

Work Session
January 15, 2013
6:00 pm

Those present: Mayor Kenneth Romney, Council members James Ahlstrom, Mark Preece, James Bruhn, Dave Tovey, Debbie McKean, Craig Howe (City Manager), Heidi Voordeckers (City Recorder), Cathy Brightwell (Deputy Recorder), Ben White (City Engineer), Steve Maughan (Public Works Director), Nathalie Ellingson (secretary).

Visitors: Kelly Enquist, Alan Malan

The meeting started at 6:05 pm

1. Review of Infrastructure Bids and Funding Sources

a. City Park Trail

This project includes a 6' wide concrete trail along the perimeter of the park and an 8' concrete trail along the parking lots. The work is expected to be done in the spring. The initial projected cost was \$200,000. The city received four bids under \$150,000 with the low bid being \$106,000 from Triple J Concrete. The project will be funded by park impact fees.

There was a concern about the timing of the project because the ground is soft in the spring and the trucks could ruin the grass. If work is started too late in the spring, it would not be done by the Fourth of July, and Ben said the bid price would be no good in the fall.

Council members were also concerned that Triple J's bid was so low because there could be problems with quality. Ben stated he learned that Triple J has done \$330,000 worth of work for Salt Lake City Corp., and they have a new contract this year. Ben also heard favorable comments from Staker Paving and others. Steve Maughan stated Triple J are able to keep their costs down because they own their equipment. Mayor Romney suggested the city take precautions and make sure Triple J posts a bond.

Ben stated there will be extra costs because he did not include sprinklers in the bid and some lines will have to be capped off. Mayor Romney stated if they start at \$106,000 and there are extra costs due to unforeseen conditions, they should still be within budget. A notice of award to approve the contract will be on the next council meeting agenda.

b. City Park Parking Lot

Morgan Pavement had the low bid of \$37,833.00 for a 2 inch overlay on existing asphalt and curb. The cost of asphalt is lower than in the past. The work will be done in May when it is warm enough and they can complete it in two days. The project will be funded by RAP tax. Mayor Romney asked about landscaping. Ben stated there would be dirt from the trail project, as well as sod, which the city staff could use for re-landscaping. The curb will go on Pages Lane all the way to the railroad track. There was discussion about building a sidewalk from the parking lot to the trail and by the railroad track. Ben said he will look at the area, and that the additional work could be added to either the trail or parking lot contract.

c. City Park Restrooms

Ben had received three proposals for the remodel last week, and has talked with two of the contractors and refined his requirements. The cost should be about \$80,000, which would be funded by park impact fees. He will bring a recommendation to the next city council meeting.

Ben suggested they put in flush valves, which would require a bigger water line. A pressure tank could go in the storage room, and a line could be run from the fire hydrant. Steve Maughan suggested doing a line from the hydrant by the playground and run it along the park strip. The work could be done while the park is torn up for the trail project. Flush valve toilets will add \$500 to the cost of each toilet. Ben plans to have hot water from the restroom piped to the bowery. Work on the restrooms could start as soon as the contract is awarded.

d. Golf Course Parking Lot

The golf course parking lot project was bid with two options, A and B. Option A would include islands in the parking lot, requiring more concrete. Option B would leave out the islands. The low bid for Option A came in from Stapp Construction, at \$123,000. There

would be additional costs because they will need to raise a fence, add decorative features to the entrance, and there will be survey costs.

James Bruhn thought they should temporarily patch the parking lot and wait to replace it for a year or two until more money is available from golf course operations. James Ahlstrom said by then there would be other expenses, and RAP money is available now for the parking lot. The City will have \$275,000 in RAP Tax funds after the completion of the driving range extension, with more revenues coming in next fiscal year. Mark Preece stated he is in favor of doing the parking lot now, and believes that it would attract more players. The course should look nice for the long drive competition which will be aired on TV. Debbie commented she is in favor of shifting funds from RAP tax because the golf course appearance is embarrassing. Dave commented the golf course is revenue generating so the money they put into it is worthwhile. Revenue from the golf course can be used in any of the city's funds. In his opinion, the cost is low. He also stated that they need to make sure there are enough Rap Tax funds to work on the sprinkler system at the park.

Kelly Enquist agreed the parking lot needs to be replaced but he was concerned that citizens voting for the RAP fund did not intend for it to subsidize the golf course. He said the RAP tax was not meant to fund a place that requires payment for use. Alan Malan agreed with Kelly, and stated he does not see all citizens benefiting from it. Mayor Romney stated that when the city purchased the golf course, it was understood that it would need to be subsidized from the general fund from time to time. He still has the goal that once the bond is paid, there will be no more subsidizing. As money comes in to the general fund, they can pay other funds back. The council did not present a list of specific projects to the citizens at the time the RAP tax was voted on. It meets legislative requirements to use the funds in this way. He thinks spending it on the golf course is wise. The city will be careful to not get too extended on cash flow.

e. 1151 West 400 North Storm Drain Reconstruction

The low bid was from a contractor about whom Ben knew very little. He will wait to bring a recommendation to the council until he has more information. The bid is a savings over what they were considering last year.

The work session ended at 7:30 pm.


MAYOR KENNETH ROMNEY


HEIDI VOORDECKERS (CITY RECORDER)



NATHALIE ELLINGSON