



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

**MAYOR  
Brandon Stanger**

**CITY COUNCIL MEMBERS  
Anna Stanton  
Marie Dougherty  
Gary Tyler  
Dane Searle  
J. Stark**

<b>Date of Meeting</b>	<b>September 12, 2023</b>	<b>Call to Order: 7:00 PM</b>
<b>City Council &amp; Staff Present</b>	City Manager Dennis Cluff, Police Chief Shawn Stoker, Fire Chief David Olsen, Treasurer Steve Hubbard, Community Development Director Peter Matson, Public Works Director David Williams, IT Specialist Dereck Bauer, JUB Engineer Bryce Wilcox and Lisa Titensor recorded the minutes.	
<b>Attendees who signed in</b>	Boy Scout Troop 78, Paul Vernet, Lundon Bailey, William Smith, Sean Patton James Smith, Parker Hansen, Sam Tingey	
<b>Invocation or Thought &amp; Pledge of Allegiance</b>	Troop 78 presented the colors. Chaplain Parker gave the prayer.	
<b>Roll Call &amp; Attendance Of City Council</b>	Mayor Stanger, Councilmember Dougherty, Councilmember Searle, Councilmember Stanton, Councilmember Stark and Councilmember Tyler	
<b>Public Input</b>	There was none.	

**A. EMPLOYEE OF THE MONTH FOR AUGUST 2023 – SERGEANT JON GILL**

<b>Petitioner</b>	Dennis Cluff, Police Chief Stoker
<b>Discussion</b>	<p>Chief Stoker stated he is proud to present Sergeant Jon Gill as Employee of the Month for August 2023. Sgt. Gill was recently assigned to be the Detective Sergeant and has adapted very well. He has taken on many new challenges, including managing the investigative team with great enthusiasm, success and commitment. His work ethic and ability to adapt has exceeded our expectations.</p> <p>Sgt. Gill has dedicated 19 years to our Police Department. This time has prepared him for this opportunity and he is having great success. He offers invaluable insight to all of us in the Police Department. He shows this not only through his experience, skill, and wisdom, but also because he truly cares about the people he works with and serves every day. Sgt. Gill exemplifies what a true Police Officer is and how one should act. We thank him for his service to the community.</p>

**B. SURPLUS VEHICLES AND EQUIPMENT**

<b>Petitioner</b>	Dennis Cluff, Dave Williams
<b>Discussion</b>	<p>Clinton has sold equipment at the TNT Auction for years, and has done well using their services. The following equipment and vehicles have been replaced and are ready to be sold at auction:</p> <ul style="list-style-type: none"> <li>Police----- 2013 Dodge Durango</li> <li>Police----- 2012 Dodge Charger</li> <li>Police----- 2013 Dodge Charger</li> <li>Streets----- Wacker RSS 800</li> <li>PW----- Woods Bush Hogg mower</li> <li>Parks----- 2009 Dodge Dakota</li> <li>Parks----- Jacobsen ball field groomer</li> </ul>

	Parks----- Smithco ball field groomer
<b>CONCLUSION</b>	<i>Councilmember Tyler moved to declare the items listed above as surplus and authorize the City Manager to offer them for sale using the TNT Auction in SLC. Councilmember Stanton seconded the motion. Voting is as follows: Councilmember Dougherty, aye; Councilmember Searle, aye; Councilmember Stanton, aye; Councilmember Stark, aye; Councilmember Tyler, aye.</i>
<b>C. CONDITIONAL ACCEPTANCE OF PUBLIC IMPROVEMENTS FOR FENWAY SOUTH SUBDIVISION LOCATED AT APPROX. 900 N AND 2295 W</b>	
<b>Petitioner</b>	Peter Matson, Community Development and Dave Williams, Public Works
<b>Discussion</b>	The City Council approved Sharp Subdivision Phase 3 in March 2020. This phase has since been constructed. Public Works has inspected the subdivision improvements for this phase and the developer requests Conditional Acceptance of the subdivision, the release of appropriate escrow funds and authorization to enter into the one-year warranty period.
<b>CONCLUSION</b>	<i>Councilmember Stark moved to approve conditional acceptance of Fenway South Subdivision, authorize the release of appropriate funds held in escrow and enter the subdivision into the one-year warranty period. Councilmember Searle seconded the motion. Voting is as follows: Councilmember Dougherty, aye; Councilmember Searle, aye; Councilmember Stanton, aye; Councilmember Stark, aye; Councilmember Tyler, aye.</i>
<b>D. BID AWARD FOR POLICE/FIRE BUILDINGS EXPANSION</b>	
<b>Petitioner</b>	Dennis Cluff, Dave Olsen, Shawn Stoker, Bryce Wilcox
<b>Discussion</b>	<p>Staff has been working on an expansion for the police and fire stations. The Public Safety Building expansion bid opening was held on August 31<sup>st</sup>. Eight bids were received. The bid tabulation is attached to the staff report. The low bid on the project was Patriot Construction at \$2,434,835. Clinton has not worked with Patriot Construction before, so staff called several references to check on the quality of their work. Project managers for the Utah Department of Facilities and Construction Management gave them glowing reviews. Patriot’s schedule is to have the building completed within 8 months of the Notice to Proceed.</p> <p>Due to the unknown project costs, there were 6 additive alternative bid items included with the bid. These are items that could be done as part of the project or not included in the project at the Councils discretion. Below is a brief write up of each item. There is a potential combination of additive alternatives that would make the 2<sup>nd</sup> low bid (Maddox Construction) low but it is not a likely combination. Council should choose which alternatives, if any, they want to include and then we will see if it affects the lowest bid contractor.</p> <p><u>#1. Fire Station Reception Lobby Remodel</u> – Alternate is to remove existing storefront system, built-in desk and door into the existing hall. A new glass wall partition would be built with integrated desk for more security. Light fixtures would be removed and replaced with new fixtures and minor mechanical adjustments would be made. Without the alternate, the reception area would remain as is.</p> <p><u>#2. Paint Interior of Fire Station North of Apparatus Bay</u> – Alternate would be to paint the entire Fire Station north of the apparatus bay to be consistent with the remodeled area. Without the alternate, only the remodeled or new areas would be painted.</p> <p><u>#3. Paint Police Interior Hallways</u> – Alternate is to freshen up the hallways by</p>

repainting them to flow with the addition. Without the alternate, the affected areas would only be touched up as needed.

#4. Carpet Police Upstairs – Alternate is to re-carpet the upstairs of the police station to flow with the addition. Without the alternate, the affected areas would require salvaged pieces of carpet to be re-installed.

#5. Mechanical Unit Upgrade for existing Fire Station bedrooms - Alternate would be to upgrade the existing Fire Station bedrooms to a VRF conditioning system for better control of each room. Without the alternate, the bedrooms would remain as is.

#6. Replace Kitchen Island – Alternate is to replace the existing kitchen island with a better functioning island. It would require minimal floor covering patching and minimal electrical work. Without the alternate, the kitchen island would remain as is.

The current Budget has \$2,496,700 for the building improvements along with \$60,000 for a generator grant. There is approximately \$100,000 available for construction from the Engineering budget as the engineering cost includes both design and construction and the design was paid in last fiscal year.

The total project with all alternatives is \$2,529,727. Staff recommends awarding the Public Safety Building Expansion to Patriot Construction.

Mr. Cluff clarified this bid does not include the engineering and architect fees.

Engineer Bryce Wilcox reviewed the bid with the City Council.

Councilmember Tyler commented that he feels it is in the City's best interest to move forward with the bid and include the upgrades. In the long run this will save the City a significant amount of money. He explained how the contractors bid out their work and that the majority of their profit is made on the base bid of the project. The additional items are not necessarily bid based on the actual cost.

Councilmember Stanton agreed that based on past experience, postponing the alternatives would cost more later on. She agreed that the City should move forward with the additional items.

Councilmember Dougherty asked if painting could be less expensive going with another contractor.

Councilmember Tyler confirmed the cost will be less because the contractor will already be on site. Additionally there will not be a need for staff and the engineer to go to bid and manage an additional project.

Chief Olsen addressed the reasons for the following proposed additions.

#5

From a management standpoint it should be all or none for the fire station bedrooms to be fair.

#1

Chief Olsen explained this is more of a safety and security measure.

#6

Councilmember Dougherty asked if the existing island could be modified and

	<p>relocated to meet the needs.</p> <p>Chief Olsen said staff is looking down the road to meet the needs for future growth and maximum utilization.</p> <p>Councilmember Tyler estimated it would cost approximately \$2,000 to replace just the Formica.</p> <p>Mayor Stanger commented in his estimation items 1 – 6 add up to approximately \$98,000.00. He feels the City needs more information regarding the additional items. He is not comfortable approving the additional six items at this time.</p> <p>Councilmember Searle said he is concerned about the budget and doesn't feel the additional items should be included with the bid.</p> <p>Councilmember Dougherty asked Mr. Wilcox for an example of the City having to pay more for a project due to postponing aspects of the project.</p> <p>Mr. Wilcox responded the most recent example would be the Public Works building. The project was bid out in sections and due to inflation and other cost increases the final cost was significantly more than what the original bid was.</p>
<b>CONCLUSION</b>	<p><i>Councilmember Stanton moved to award the contract to the low bidder, Patriot Construction for \$2,529,727.00, including the alternative items listed. Councilmember Tyler seconded the motion. Voting by roll call is as follows: Councilmember Dougherty, aye; Councilmember Searle, no; Councilmember Stanton, aye; Councilmember Stark, aye; Councilmember Tyler, aye.</i></p>
<b>RAP Tax</b>	<p><i>Mr. Cluff clarified the ballot number is 10 September 18 is the deadline for residents to request submitting an argument in favor or opposition.</i></p> <p><i>Councilmember Dougherty suggested that the Council consider park improvements such as a dog park at Shoe String Park, improvements at Pond Park and the creation of a new park.</i></p> <p><i>The Council directed the City Recorder to post a notice for the public argument.</i></p>
<b>Approval of Minutes</b>	<p><i>Councilmember Dougherty moved to approve the minutes of the August 22, 2023 City Council Meeting. Councilmember Searle seconded the motion. Voting is as follows: Councilmember Dougherty, aye; Councilmember Searle, aye; Councilmember Stanton, aye; Councilmember Stark, aye; Councilmember Tyler, aye.</i></p>
<b>Accounts Payable</b>	<p><i>Councilmember Stanton moved to authorize the payments. Councilmember Searle seconded the motion. Council members' Dougherty, Searle, Stanton, Stark and Tyler voted in favor of the motion.</i></p>
<b>Planning Commission Report</b>	<p>The Planning Commission reviewed the following:</p> <ul style="list-style-type: none"> <li>• Kum &amp; Go Convenience Store</li> <li>• Upcoming Sherwin Williams Store</li> <li>• A rezone request</li> </ul> <p>Mayor Stanger asked the Planning Commission to look into lighting for new businesses to make sure it is not intrusive on the existing residences.</p>
<b>City Manager</b>	<ul style="list-style-type: none"> <li>• Parks Board will meet on Wednesday Sept. 13 at 5 pm.</li> <li>• The September 26, 2023 CC meeting will be cancelled.</li> </ul>
<b>Staff reports</b>	<p>Police Chief Stoker reported hiring crossing guards has been an issue this year. There were two major changes.</p> <p>West Clinton Elementary has a new flashing cross walk. It will not allow for a 20 mile per hour school zone which is proving to be a concern for parents as well as a learning curve. Parents are not happy about not having the 20 mph school zone</p>

	<p>sign. The crosswalk will be much safer whether or not school is in session.</p> <p>Parkside Elementary had a change to their bus route; the boundary was revised. The state no longer requires the City to have a crossing guard on 1800 N and 2000 W. There has been a petition submitted for it to be a legal school zone. Clinton Police is doing their best to keep it manned by a crossing guard or police officer when available.</p> <p>Fire Chief Olsen expressed gratitude for the 9-11 service projects and ceremony. October 4, is the Fire Department Open House from 5:30 to 7:30 pm.</p> <p>Public Works Director Dave Williams expressed appreciation to the Public Works team for their efforts in preparing for the 9-11 events and service projects. They did an amazing job under the direction of Parks Director Zac Martinez.</p> <p>Recreation Director Brooke Mitchell reported the scoreboard parts are in. They will also be painted.</p> <p>The Halloween Walk will not have luminaries this year. Four vendors have signed up so far. School councils and the Youth Council will help. This year there will also be a haunted house.</p> <p>She asked the Council to confirm the date for the 2024 Heritage Days celebration. They all agreed to the second weekend in June.</p> <p>She also reported that Clinton will no longer participate in contact football but will continue with the flag football program.</p>
<b>Councilmember Dougherty</b>	<ul style="list-style-type: none"> <li>• The West Davis Chamber would like to hold extra activities to encourage participation. They asked for a list of Clinton businesses to send out emails. The Council agreed they would do what they could to support but without providing email addresses.</li> <li>• The Arts Board will host paint night on Friday, September 14 and Cowboy Poetry on Friday, Oct 20.</li> </ul>
<b>Councilmember Searle</b>	<ul style="list-style-type: none"> <li>• Nothing at this time</li> </ul>
<b>Councilmember Stanton</b>	<ul style="list-style-type: none"> <li>• Thank you for all the hard work on the 9-11 service projects and ceremony.</li> <li>• The Youth Council applicant interviews were held for 18 new members. The swearing in will be on November 14.</li> </ul>
<b>Councilmember Tyler</b>	<ul style="list-style-type: none"> <li>• Nothing at this time.</li> </ul>
<b>Mayor Stanger</b>	<ul style="list-style-type: none"> <li>• Expressed a huge thank you for the 9-11 day of service ceremony and projects. There were 600 youth and approx. 400 people who devoted 3 hrs each (1200 hours). They planted 60 plus trees; 150 bushes and shrubs; laid tons of mulch and paint.</li> <li>• Asked staff to take care of graffiti as soon as possible.</li> </ul>
<b>ADJOURNMENT</b>	<p><i>Councilmember Stanton moved to adjourn. Councilmember Stark seconded the motion. Councilmembers Dougherty, Searle, Stanton and Tyler voted in favor of the motion. The meeting adjourned at 9:12 pm.</i></p>

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**Lisa Titensor, Clinton City Recorder**