	Construct concrete vault at 985 West & 25 South Street.	1	ls.	\$22,026.35	\$22,026.35	\$21,424.00	\$21,424.00	\$26,000.00	\$26,000.00
3.	Construct 8-inch check valve station at 985 West & 25 South Street.	1	ls.	\$16,162.68	\$16,162.68	\$21,593.00	\$21,593.00	\$23,500.00	\$23,500.00
4.	Construct concrete vault at 25 East & 1950 South Street.	1	ls.	\$21,896.35	\$21,896.35	\$21,424.00	\$21,424.00	\$26,000.00	\$26,000.00
5.	Construct 6-inch check valve station at 25 East & 1950 South Street.	1	ls.	\$15,162.68	\$15,162.68	\$11,841.00	\$11,841.00	\$21,000.00	\$21,000.00
TOTAL BID:				\$82,165.47		\$94,446.00		\$129,100.00	
Surety Company				The Guarantee Company of North America USA		Fidelity & Deposit of Maryland		The Guarantee Company of North America, USA	
City, State				Southfield, Michigan		Mills, Maryland		Southfield, Michigan	
Bid Security - Bid Bond Amount				5%		5%		5%	
Contractor's License Number				248601-5501		249881-5501		252124-5501	

BID PROPOSAL TABULATION

Check Valve Stations at 25 South and 1950 South Improvement Project

BID DATE: 3 February 2015

OWNER: Clearfield City

PUBLIC WORKS DIRECTOR: Scott Hodge

Bid Item	Description	Quantity	Unit	Beck Construction & Excavation, Inc. 1108 W South Jordan Parkway, Suite B South Jordan, UT 84095		England Construction, LLC 202 South Val Vista Drive Tooele, Utah 84074	
				Unit Price	Total Amount	Unit Price	Total Amount
1.	Mobilization and traffic control.	1	ls.	\$12,750.00	\$12,750.00	\$8,500.00	\$8,500.00
2.	Construct concrete vault at 985 West & 25 South Street.	1	ls.	\$42,500.00	\$42,500.00	\$13,800.00	\$13,800.00
3.	Construct 8-inch check valve station at 985 West & 25 South Street.	1	ls.	\$21,000.00	\$21,000.00	\$55,000.00	\$55,000.00
4.	Construct concrete vault at 25 East & 1950 South Street.	1	ls.	\$38,750.00	\$38,750.00	\$13,500.00	\$13,500.00
5.	Construct 6-inch check valve station at 25 East & 1950 South Street.	1	ls.	\$18,000.00	\$18,000.00	\$46,000.00	\$46,000.00
TOTAL BID:				\$133,000.00		\$136,800.00	
Surety Company				The Guarantee Company of North America, USA		Western Surety Company	
City, State				Southfield, Michigan			
Bid Security - Bid Bond Amount				5%			
Contractor's License Number				8659846-5501		6610029-5501	