



**CLINTON CITY COUNCIL MINUTES
7:00 PM CLINTON 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: July 31, 2018 Special Meeting		Call to Order: 7:03 p.m.
Staff Present	City Manager Dennis Cluff, Community Development Director Will Wright, Public Works Director Mike Child, Assistant Public Works Director Dave Williams, Recreation Director Bruce Logan, Police Chief Bill Chilson, Lt. Shawn Stoker, Fire Chief Dave Olsen, Asst. Fire Chief Justin Benavides, Holly Nielson, Kyle Wood, Don McFarland, Dave Powers, JUB Engineer Bryce Wilcox, Ben Nielson, David Sottosanti and Lisa Titensor recorded the minutes.	
Citizens Present	Chase Freebairn, Hunter Lewis, Sandy Lewis, Dereck Bauer, Chase Amos, Mark Hurd, Jim Newsome	
Pledge of Allegiance	Hunter Lewis of Troop 555	
Prayer or Thought	Mayor Adams	
Roll Call & Attendance	Present were: Mayor L. Mitch Adams, Councilmember Mitchell, Councilmember Patterson and Councilmember M. Petersen. Excused were: Councilmember K. Peterson and Councilmember Stanton	
Public Input	There was none.	
A. DEPT HEAD OF THE 2ND QUARTER OF 2018 – FIRE CHIEF DAVID OLSEN		
Petitioner	Dennis Cluff	
Discussion	<p>Mr. Cluff explained Dave has been the Clinton City Fire Chief for nearly 6 years. He has shown himself to be a competent, well organized and caring leader. He has a great attitude and work ethic, even when called out late at night to respond to an emergency or issue. It is very important to him to serve the public with excellent fire and EMS protection services.</p> <p>David continues moving forward with the assignments, personnel and other issues that seem to continually and typically arise in the process of providing Public Services. He is doing an excellent job.</p> <p>In addition, David is participating on a couple of State Fire committees, representing our area.</p> <p>Mr. Cluff said he is pleased to work with David and happy to recognize him as the Department Head of the 2nd Quarter of 2018.</p> <p>Chief Olsen stated Clinton is a great place to work and he is supported by a phenomenal crew and outstanding city management.</p> <p>Mayor Adams presented Chief Olsen with a certificate and gift card in recognition.</p>	
B. 7:05 PM PUBLIC HEARING, RESOLUTION 21-18 REQUEST FOR APPROVAL OF THE FINAL PLAT FOR MONARCH MEADOWS SUBDIVISION PHASE 1 LOCATED AT APPROX. 2600 W 1300 N		
Petitioner	Chase Freebairn, representing Ivory Development	
Discussion	<p>Mr. Wright explained Monarch Meadows has three phases. Phase 1 has five lots. The intent is to build model homes with this phase.</p> <ol style="list-style-type: none"> 1. The Preliminary Plat for the Monarch Meadows Subdivision was approved by the Planning Commission on May 15, 2018. 	

	<ol style="list-style-type: none"> 2. City management negotiated with the developer and the City Council a development agreement that provides for the City to acquire 4 acres for a park which was approved on 2/13/18. Additionally, the park area can be used in averaging the size of lots which will be within the development standards for the R-1-15 zone. And, the side setbacks are reduced to 8/10 feet from the 10/10 feet on lots less than 13,000 sq. ft. in size. The lots must be a minimum of 11,000 sq. ft. and a maximum of 22,100 sq. ft. with corner lots to be 15,000 sq. ft. All 15 corner lots meet the 15,000 sq. ft. requirement and the remaining 51 lots range in size from 11,122 sq. ft. to 19,777 sq. ft. with an overall average for the 66 lots of 15,515 sq. ft. and about 15,600 sq. ft. for the 51 lots. All lots have a width of at least 80', except for lot 50 which is just over 75' & lot 63 being just over 80' wide at the front setback line. 3. The Parcel contains approximately 26 acres and is designated as Single Family Residential (R-1-15 Zone) on which 66 lots are proposed with the Final Plat for Phase 1 consisting of 5 lots on which Ivory plans to build model homes. 4. The City Council approved the rezoning of this property from Agricultural (A-1) to Residential Single Family (R-1-15) Zone on September 5, 2017 by adopting Ordinance 17-05Z. <p>Comments and/or questions related to changes needed in the drawings have been provided to the developer as staff takes into account the few changes provided for in the development agreement.</p> <p>Mr. Cluff confirmed that Ivory Homes owns the property and the City is in the process of purchasing four acres of land for a public park.</p> <p>Mayor Adams opened the public hearing at 7:10 p.m. and with no public comment, closed the public hearing at 7:11 p.m.</p> <p>Mr. Wright stated the proposed phases meet the City requirements.</p>
<p>CONCLUSION</p>	<p>Councilmember Mitchell moved to adopt Resolution 21-18 approving the Final Plat for Phase 1 of Monarch Meadows Subdivision located at approximately 2600 West 1300 North. Councilmember M. Petersen seconded the motion. Voting by roll call is as follows: Councilmember Mitchell, aye; Councilmember Patterson, aye; and Councilmember M. Petersen, aye.</p>
<p>C. 7:10 PM PUBLIC HEARING, RESOLUTION 22-18 REQUEST FOR APPROVAL OF THE FINAL PLAT FOR MONARCH MEADOWS SUBDIVISION PHASE 2 LOCATED AT APPROX. 2600 W 1300 N.</p>	
<p>Petitioner</p>	<p>Chase Freebairn, representing Ivory Development</p>
<p>Discussion</p>	<p>Mr. Wright clarified the intent of doing all three phases at once allows the escrow and improvement agreements to move forward more economically.</p> <p>This is the phase the four acre park will be located in.</p> <ol style="list-style-type: none"> 1. The Preliminary Plat for the Monarch Meadows Subdivision was approved by the Planning Commission on May 15, 2018. 2. City management negotiated with the developer and the City Council approved on 2/13/18 a development agreement that provides for the City to acquire 4 acres for a park. Additionally, the park area can be used in averaging the size of lots which will be within the development standards for the R-1-15 zone. And, the side setbacks are reduced to 8/10 feet from the 10/10 feet on lots less than 13,000 sq. ft. in size. The lots must be a minimum of 11,000 sq. ft. and a max of 22,100 sq. ft. with corner lots to be 15,000 sq. ft. All 15 corner lots meet the 15,000 sq. ft. requirement and the remaining 51 lots range in size from 11,122 sq. ft. to 19,777 sq. ft. with and overall average for the 66 lots of 15,515 sq. ft. and about 15,600 sq. ft. for the 51 lots when combined with the park area. All lots have a width of at least 80', except for lot 50 being over 75' in width & lot 63 being just over 80' wide at the front setback line. 3. The Parcel contains approximately 26 acres and is designated as Single Family Residential (R-1-15 Zone) on which 66 lots are proposed with the Final Plat for Phase 2 containing 34 lots. 4. The City Council approved the rezoning of this property from Agricultural (A-1) to Residential Single Family (R-1-15) Zone on September 5, 2017 by adopting Ordinance 17-05Z. <p>Comments and/or questions related to changes needed in the drawings have been provided to the developer as staff takes into account the few changes provided for in the development</p>

	<p>agreement.</p> <p>Mr. Cluff stated phase 2 will have the storm drain improvements.</p> <p>Mayor Adams opened the public hearing at 7:21 p.m. and with no public comment closed the public hearing at 7:21 p.m.</p> <p>Councilmember Mitchell asked for clarification of what lots 50 and 63 are changed to with the new phasing.</p> <p>Chase Freebairn responded lots 316 and 303.</p>
CONCLUSION	<p>Councilmember Mitchell moved to adopt Resolution 22-18 approving the Final Plat for Phase 2 of Monarch Meadows Subdivision located at approximately 2600 West 1300 North. Councilmember M. Petersen seconded the motion. Voting by roll call is as follows: Councilmember Mitchell, aye; Councilmember Patterson, aye; and Councilmember M. Petersen, aye.</p>
<p>D. 7:15 PM PUBLIC HEARING, RESOLUTION 23-18 REQUEST FOR APPROVAL OF THE FINAL PLAT FOR MONARCH MEADOWS SUBDIVISION PHASE 3 LOCATED AT APPROX. 2600 W 1300 N.</p>	
Petitioner	<p>Chase Freebairn, representing Ivory Development</p>
Discussion	<ol style="list-style-type: none"> 1. The Preliminary Plat for the Monarch Meadows Subdivision was approved by the Planning Commission on May 15, 2018. 2. City management negotiated with the developer and the City Council approved a development agreement that provides for the City to acquire 4 acres for a park on 2/13/18. Additionally, the park area can be used in averaging the size of lots which will be within the development standards for the R-1-15 zone. And, the side setbacks are reduced to 8/10 feet from the 10/10 feet on lots less than 13,000 sq. ft. in size. The lots must be a minimum of 11,000 sq. ft. and a max of 22,100 sq. ft. with corner lots to be 15,000 sq. ft. All 15 corner lots meet the 15,000 sq. ft. requirement and the remaining 51 lots range in size from 11,122 sq. ft. to 19,777 sq. ft. with an overall average for the 66 lots of 15,515 sq. ft. and just over 15,600 sq. ft. for the 51 lots when combined with the park area. All lots have a width of at least 80', except for lot 50 is just over 75' & lot 63 is just over 80' wide at the front setback line. 3. The Parcel contains about 26 acres and is designated as Single Family Residential (R-1-15 Zone) on which 66 lots are proposed with the Final Plat for Phase 3 having 27 lots. 4. The City Council approved the rezoning of this property from Agricultural (A-1) to Residential Single Family (R-1-15) Zone on September 5, 2017 by adopting Ordinance 17-05Z. <p>Comments and/or questions related to changes needed in the drawings that have been provided to the developer as staff takes into account the few changes provided for in the development agreement.</p> <p>Mayor Adams opened the public hearing at 7:28 p.m. and with no public comment, closed the public hearing at 7:29 p.m.</p> <p>Councilmember Mitchell asked for clarification if lot 303 is still just over 80' at the setback.</p> <p>Mr. Wright confirmed it is.</p> <p>Councilmember Mitchell verified lot 316 is 80.</p>
CONCLUSION	<p>Councilmember Mitchell moved to adopt Resolution 23-18 approving the Final Plat for Phase 3 of Monarch Meadows Subdivision located at approximately 2600 West 1300 North. Councilmember Patterson seconded the motion. Voting by roll call is as follows: Councilmember Mitchell, aye; Councilmember Patterson, aye and Councilmember M. Petersen, aye.</p>
<p>E. RESOLUTION 24-18 ANNUAL ADOPTION OF THE CLINTON CITY CONSOLIDATED FEE SCHEDULE</p>	
Petitioner	<p>Dennis Cluff, Will Wright</p>
Discussion	<p>Mr. Cluff explained there are only have a few changes for this new fiscal year:</p> <ol style="list-style-type: none"> 1) Subdivision name change (new fee) = \$250; 2) Bowery/Park Rental, add a \$50 refundable cleaning deposit;

	<p>3) Special Event Application, reduce from \$150 to <u>\$95</u>;</p> <p>Until future action, all the other fees are the same as in FY 17-18.</p> <p>Mr. Cluff explained that when the impact study is complete, the fee schedule will need to be amended.</p>
CONCLUSION	<p>Councilmember Mitchell moved to adopt Resolution 24-18, adopting the 2018 - 19 Clinton City Consolidated Fee Schedule. Councilmember Patterson seconded the motion. Voting by roll call is as follows: Councilmember Mitchell, aye; Councilmember Patterson, aye and Councilmember M. Petersen, aye.</p>
F. AWARD BID FOR NEW FIRE ENGINE	
Petitioner	Dennis Cluff, Chief Dave Olsen
Discussion	<p>Chief Olsen explained the Fire Department put together an apparatus committee consisting of the Fire Chief and full-time and part-time personnel. The Committee identified the wants and needs of this new apparatus. The Committee then sat down with three (3) Fire Engine Manufacturers Pierce, Rosenbauer and Spartan. Each Manufacturer was given the same basic details as to what we were looking for i.e. custom cab, 1500 GPM Midship pump, 500 gallon water tank, hose reel, disc brakes, independent front suspension, air inlet connection, good lighting and more storage space. The last stipulation was we wanted to go through a Consortium to get the best pricing available. We did this to ensure that the bids were comparable or at least in an attempt to get as close as we could. The three bids came back as the following:</p> <p style="padding-left: 40px;"> 1) <u>Pierce</u> - \$549,019.26 with \$280,000.00 down this year, which gave us a prepaid discount of \$14,700.00...Final cost = \$534,319.26 2) <u>Spartan</u> - \$522,896.00 with \$240,000.00 down this year, which gave us a prepaid discount of \$10,107.00...Final cost = \$512,789.00 3) <u>Rosenbauer</u> - \$518,101.00 with \$240,000.00 down this year, which gave us a prepaid discount of \$10,639.00...Final cost = \$507,462.00 </p> <p>Chief Olsen stated that after reviewing all the bids, the Fire Department would recommend going with Spartan. The reasons for this are as follows:</p> <p style="padding-left: 40px;"> 1) Rosenbauer appears to be the low bid, but after looking at the bids closely Spartan has the better overall package. Listed below are a few examples: a) Most of the warranties are similar however; Spartan offers a 10 year aluminum body warranty vs. 5 year with Rosenbauer. Spartan offers a 10 year <u>non prorated</u> paint warranty vs. 10 year <u>prorated</u> warranty with Rosenbauer. b) Spartan included in the bid a \$2500.00 credit for Tool mounts. c) Spartan included a preconstruction trip for 2 people to trip travel back their plant and meet with the engineers to make sure everything is done correctly before they start building. d) Outside of Spartan having a better overall package, the engine and truck that we currently own are made by the same manufacturer. This helps standardize things using the same types of equipment and parts. This equipment has been reliable and the Department is comfortable using it. </p> <p>The initial budget proposal for this purchase is \$570,000. With the purchase price being \$512,789, the remaining balance of \$57,211 will be needed to outfit the truck with new equipment.</p> <p>Mayor Adams inquired if cost was the only factor why they did not choose Pierce.</p> <p>Chief Olsen explained they have a high quality product; however it is more difficult and generally more expensive to obtain replacement parts.</p> <p>The Council expressed appreciation for the diligence the Fire Department is doing to get the best product at the best price.</p>
CONCLUSION	<p>Councilmember M. Petersen moved to approve the purchase of the new fire engine from Spartan for \$512,789 based on the findings that Spartan provides a 10 year aluminum body warranty that is a better value, the \$2500.00 credit for the tool mount and the extra training. Also, the existing fire truck is the same make. Councilmember Patterson seconded the motion. Voting by roll call is as follows: Councilmember Mitchell, aye; Councilmember Patterson, aye; Councilmember M.</p>

	Petersen, aye.
G. CHANGE ORDER #3 FOR BRINKERHOFF EXCAVATING FOR 2300 N WATERLINE PROJECT PHASE #4	
Petitioner	Dennis Cluff, Mike Child
Discussion	<p>Mr. Child explained this is the Sunset/Clinton connection phase of the 2300 N waterline project. The change order includes the Chlorination Building and equipment (at Meadows Park), the railroad undercrossing and the piping connection to 2300 N.</p> <p>Staff would like to do a change order to Brinkerhoff because they have done a good job on the 2300 N project and they are on-site ready to roll. They have a lot of experience with the procedure required to comply with the railroad undercrossing and they have a lot of experience with the “boring process” to install the conduit pipe.</p> <p>Mayor Adams encouraged staff to be diligent in moving the project along as quickly as possible.</p>
CONCLUSION	Councilmember Mitchell moved to approve Change Order #3 of Brinkerhoff Excavating’s contract for \$323,040. Councilmember M. Petersen seconded the motion. Voting by roll call is as follows: Councilmember Mitchell, aye; Councilmember Patterson, aye and Councilmember M. Petersen, aye.
H. PURCHASE OF STREET SWEEPER OFF OF STATE BID	
Petitioner	Dennis Cluff, Dave Sottosanti
Discussion	<p>Dave Sottosanti explained three bids on a new Street Sweepers were received:</p> <p>Johnston RT655 Sweeper = \$211,565 (State Bid); Elgin Crosswind Sweeper = \$226,938 (State Bid); and, Tymco 600 BAH Sweeper = \$266,150 (<u>NOT</u> on State Bid).</p> <p>Only Elgin had a used one available in Utah and it was too high priced at \$175,000, other used ones are available back east.</p> <p>Mr. Sottosanti explained that the Elgin and Tymco have stainless steel hoppers.</p> <p>City staff has reviewed the Johnston sweeper and have concluded it would be an excellent piece of equipment to use and maintain. He spoke with Park City who has had one for 4 years and they really like it.</p>
CONCLUSION	Councilmember Mitchell moved to approve the purchase of the Johnston RT655 Sweeper for \$211,565, the low bid off the State Bid. Councilmember Patterson seconded the motion. Voting by roll call is as follows: Councilmember Mitchell, aye; Councilmember Patterson, aye and Councilmember M. Petersen, aye.
I. AWARD BID FOR 24’ X 24’ POLE BUILDING FOR THE CEMETERY	
Petitioner	Dennis Cluff, Zac Martinez
Discussion	<p>Zac Martinez explained three companies were asked to submit bids for a 24’ x 24’ pole building with a concrete floor for the Cemetery. It was requested that it come with one man door and one overhead door with a 13’ clear height. Only two bids were received:</p> <p>Roper Buildings at 16,148 Cleary Building at 19,056</p> <p>Due to having to move stored Cemetery equipment out of the City Shops mechanics bay, the size of this pole building had to be increased from a 12’ X 20’ to a 24’ x 24’ building. The low bid is \$5,148 more than what was budgeted for the new Fiscal Year. Staff thinks the Cemetery expenses by the end of the fiscal year will allow for enough savings to cover this extra cost. If that is not the case, staff will request additional funds in June 2019.</p>
CONCLUSION	Councilmember Patterson moved to accept the low bid from Roper Buildings for \$16,148. Councilmember Mitchell seconded the motion. Voting by roll call is as follows: Councilmember Mitchell, aye; Councilmember Patterson, aye and Councilmember M. Petersen, aye.
J. AWARD BID FOR MEADOWS & VETERANS RESTROOMS PARTITIONS	
Petitioner	Meadows & Veterans Restrooms partitions
Discussion	Mr. Martinez reported that three companies were contacted for bids for the restroom

	<p>partitions; only 2 responded.</p> <p>Jorgensen Industrial Companies \$7,012.00 Cannon Sales Inc. \$7,458.00</p> <p>Specialty Company was contacted several times and spoken to in person, but no quote was submitted by them.</p> <p>The restroom partitions in these 2 Parks have been well abused over the years and require replacement. This item was budgeted for replacement in the new Fiscal Year budget.</p>
CONCLUSION	<p>Councilmember Mitchell moved to approve the bid of Jorgensen Industrial Companies for \$7,012 to design, create, and install new restroom partitions in Meadows and Veterans parks. Councilmember M. Petersen seconded the motion. Voting by roll call is as follows: Councilmember Mitchell, aye; Councilmember Patterson, aye and Councilmember M. Petersen, aye.</p>
K. DISCUSSION/ACTION OF 1300 N/1000 W INTERSECTION	
Petitioner	Dennis Cluff, Mike Child, Bryce Wilcox
Discussion	<p>During previous meetings, the City Council discussed the potential for widening the round-a-bout and/or placing pedestrian flashers at the trail crossing on 1300 N.</p> <p>The preliminary plan from the Davis & Weber Counties Canal Company shows them coming into the 1300 N/1000 W intersection and making connections in all four directions with existing secondary water pipes. It appears that this will effectively destroy the existing round-a-bout inner concrete circle. Staff is looking at what it would take to move the round-a-bout 4 to 5 feet to the south and widen the inner concrete circle by that amount. This would still provide the standard 20 foot driving lane but widen the center, thus providing a larger (wider) turning radius around the curve. This would also provide better visibility, more space to react and a bigger curve to help keep drivers from trying to speed straight through. There will be some cost to the City. The new design would include cross walks and a driveway cut for the Fire Department. There is the option of lights on all four sides.</p> <p>Councilmember Mitchell stated this is a good opportunity for the City because the Canal Company will have the largest portion of cost. He agrees speed and safety are a concern.</p> <p>Chief Chilson said he is favor of round-a-bouts. Speed is an issue as well as street lights. His preference is to see them bigger rather than smaller.</p> <p>Lieutenant Stoker said he is of the same opinion. He would prefer the round-a-bout be the standard size. He feels round-a-bouts are safer.</p> <p>Councilmember M. Petersen said he is concerned about the speed through the round-a-bout. He would like to see the Police give tickets for speeding in round-a-bouts.</p>
CONCLUSION	<p>Councilmember Mitchell moved to move the round-a-bout 4 to 5 feet to the south and widen the inner concrete circle. Councilmember Patterson seconded the motion. Voting by roll call: Councilmember Patterson, aye; Councilmember Mitchell, aye; Councilmember M. Petersen, no.</p> <p>Councilmember Patterson moved to table the item to the August 14, 2018 City Council meeting. Councilmember M. Petersen seconded the motion. Voting by roll call is as follows: Councilmember Patterson, aye; Councilmember Mitchell, aye and Councilmember M. Petersen, aye.</p>
Approval of Minutes	<p>Councilmember Mitchell moved to approve the minutes of the July 10, 2018 City Council meeting. Councilmember M. Petersen seconded the motion. Councilmember's Patterson, Mitchell and M. Petersen voted in favor.</p>
Accounts Payable	<p>Councilmember Patterson moved to pay the bills. Councilmember Mitchell seconded the motion. Councilmember's Patterson, Mitchell, and M. Petersen voted in favor of the motion.</p>

Planning Commission Report	Mr. Wright reported the July 17, 2018 Planning Commission meeting as recorded in the minutes.
City Manager	<ul style="list-style-type: none"> • Asked the Council to consider cancelling the August 28th meeting unless something that needs to be addressed comes up. The Council directed staff to cancel the meeting.
Mayor Adams	<ul style="list-style-type: none"> • Defer to Mike Child Mr. Child reported the deep water well is being used.
Councilmember Patterson	<ul style="list-style-type: none"> • Nothing at this time.
Councilmember K. Peterson	<ul style="list-style-type: none"> • Excused
Councilmember M. Petersen	<ul style="list-style-type: none"> • Nothing at this time.
Councilmember Stanton	<ul style="list-style-type: none"> • Excused
Councilmember Mitchell	<ul style="list-style-type: none"> • Expressed appreciation to staff and volunteers for Heritage Days.
Zac Martinez	<ul style="list-style-type: none"> • Asked the Council for a direction on headstones in the new addition to the cemetery. The Council was in consensus for flat headstones. They asked Mr. Martinez to bring back information on cemetery fees and a columbarium.
Adjourn	Councilmember Mitchell moved to adjourn. Councilmember Patterson seconded the motion. Councilmember’s Patterson, Mitchell and M. Petersen voted in favor of the motion. The meeting adjourned at 9:37 p.m.
<u>ACTION ITEMS</u>	<ul style="list-style-type: none"> • Subdivision Ordinance – recommendation for concrete in the park strips along UDOT roads. (August 2016) – Planning Commission Review • 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). 6g(January 2017) Planning Commission Review • Update Ordinance to eliminate pressurized sewer lines in the Clinton City streets on new residential development (January 2018). • Address street cut fees in the fee schedule – first so many feet free and a cost for every additional cost based on a comparison of similar agencies fees with standard after 5 years. • Create a facilities maintenance plan before the next budget cycle in FY 19-20 (May 2018). • Cemetery Fee Study and info on Columbarium’s.

 Dennis W. Cluff, Clinton City Recorder