



**CLINTON CITY COUNCIL MINUTES
CITY HALL
2267 North 1500 W Clinton UT 84015**

MAYOR
L. Mitch Adams

CITY COUNCIL MEMBERS

*Anna Stanton
Karen Peterson
Mike Petersen
Barbara Patterson
TJ Mitchell*

Date of Meeting	March 28, 2017	Call to Order	7:02 p.m.
Staff Present	City Manager Dennis Cluff, Community Development Director Will Wright, Public Works Director Mike Child, Recreation Director Bruce Logan and Lisa Titensor recorded the minutes.		
Citizens Present	Bryce Wilcox, Celeste Joynt, Jason Hamblin, Preston Brown, Preston Wilcox, Jaden Thompson, Doug McFarland, Doug Hamblin, Mike Bastian, Mickala McFarland		
Pledge of Allegiance	Preston Brown Troop 723		
Prayer or Thought	Jaden Thompson Troop 723		
Roll Call & Attendance	Present were: Councilmember K. Peterson, Councilmember M. Petersen, Councilmember Mitchell and Mayor Adams. Councilmember Stanton was excused.		
Public Input	There was none.		

A. Award Waterline Replacement to Thurgood Excavating (1300 N, 3150 W to West border)

Petitioner	Dennis Cluff, Mike Child
Discussion	<p>One of the planned street reconstruction areas for next fiscal year is 1300 N (3150 W to the West Point City Border). To prepare for this project, there is a need to replace the water line within the street right of way. West Point City has hired Thurgood Excavating, after a formal bid process, to replace their waterline through this same area of the dual city owned street. Clinton City staff has contacted Thurgood Excavating as directed and received a cost for replacement of the Clinton City Ductile Iron waterline on the same street at a cost of \$ 154,760.63. This bid has been reviewed by our engineer and has been found to be in line with the bid costs given to West Point City.</p> <p>The rationale for hiring Thurgood Excavation without going out to a formal or informal bid is:</p> <ol style="list-style-type: none"> 1) The cost is less than what is allowed by State Statute 11-39-101 for non-bid limits on public works projects (current limit is \$189,073); 2) Contractor is currently on site working for West Point, and has business location off of 1300 N about a mile east of the construction area; 3) Contractor was West Point's low bidder out of 12 bidders; and, 4) The bid from contractor to Clinton is an extension of that low bid and less than the Engineer's estimate. <p>As a side issue to this, West Point's water line is currently being replaced. West Point also plans to repave the street this fiscal year. If Clinton is able to expedite our replacement of the water lines, West Point plans to repave the whole street with Clinton paying back our portion of the cost after July 1st when our new budget begins. This will substantially shorten the time that the public will have to deal with an unpaved street.</p> <p>Mr. Cluff clarified these are unbudgeted funds and require a budget amendment.</p>

CONCLUSION	Councilmember M. Petersen moved to award the waterline replacement work on 1300 N to Thurgood Excavating for \$154,760.63. Councilmember K. Peterson seconded the motion. Voting by roll call is as follows: Councilmember K. Peterson, aye; Councilmember Patterson, aye; Councilmember M. Petersen, aye; and Councilmember Mitchell, aye.						
B. Award Bid for Water Line Replacement, 2300 N (2280 W to 2500 W)							
Petitioner	Dennis Cluff, Mike Child						
Discussion	<p>Mr. Child explained that the street reconstruction for 2300 N (2280 W to 2500 W) is in the current year budget. To prepare for the project, the water line within the street right of way needs to be replaced. This project is to replace 1340' of the existing 10" Ductile Iron waterline with 10"C-900 PVC. The engineers cost estimate is \$152,000.00. Because this project is within the State's guidelines for Public Works improvements, staff sent out invitations to bid to 6 qualified contractors; three contractor responded:</p> <table style="margin-left: 40px;"> <tr> <td>Knudsen Construction</td> <td style="text-align: right;">\$143,887.50</td> </tr> <tr> <td>Associated Brigham Construction</td> <td style="text-align: right;">\$160,453.50</td> </tr> <tr> <td>Leon Poulsen Construction</td> <td style="text-align: right;">\$197,050.00</td> </tr> </table> <p>City Engineer Bryce Wilcox clarified for the Council that the price is higher because the location of the project is very difficult to access.</p> <p>Mr. Child clarified the purchasing ordinance allows the option to forgo the formal bidding process for projects under \$189,000.00. The project needs to be completed by the end of May to complete the road construction project in this fiscal year. The next step will be to go out to bid for the road construction project. He asked the Council for consideration to go out to bid for the street construction project to be awarded in April.</p> <p>The Council authorized staff to go out to bid for the 2300 N Street Project.</p>	Knudsen Construction	\$143,887.50	Associated Brigham Construction	\$160,453.50	Leon Poulsen Construction	\$197,050.00
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Leon Poulsen Construction	\$197,050.00						
CONCLUSION	Councilmember Mitchell moved to award the bid to Knudsen Construction for \$143,887.50 for the water line replacement on 2300 N (2280 W to 2500 W). Councilmember M. Petersen seconded the motion. Voting by roll call is as follows: Councilmember K. Peterson, aye; Councilmember Patterson, aye; Councilmember M. Petersen, aye; and Councilmember Mitchell, aye.						
C. 7:15 PM Public Hearing, Res 13-17 – Final Plat Approval for West Fairfield Estates Subdivision Phase 3 Located at Approx. 1600 W 600 N							
Petitioner	Hamblin Investments, Inc., Doug Hamblin, owner, represented by Jason Hamblin, and Bob & Diane Voigt, property owners.						
Discussion	<p>The staff report included the following information:</p> <ul style="list-style-type: none"> ▪ The 2013 Clinton City General Plan Master Land Use Map indicates this area is zoned R-1-9 for residential use; ▪ The property was rezoned from R-1-9 on November 11, 2015 to Patio Home (PH) zone; ▪ The preliminary plat for West Fairfield Estates Subdivision Phase 3 was approved by the Planning Commission on April 19, 2016 for a subdivision of a little more than 3.7 acres showing 13 lots to be built in one phase; ▪ The developer acquired a perpetual easement over City property to construct a second access onto 600 North on April 12, 2016, which easement will be deeded back to the City as it becomes a part of the street system upon action by Council for Acceptance; ▪ The minimum standards for development are met with lots averaging over 6,300 square feet and averages over 64 feet in width per the Patio Home (PH) development standards; and ▪ The sewer and storm drain will flow into these systems through West Point per agreement. <p>Doug Hamblin explained this project has been underway for quite some time. An easement has been acquired from Rocky Mountain Power to connect the road. The development will contain 13 lots. The intent is to designate an HOA to manage the open space across from the homes. The lots will have the front yards landscaped as</p>						

	<p>they are developed. Councilmember K. Peterson asked if there is an existing fence and what material is it made of.</p> <p>Mr. Hamblin responded there is an existing chain link fence.</p> <p>Mayor Adams opened the public hearing at 7:31 p.m. With no public comment he closed the public hearing at 7:32 p.m.</p> <p>Mr. Cluff asked Mr. Wright to work with Mr. Hamblin on a Development Agreement for the subdivision that will include the specific requirements for the HOA.</p> <p>Public Works Review Comments:</p> <ul style="list-style-type: none"> • Submittal Date: 2/22/17 • All lots to drain from rear of property to the front • Intersection 560N 1725W, remove SD man hole, go CB to CB • Use 6' park strip, 33' road width • Storm water and sewer flow to West Point , notify them • HOA to maintain open space, describe what is covered • Fire hydrant foot valves go on the main line connection • Stub water service in to parcel C • Street lights: corner of lot 4, across the street between lot 6/7, cross the street between lots 10/11, corner lot 13 • Increase slope on S line so not so deep • Correct notes, water line is not "pvc ductile iron" • Submit landscape plan • Sht. 5 don't cross over water lines, keep parallel • Call out water line PVC dr-14 C900 • Square off patch on tie-ins 600N • SWPPP must be submitted and approved before a pre-con can be scheduled <p>Engineer Plat Review Comments:</p> <ul style="list-style-type: none"> • The last distance in the boundary description does not match what is shown on the plat. Neither distance matches the sum of the dimensions shown on the plat. • Lot 13 is missing curve information. C3 extends into lot 13. • Parcel A is missing a distance on the west lot line. • Remove the city attorney's signature block. • Add an acknowledgment of city officials. • The utility signature blocks are missing. • The ground water note is missing. <p>Fire Department Review Comments:</p> <ul style="list-style-type: none"> • The Clinton City Fire Department accepts the plans for West Fairfield Estates, Phase 3 received on 2/22/2017 as submitted. <p>Mr. Child clarified all staff's comments have been addressed.</p>
CONCLUSION	<p>Councilmember Mitchell moved to adopt Resolution 13-17 approving the Final Plat for the West Fairfield Estates Subdivision Phase 3 located at approximately 1600 W 600 N. Councilmember Patterson seconded the motion. Voting by roll call is as follows: Councilmember K. Peterson, aye; Councilmember Patterson, aye; Councilmember M. Petersen, aye; and Councilmember Mitchell, aye.</p>
D. 7:25 PM Public Hearing, Ord 17-01Z Rezone Request for Property Located at Approx. 1600 N 3000 W from Agricultural (A-1) to Agricultural Estates (A-E)	
Petitioner	Mike Bastian, property owner

<p>Discussion</p>	<p>Mr. Wright explained that this rezone request consists of two lots of approximately 6.44 acres. It is designated in the Master Land Use Map of the General Plan as Agricultural Estates (A-E) which would allow the development of half acre lots. The property is zoned Agricultural (A-1), while property to the South and West are already zoned A-E as well as a portion of the property to the North being zoned R-1-9 and A-1. A small area to the East is zoned A-1, which can be seen by reviewing the City’s zoning map.</p> <p>Mike Bastian stated this rezone was missed with the rezone of the adjoining property back in 2007.</p> <p>Councilmember M. Petersen asked for clarification on the access streets.</p> <p>Mr. Bastian responded</p> <p>Mayor Adams asked if all the property is under contract.</p> <p>Mr. Bastian confirmed all the property is under contract.</p> <p>Mr. Wright explained the Planning Commission has reviewed this request and unanimously agreed to forward a recommendation for approval on to the City Council.</p> <p>Mayor Adams opened the public hearing at 7:39 p.m. With no public comment, he closed the public hearing at 7:40 p.m.</p>
<p>CONCLUSION</p>	<p>Councilmember K. Peterson moved to adopt Ord 17-01Z, approving the rezone for property located at approx. 1600 N 3000 W from Agricultural (A-1) to Agricultural Estates (A-E). Councilmember Mitchell seconded the motion. Voting by roll call is as follows: Councilmember K. Peterson, aye; Councilmember Patterson, aye; Councilmember M. Petersen, aye; and Councilmember Mitchell, aye.</p>
<p>Approval of Minutes</p>	<p>Councilmember K. Peterson moved to approve the February 28, 2017 City Council Minutes. Councilmember Mitchell seconded the motion. Councilmembers K. Peterson, Mitchell M. Petersen and Patterson voted in favor.</p>
<p>Accounts Payable</p>	<p>Councilmember M. Petersen moved to pay the bills. Councilmember Mitchell seconded the motion. Councilmembers K. Peterson, Patterson, Mitchell and M. Petersen voted in favor.</p>
<p>Planning Commission Report</p>	<ul style="list-style-type: none"> • Mr. Wright reported on the March 21, 2017 Planning Commission meeting as recorded in the minutes.
<p>City Manager</p>	<ul style="list-style-type: none"> • Thursday, March 30 @ 5 p.m. there will be a special budget workshop meeting in the Community Development conference room. • The Utah League of Cities and Towns spring conference is April 3 – 7 in Saint George. • There will be no City Council Meeting on Tuesday, April 11, 2017 • There will be a special open house and special City Council meeting to discuss the water improvement needs on April 12 beginning at 6 p.m. <p>The Council discussed the water flyer to go out to the public identifying the need for the water rate increase and notification of the public meeting.</p> <p>Councilmember K. Peterson expressed concern over identifying a pre-determined amount before budget work session.</p> <p>Mayor Adams stated that long term; he feels the \$6 is absolutely necessary in order to keep the system operational.</p> <p>Councilmember Mitchell said he feels that the City needs to take steps to correct the water issues now; he said he agrees with Councilmember K. Peterson that he wants to consider all the funding options, he wishes a \$6 increase wasn’t necessary but he feels it is necessary to be upfront about the potential cost.</p> <p>Councilmember M. Petersen stated that funds are needed early on in this process,</p>

	<p>even more than can be generated by the \$6 increase. He feels that the residents will understand once they see the numbers being provided in the flyer and at the public meeting.</p> <p>Councilmember Patterson stated that people she has talked to understand there is a need for an increase.</p> <p>Councilmember K. Peterson suggested that it may be appropriate to identify in the flyer that the Clinton City water rate for 10,000 gallons of water is currently \$16.50 and the average in Davis County for 10,000 gallons of water is currently \$27.72 and that the rates need to be raised closer to average.</p> <p>Mayor Adams commented that the bottom line is that the rates need to be raised in order to continue providing water to the citizens. He stated that the City has been using money from reserve accounts for the chlorination system and the check valve installations in addition to the current year projects.</p> <p>The Council all expressed a desire to make sure the public is informed on this issue.</p>
Mayor	<ul style="list-style-type: none"> • Attended a Wasatch Integrated Waste Management Meeting, he is not in favor of going out for an RFP to build a transfer station in the north end of Davis County.
Councilmember Patterson	<ul style="list-style-type: none"> • Nothing at this time.
Councilmember K. Peterson	<ul style="list-style-type: none"> • The Arts Council will bring forth a request for a change to the Arts Council Ordinance the second meeting in April • Attended the Wasatch Choice Open House and encouraged widening of 2000 West.
Councilmember M. Petersen	<ul style="list-style-type: none"> • Asked the Council to consider using the property north of the skate park as a dog park. <p>Mayor Adams commented he is not in favor of spending tax payer dollars for the upkeep of a dog park.</p> <p>Public Works Director Mike Child said other cities with dog parks have warned Clinton City of the negatives they have found with dog parks in their cities.</p>
Councilmember Stanton	<ul style="list-style-type: none"> • Excused
Councilmember Mitchell	<ul style="list-style-type: none"> • Heritage Days Breakfast will be moved to Founders Park • Asked for an update on 1300 N between 1500 W & 2000 W <p>Mr. Child responded staff will go to bid soon, the delays have been due to the contractor scheduled to do the concrete. It is extremely difficult to get contract work done right now. Staff will look at awarding the bid to the next bidder if they do not get started soon. It may be an option to do a change order for the 2300 N project to include the 1300 N asphalt which would save money.</p>
Mike Child	<ul style="list-style-type: none"> • Staff will attend the Wasatch Front Regional Council meeting on March 29 to find out if funds will be awarded for the 800 N road project. • 2750 W 800 N school crossing will be operating soon solar powered lights. Will not have sidewalk, negotiating with the developer. • 1300 North project is getting closer to wrapping up – utility tie ins have been the delay. A special company will tie in the lateral for the sewer line which is approximately 18 feet deep. The contractor is ahead of schedule at this point.
Bruce Logan	<ul style="list-style-type: none"> • Attended a Recreation Conference on special events/ there is new group providing carnival service that staff will look into. Clinton has a contract with the current carnival for the next two years.
ADJOURNMENT	<p>Councilmember Patterson moved to adjourn. Councilmember K. Peterson seconded the motion. Councilmembers K. Peterson, Patterson, M. Petersen and</p>

Mitchell voted in favor. The meeting adjourned at 8:31 p.m.	
<u>ACTION ITEMS</u>	<ul style="list-style-type: none">• Monitor the SWPPP inspection fees over the next year to ensure that the City is charging enough to cover the expense for the inspections (July 2016)• Subdivision Ordinance – recommendation for concrete in the park strips along UDOT roads. (August 2016)• Consider code enforcement during future budget discussion for 2017-18 (August 2016)• Consider providing staff administrative power for a minor subdivision during subdivision ordinance rewrite (October 2016)• Bring back Chapter 4 of the Subdivision Ordinance regarding allowing a letter of credit for escrow and researching what surrounding jurisdictions allow (26-4-8). (January 2017)• Concrete on 1300 N between 1500 W and 1800 W