

BOUNTIFUL CITY COUNCIL MEETING

TUESDAY, November 28, 2017

Regular Session - 7:00 p.m.

NOTICE IS HEREBY GIVEN that the City Council of Bountiful, Utah will hold its regular Council meeting at City Hall, 790 South 100 East, Bountiful, Utah, at the time and on the date given above. The public is invited to all meetings. Deliberations will occur in the meetings. Persons who are disabled as defined by the Americans With Disabilities Act may request an accommodation by contacting the Bountiful City Manager at 801.298.6140. Notification at least 24 hours prior to the meeting would be appreciated.

If you are not on the agenda, the Council will not be able to discuss your item of business until another meeting. For most items it is desirable for the Council to be informed of background information prior to consideration at a Council meeting. If you wish to have an item placed on the agenda, contact the Bountiful City Manager at 801.298.6140.

AGENDA

NO WORK SESSION

7:00 p.m. – Regular Session

1. Welcome, Pledge of Allegiance and Thought/Prayer
2. Public Comment - **If you wish to make a comment to the Council, please use the podium and clearly state your name and address, keeping your comments to a maximum of 2 minutes. Public comment is limited to no more than ten minutes per meeting. Please do not repeat positions already stated. Public comment is a time for the Council to receive new information and perspectives.**
3. Approve minutes of previous meeting – Finance & Administration Committee - November 9, 2017
p. 3
4. Council Reports
5. Consider approval of weekly expenditures > \$1,000 paid November 6 & 13, 2017
p. 5
6. Consider approval of a cell tower lease agreement with AT&T – Mr. Clint Drake
p. 9
7. Consider approval of the Bristol Village PUD subdivision located at 1910, 1940 and 1950 South 200 West, Brighton Homes, applicant – Mr. Paul Rowland
p. 11
8. Consider preliminary and final subdivision approval for the Grady Brimley subdivision, located at 3022 South 500 West, Mr. Grady Brimley, applicant – Mr. Paul Rowland
p. 17
9. Consider approval of a contract with Hogan Construction in the GMP of \$3,154,170 and the professional services contract with JUB Engineers in the increased amount of \$335,000 for the Mueller Park water treatment plant – Mr. Paul Rowland
p. 21
10. Consider approval of FX Construction’s bid in the amount of \$1,044,600 for construction of the 1.5 million gallon culinary reservoir at 400 North – Mr. Lloyd Cheney
p. 25
11. Adjourn


City Recorder

Minutes of the Finance & Administration Committee Meeting

Bountiful City Hall – Planning Conference Room
November 9, 2017 (5:00 p.m.)

Present:

Committee Members:	Randy Lewis (Chair), Beth Holbrook and Kendalyn Harris
Assistant City Manager:	Galen Rasmussen
Finance Director:	Tyson Beck
Assistant Finance Director:	David Burgoyne
City Treasurer:	Ted Elder
Others:	Gary Keddington, Partner – Keddington & Christensen, LLC Chris Simonsen – City Councilman Elect

Official notice of the Committee Meeting was given by posting an agenda at City Hall and on the Bountiful City Website and the Utah Public Notice Website and by providing copies to the following newspapers of general circulation: Davis County Clipper and Standard Examiner.

Committee chair Lewis called the meeting to order at 5:05 p.m., and welcomed those in attendance. A roll call was made of those present for the audio recording.

PRESENTATION OF THE FISCAL YEAR 2016-2017 COMPREHENSIVE ANNUAL FINANCIAL REPORT (CAFR)

Tyson Beck presented the detailed CAFR for the fiscal year ended June 30, 2017 providing analysis and further insights on the results reported in the document. During the presentation, Tyson provided trends of City-wide net income and equity positions for each fund along with a review of cash and investment balances and financial highlights from the Management Discussion and Analysis section of the CAFR. Throughout the presentation he responded to questions from the committee along with Galen Rasmussen, David Burgoyne and Ted Elder.

Gary Keddington presented the Supplemental Reports for the Fiscal Year 2016-2017 audit and responded to questions from the Committee. Tyson Beck and Galen Rasmussen provided comments on the Supplemental Report overall and the finding specific to budgetary compliance with identification of plans for implementation of solutions which address the finding.

Mayor Lewis made a motion to accept the Fiscal Year 2016-2017 CAFR and Supplemental Report as presented and forward these reports to the full City Council for consideration and review, and Committee member Holbrook seconded the motion. Voting was unanimous with Committee members Lewis, Holbrook and Harris voting “aye.”

The meeting adjourned at 5:55 p.m. on a motion made by Committee member Harris and seconded by Committee member Holbrook. Voting was unanimous with Committee members Lewis, Holbrook, and Harris voting “aye”.

City Council Staff Report

Subject: Expenditures for Invoices > \$1,000.00 paid
November 6 & 13, 2017

Author: Tyson Beck, Finance Director

Department: Finance

Date: November 21, 2017



Background

This report is prepared following the weekly accounts payable run. It includes payments for invoices hitting expense accounts equaling or exceeding \$1,000.00.

Payments for invoices affecting only revenue or balance sheet accounts are not included. Such payments include: those to acquire additions to inventories, salaries and wages, the remittance of payroll withholdings and taxes, employee benefits, utility deposits, construction retention, customer credit balance refunds, and performance bond refunds. Credit memos or return amounts are also not included.

Analysis

Unless otherwise noted and approved in advance, all expenditures are included in the current budget. Answers to questions or further research can be provided upon request.

Department Review

This report was prepared and reviewed by the Finance Department.

Significant Impacts

None

Recommendation

Council should review the attached expenditures.

Attachments

Weekly report of expenses/expenditures for invoices equaling or exceeding \$1,000.00 paid November 6 & 13, 2017.

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00
Paid November 6, 2017**

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>DEPARTMENT</u>	<u>ACCOUNT</u>		<u>AMOUNT</u>	<u>CHECK NO</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
1393	BTS LANDSCAPING PRODUCTS	Landfill	57.5700.462400.	Contract Equipment	\$ 7,593.33	199550	21852	Green Waste Grinding
1393	BTS LANDSCAPING PRODUCTS	Landfill	57.5700.462400.	Contract Equipment	19,273.75	199550	21832	Green Waste Grinding for Landfill
1975	DLT SOLUTIONS, INC.	Engineering	10.4450.425000.	Equip Supplies & Maint	3,376.93	199570	1297204	Contract Renewal
5281	DOMINION ENERGY UTAH	Police	10.4210.427000.	Utilities	1,950.36	199571	11022017L	Acct # 3401140000
4996	KEDDINGTON & CHRISTENSEN	Finance	10.4140.431100.	Legal And Auditing Fees	2,576.65	199584	2870	4th InterimBilling audit service for yr end6/30/17
4996	KEDDINGTON & CHRISTENSEN	Light & Power	53.5300.431100.	Legal And Auditing Fees	3,317.92	199584	2870	4th InterimBilling audit service for yr end6/30/17
2830	KIMBALL EQUIPMENT CO	Landfill	57.5700.425000.	Equip Supplies & Maint	1,560.65	199585	PS0025201-1	Springs for Landfill Compost Screener
8137	LAKEVIEW ASPHALT PRODUCTS	Streets	10.4410.441200.	Road Matl Patch/ Class C	1,230.82	199587	1992	Patching
8137	LAKEVIEW ASPHALT PRODUCTS	Streets	10.4410.441200.	Road Matl Patch/ Class C	1,407.14	199587	1985	Road Base Patching
8137	LAKEVIEW ASPHALT PRODUCTS	Streets	10.4410.441200.	Road Matl Patch/ Class C	4,259.80	199587	1982	Patching
2886	LAKEVIEW ASPHALT PRODUCTS	Water	51.5100.461300.	Street Opening Expense	1,095.66	199588	353074	Road Base
2987	M.C. GREEN & SONS INC	Water	51.5100.473110.	Water Mains	25,807.61	199593	3665	Water Line Project Application #8 Nov. 2017
3192	MOUNTAIN STATES FENCE	Landfill	57.5700.426000.	Bldg & Grnd Suppl & Maint	5,175.00	199596	4205	Perimeter Fencing for Landfill
3366	OLDCASTLE PRECAST	Water	51.5100.448400.	Dist System Repair & Maint	1,700.00	199602	210351960	Electric Kit & Concrete Sealant
3791	RUSH TRUCK CENTER	Streets	45.4410.474500.	Machinery & Equipment	102,142.34	199613	2101-4964	10 Wheel Dump Truck
3924	SIMPLEXGRINNELL LP	Police	10.4210.426000.	Bldg & Grnd Suppl & Maint	2,206.68	199616	79776236	Alarm Maintenance
4450	VERIZON WIRELESS	Police	10.4210.428000.	Telephone Expense	1,254.57	199631	9795007605	Acct # 771440923-00001
4450	VERIZON WIRELESS	Police	10.4210.425200.	Communication Equip Maint	1,480.67	199631	9795007605	Acct # 771440923-00001
4456	VIRGINIA TRANSFORMER	Light & Power	53.5300.448639.	Substation	3,500.00	199632	51576	Transformer in Central Sub
4567	WESTERN REFUSE & REC	Sanitation	58.5800.425000.	Equip Supplies & Maint	2,451.88	199637	149279	Parts
4574	WHEELER MACHINERY CO	Landfill	57.5700.425000.	Equip Supplies & Maint	1,386.00	199638	PS000576322	Parts for Compactor
7732	WINGFOOT CORP	Police	10.4210.426000.	Bldg & Grnd Suppl & Maint	1,895.00	199639	100265	Oct. 2017 Janitorial Services
TOTAL:					<u>\$ 196,642.76</u>			

Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00

Paid November 13, 2017

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>DEPARTMENT</u>	<u>ACCOUNT</u>	<u>ACCOUNT DESC</u>	<u>AMOUNT</u>	<u>CHECK NO</u>	<u>INVOICE</u>	<u>FULL DESC</u>
5368	ACE DISPOSAL INC	Recycling	48.4800.431550.	Recycling Collection Service	\$ 32,604.30	199641	11012017	Recycling for October 2017
1030	ACTION ALTERNATOR	Streets	10.4410.425000.	Equip Supplies & Maint	2,396.00	199642	WS25625	Niehoff 360 Amp Alternator Repair
1102	ALPHA POWER SYSTEMS	Light & Power	53.5300.474740.	CIP 04 Trans Sys Ph7 NWSub-Rec	6,992.55	199645	115594-02IN	DE Assembly UPG Clamps for Phase 7
1102	ALPHA POWER SYSTEMS	Light & Power	53.5300.474740.	CIP 04 Trans Sys Ph7 NWSub-Rec	11,211.79	199645	115594-01IN	Assisted Insulators & Hardware for Phase 7
1164	ANIXTER, INC.	Light & Power	53.5300.474740.	CIP 04 Trans Sys Ph7 NWSub-Rec	8,134.99	199648	3644267-00	4560' OPGW Cable
5281	DOMINION ENERGY UTAH	Light & Power	53.5300.448611.	Natural Gas	10,291.35	199676	11022017M	Acct # 6056810000
9275	ENVIRONMENTAL PLAN	Legislative	45.4110.466000.	Contingency	3,921.30	199683	8074	Project Bountiful 0001 Downtown Plaza
5458	HANSEN, ALLEN & LUCE	Landfill	57.5700.431300.	Environmental Monitoring	4,853.51	199689	37354	Professional Services 09/16 - 10/15/2017
6959	JANI-KING OF SALT LAKE	Light & Power	53.5300.424002.	Office & Warehouse	1,775.00	199702	SLC11170196	November 2017 Custodian Services
8137	LAKEVIEW ASPHALT PRODUCTS	Streets	10.4410.441200.	Road Matl Patch/ Class C	1,592.96	199708	2029	Patching
8137	LAKEVIEW ASPHALT PRODUCTS	Streets	10.4410.441200.	Road Matl Patch/ Class C	2,661.14	199708	1997	Patching
2987	M.C. GREEN & SONS INC	Storm Water	49.4900.473106.	New Storm Drains > 400'	130,272.00	199713	3670	Storm Drain Project Application #4 Oct. 2017
3103	METRO GRAPHICS, LLC	Legislative	10.4110.422000.	Public Notices	1,800.00	199719	3985	November 2017 Quarterly Newsletter
6330	MGB+A INC	Parks	45.4510.473100.	Improv Other Than Bldgs	1,395.00	199720	2017-0049	Project # 15-106 Creekside Park Bountiful
3458	PETERBILT OF UTAH	Streets	45.4410.474500.	Machinery & Equipment	116,966.00	199735	489756	Replacement Tractor for Street Dept
5553	PURCELL TIRE AND SERVICE	Streets	10.4410.425000.	Equip Supplies & Maint	1,614.20	199741	2859448	Tires
4229	TOM RANDALL DIST. CO	Landfill	57.5700.425000.	Equip Supplies & Maint	1,948.60	199769	0265622	Oil & Coolant
4229	TOM RANDALL DIST. CO	Streets	10.4410.425000.	Equip Supplies & Maint	18,553.73	199769	0265647	Fuel
4369	UTAH DEPT OF WORKFORCE	Light & Power	53.5300.413060.	Unemployment Reimb	2,620.00	199773	11132017	OCTOBER 2017 UNEMPLOYMENT CLAIMS
4450	VERIZON WIRELESS	Water	51.5100.428000.	Telephone Expense	1,127.49	199777	9795439268	Acct # 442080322-0001
5361	WATTS STEAM STORE	Landfill	57.5700.426000.	Bldg & Grnd Suppl & Maint	8,252.10	199779	20934	Furnace for Landfill Shop & Office
9363	WIGEN WATER TECH	Water	51.5100.472100.	Buildings	333,548.12	199782	20266	Bountiful Mueller Park Water Treatment Plant
TOTAL:					<u>\$ 704,532.13</u>			

City Council Staff Report



Subject: Lease Agreement (Hidden Lake Circle) -
New Cingular Wireless (AT&T)
Author: Clinton Drake
Dept: Legal
Date: 28 November 2017

Background

The Bountiful City Council recently approved a cell tower site for New Cingular Wireless (AT&T) at approximately 474 East Hidden Lake Drive, Bountiful. The Lease Agreement governs the rights and responsibilities of the parties as well as the term of the lease. The City Attorney has been working with AT&T's representatives on a draft lease agreement.

Analysis

AT&T has indicated there is a need for additional cell towers in Bountiful City to meet the demands of cellular and data costumers in the area. The Council has already approved the cell tower site. The lease agreement sets forth the terms of the use of the cell tower site.

Department Review

This Staff Report was prepared by the City Attorney and reviewed by the City Manager.

Significant Impacts

There are no significant impacts.

Recommendation

It is recommended that the City Council approve the Lease Agreement with AT&T.

Attachments

A copy of the agreed upon agreement will be provided to the Council prior to the meeting or it will be tabled until the next meeting.

Council Staff Report

Subject: Preliminary Approval for the Bristol Village PUD
Author: City Engineer, Paul Rowland
Address: 1910, 1940 and 1950 S. 200 West
Date: November 28, 2017



Background

Brighton Homes is requesting preliminary plat approval for a 19 unit “townhome” style condominium development on two existing single family properties located at 1940 S. 200 West Street. The area of the new combined parcel is 1.18 acres, making the allowable number of units 19 units, which complies with the 19 unit per acre maximum for the zone. While this is simply a townhome style condo development, the term PUD is used in the proposed name to avoid financing issues in the future.

Analysis

Brighton Homes is proposing to combine two single family properties, which currently contain two houses, into a single subdivision with 19- 3 bedroom townhome style units in three buildings. All of the site plan issues, including parking, landscaping, utilities, grading and drainage were previously discussed and approved during the site plan review/approval process, in August of this year. I have included a copy of the Planning Commission memo for preliminary site plan approval for your review.

With the site plan for this proposed development previously presented to and approved by the Planning Commission and City Council, Brighton Homes is requesting to change to a condominium (PUD) development, which our Zoning Ordinance allows. Their proposal is to present the entire development for preliminary condo plat approval, and then construct the development in three phases, one for each of the buildings, with the driveway and most surface improvements being constructed with the first phase. The final plat approvals will be requested as the foundation for each of the buildings is completed so that an accurate survey of the building pad location can be represented on the final plat maps. This process meets the intent of the section of the ordinance allowing for the conversion of existing multi-family developments into condominiums (PUD's).

Recommended Action

The Planning Commission sends a positive recommendation to the City Council for preliminary plat approval of The Bristol Village PUD with the following conditions:

1. Complete all red-line corrections.
2. Provide a current title report
3. Post of subdivision bonds covering the surface improvements
4. Payment of all applicable fees
5. Sign a Development Agreement with the City

Department Review

This has been reviewed by the Engineering and Planning Departments and the Planning Commission.

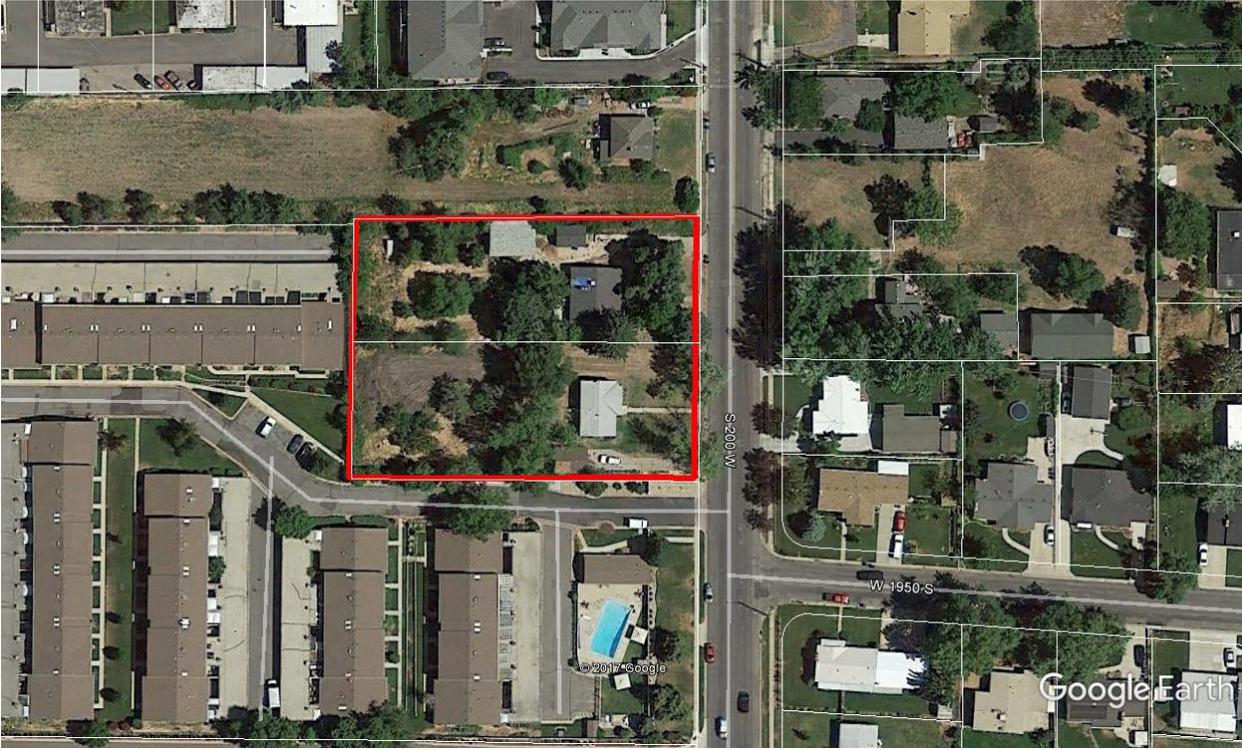
Significant Impacts

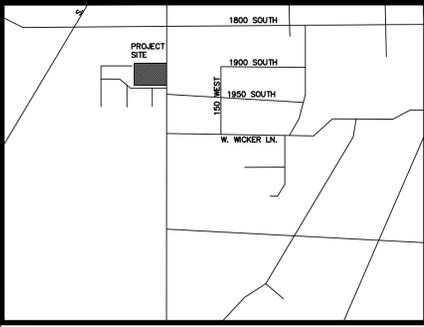
This development is in an existing multi-family area and will not have significant impact on the surrounding area

Attachments:

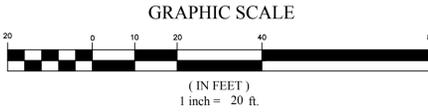
Lovely color aerial photo of the property in its existing condition.
Copy of the Proposed Preliminary Plat with the Site Plans

Aerial Photo of Proposed Bristol Village PUD





VICINITY MAP
N.T.S.

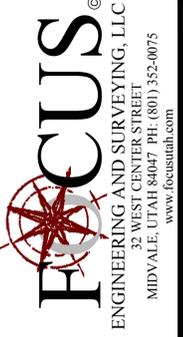
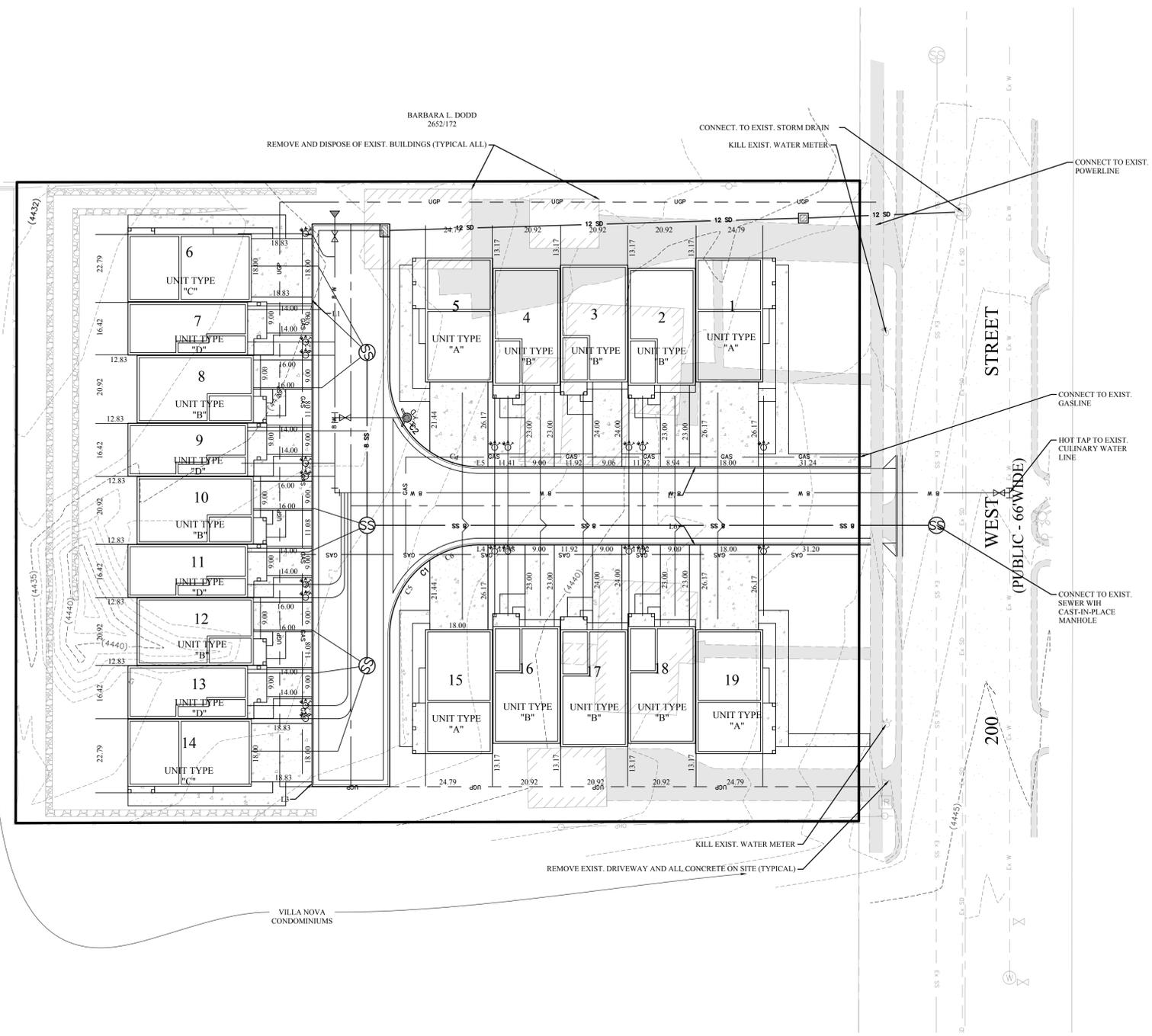


LEGEND

—	BOUNDARY
—	ROW
—	CENTERLINE
—	LOT LINE
---	EASEMENT
15 SD	15" STORM DRAIN
8 SS	8" SANITARY SEWER
8 W	8" CULINARY WATER
8 SW	8" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
Ex SD	EXIST. STORM DRAIN
Ex SS	EXIST. SANITARY SEWER
Ex W	EXIST. CULINARY WATER
Ex SW	EXIST. SECONDARY WATER
XXXX	EXIST. FENCE
(XXXX)	EXIST. CONTOUR MAJOR
(XXXX)	EXIST. CONTOUR MINOR
SIGN	SIGN
STREET LIGHT	STREET LIGHT
SD MH, INLET, AND COMBO	SD MH, INLET, AND COMBO
SEWER MANHOLE	SEWER MANHOLE
VALVE, TEE, & BEND	VALVE, TEE, & BEND
WATER BLOW-OFF	WATER BLOW-OFF
FIRE HYDRANT	FIRE HYDRANT
STREET MONUMENT (TO BE SET)	STREET MONUMENT (TO BE SET)
EXIST. STREET MONUMENT	EXIST. STREET MONUMENT
EXIST. SD INLET & MH	EXIST. SD INLET & MH
EXIST. SEWER MH	EXIST. SEWER MH
EXIST. VALVE, TEE, & BEND	EXIST. VALVE, TEE, & BEND
EXIST. FIRE HYDRANT	EXIST. FIRE HYDRANT
o XXXX.XX	SPOT ELEVATION

SITE STATISTICS

BUILDING USE:	RESIDENTIAL ATTACHED UNITS
NUMBER OF UNITS:	19 UNITS
PARKING STALLS PROVIDED:	
GARAGE STALLS:	50
UNCOVERED STALLS:	25
TOTAL:	75 (3.9 STALLS/UNIT)
LIMITED COMMON REAR YARDS:	0.09 ACRES
COMMON AREAS:	0.36 ACRES
LANDSCAPED LIMITED COMMON FRONT YARDS:	0.05 ACRES
TOTAL LANDSCAPED AREA:	0.50 ACRES OR 42%
GROSS AREA:	1.18 ACRES



200 WEST TOWNHOMES
Bountiful City, Davis County, Utah
PRELIMINARY SITE PLAN

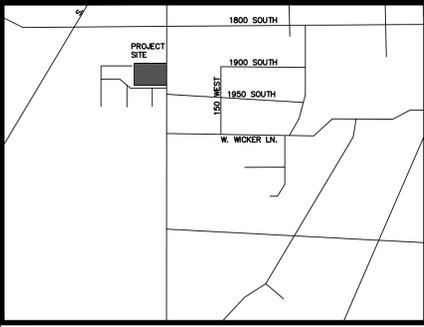
REVISION BLOCK

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

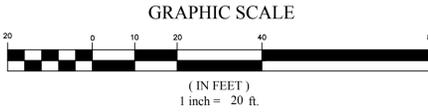
PRELIMINARY SITE PLAN

Scale: 1"=20' Drawn: GBD
Date: 06/26/17 Job #: 17-204
Sheet: C02

Z:\2017\17-204 Gibson Townhomes - Bountiful\design 17-204\dwg\sheets\preliminary\17-204\02 PRELIMINARY FLAT.dwg

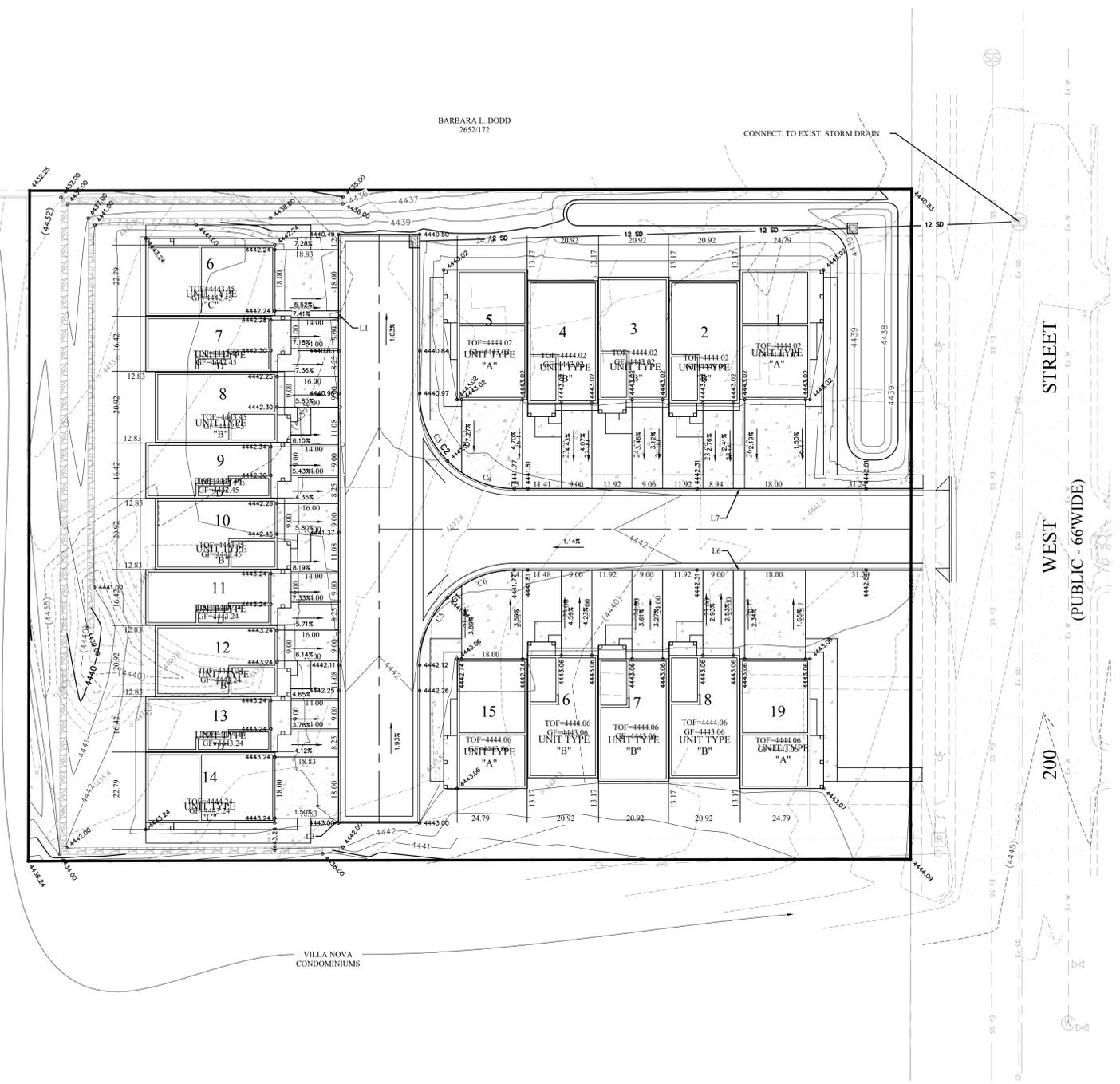


VICINITY MAP
N.T.S.



LEGEND

—	BOUNDARY
—	ROW
—	CENTERLINE
—	LOT LINE
—	EASEMENT
15 SD	15" STORM DRAIN
8 SS	8" SANITARY SEWER
8 W	8" CULINARY WATER
8 SW	8" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
Ex SD	EXIST. STORM DRAIN
Ex SS	EXIST. SANITARY SEWER
Ex W	EXIST. CULINARY WATER
Ex SW	EXIST. SECONDARY WATER
XXXX	EXIST. FENCE
(XXXX)	EXIST. CONTOUR MAJOR
(XXXX)	EXIST. CONTOUR MINOR
SIGN	SIGN
STREET LIGHT	STREET LIGHT
SD MH, INLET, AND COMBO	SD MH, INLET, AND COMBO
SEWER MANHOLE	SEWER MANHOLE
VALVE, TEE, & BEND	VALVE, TEE, & BEND
WATER BLOW-OFF	WATER BLOW-OFF
FIRE HYDRANT	FIRE HYDRANT
STREET MONUMENT (TO BE SET)	STREET MONUMENT (TO BE SET)
EXIST. STREET MONUMENT	EXIST. STREET MONUMENT
EXIST. SD INLET & MH	EXIST. SD INLET & MH
EXIST. SEWER MH	EXIST. SEWER MH
EXIST. VALVE, TEE, & BEND	EXIST. VALVE, TEE, & BEND
EXIST. FIRE HYDRANT	EXIST. FIRE HYDRANT
SPOT ELEVATION	SPOT ELEVATION



Detention Pond

Project: Brighton Townhomes
Location: Bountiful, Utah
Date: 6/23/2017
Calculated By: GDD

10-Year Detention Sizing

Design Criteria
Intensity Table: Per NOAA Atlas 14
Return Period: 10 year
Allowable Discharge: 0.27 cfs/acre Per Bountiful City Standards

Allowable Discharges
Storm Drain Discharge: 0.33 cfs
Other Discharge: 0.00 cfs
Total Discharge: 0.33 cfs

Weighted "C" Value

Surface Type	Area (sq ft)	"C" Value	C*A
Building	16,394	0.90	14,755
Drives	6,252	0.80	5,002
Roadway and Sidewalk	8,066	0.85	6,856
Landscape	14,801	0.15	2,220
Totals	70,860		28,912

Weighted "C" Value: 0.41

Drainage Calculations

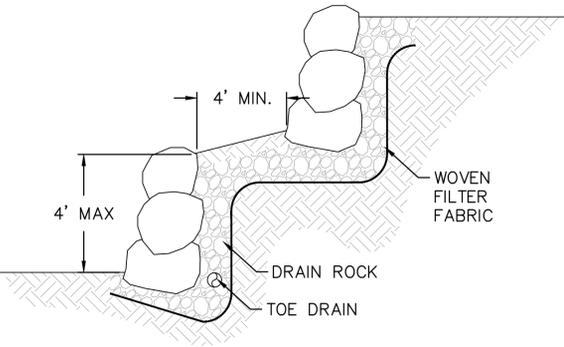
Duration	Intensity	Ranoff C	Area	Rainfall	Accumulated	Allowable	Discharge	Required
min	in/hr		ac	cfs	cfs	cfs	cfs	cfs
15.0	2.18	0.41	1.63	1.45	1.302	0.33	293	1,009
20.0	1.47	0.41	1.63	0.98	1.176	0.33	586	1,171
60.0	0.91	0.41	1.63	0.60	2.174	0.33	1,171	1,003
120.0	0.55	0.41	1.63	0.37	2.628	0.33	2,342	286
180.0	0.40	0.41	1.63	0.27	2.867	0.33	3,514	-649
360.0	0.24	0.41	1.63	0.16	3.441	0.33	7,627	-3,587
720.0	0.15	0.41	1.63	0.10	4.301	0.33	14,055	-9,754
1440.0	0.09	0.41	1.63	0.06	5.161	0.33	28,110	-22,949

Maximum Storage Requirement: 1,171
Maximum Storage Requirement (ac-ft): 0.03

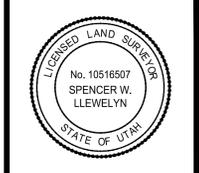
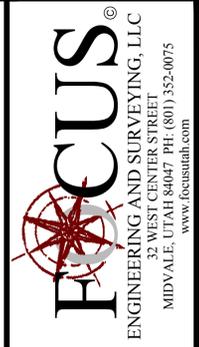
Detention Basin Design
Storage Requirement: 1,171 cf
Allowable Depth: 1.0 ft
Retention Pond Volume: 17,109 cf
Roadway Sump Storage: 1,320 cf

Total Storage: 18,429 **RETENTION ADEQUATE**

Orifice Design
Restriction Rate: 0.20 CFS/ACRE
Allowable Outfall Rate Q (cfs): 0.33
Orifice Sizing: b = 4 ft, C = 0.6, A = 0.084 sq ft, dia. = 2.49 inches
Orifice Size: 2.5 inch



TYPICAL RETAINING WALL DETAIL
N.T.S.



200 WEST TOWNHOMES
Bountiful City, Davis County, Utah
PRELIMINARY GRADING AND DRAINAGE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

PRELIMINARY GRADING AND DRAINAGE PLAN

Scale: 1"=20' Drawn: GBD
Date: 06/26/17 Job #: 17-204
Sheet: C03

Z:\2017\17-204_Ghason_Townhomes - Bountiful\design\17-204\dwg\sheets\preliminary\plot\17-204_C03.dwg

Council Staff Report

Subject: Preliminary and Final Subdivision Approval for the Grady Brimley Subdivision
Address: 3022 So. 500 West
Author: City Engineer, City Planner
Department: Engineering, Planning
Date: November 28, 2017



Background

Mr. Grady Brimley is requesting preliminary and final approval of the Grady Brimley Subdivision. This two lot subdivision proposes to split the existing residential property at 509 W. 3000 South Street. The property is currently occupied by a single home with a detached garage, both of which will end up on one of the two proposed lots.

Analysis

The property at 509 West 3000 South contains 0.485 acres and is located in the Irfred Park subdivision. This division creates two lots, one containing 10,890 sf. and the other containing 10,237 sf., both are larger than the required minimum lot size for the zone. Both lots also have more than the required frontage for lots in the R-4 Zone.

All utilities are already serving the corner lot. The water and sewer services for the south lot will be connected to the main lines in 500 West Street. The power, phone, and cable lines are all overhead in the area and already serve the existing lot. Some modifications to the existing power poles and lines will need to be made in order to accommodate a home on the new lot.

Even though the subdivision is dividing a lot on existing streets, there is no sidewalk along either side of the property. We are requiring that sidewalk be installed along the 500 West frontage. That will help extend the sidewalk along a street used by a good number of pedestrians. Sidewalk will not be required along the 3000 So. frontage because there is no walk in the entire area west of 500 West.

Department Review

The proposed preliminary and final plats have been reviewed by the Planning Commission, Engineering Department and Planning Department, and the proposed plat has been given a technical review by the Engineering Department.

Recommendation

The Planning Commission sends the recommendation for preliminary and final approval of Grady Brimley Subdivision with the following conditions:

1. Provide a current title report.
2. Make all necessary red line corrections.
3. Pay all fees, including the Storm Water Impact Fee.
4. Construct sidewalk along the 500 West frontage of both lots at the time of construction of a house on the newly created lot.
5. Access to Lot 2 (the driveway) must be located on the north side of the lot and constructed in such a way that does not require backing into the street.

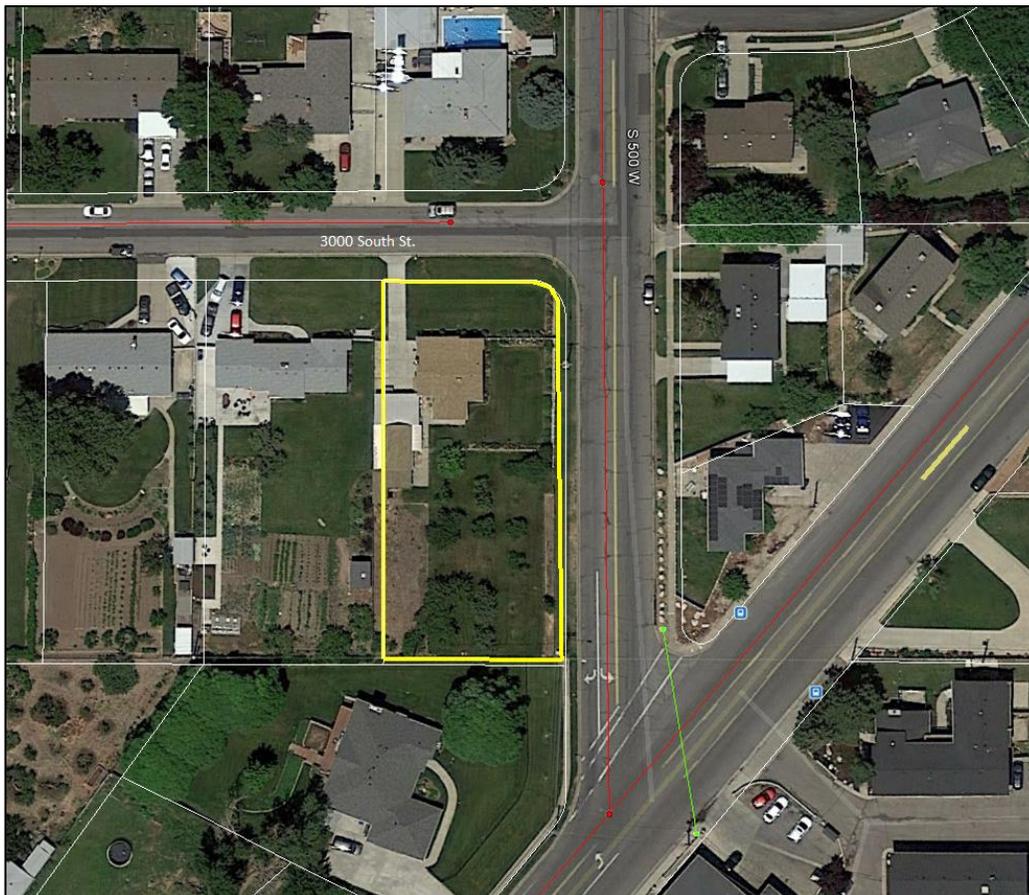
Significant Impacts

None

Attachments

1. Aerial photo showing the existing condition and proposed plats;
2. A copy of the preliminary plat and final plat.

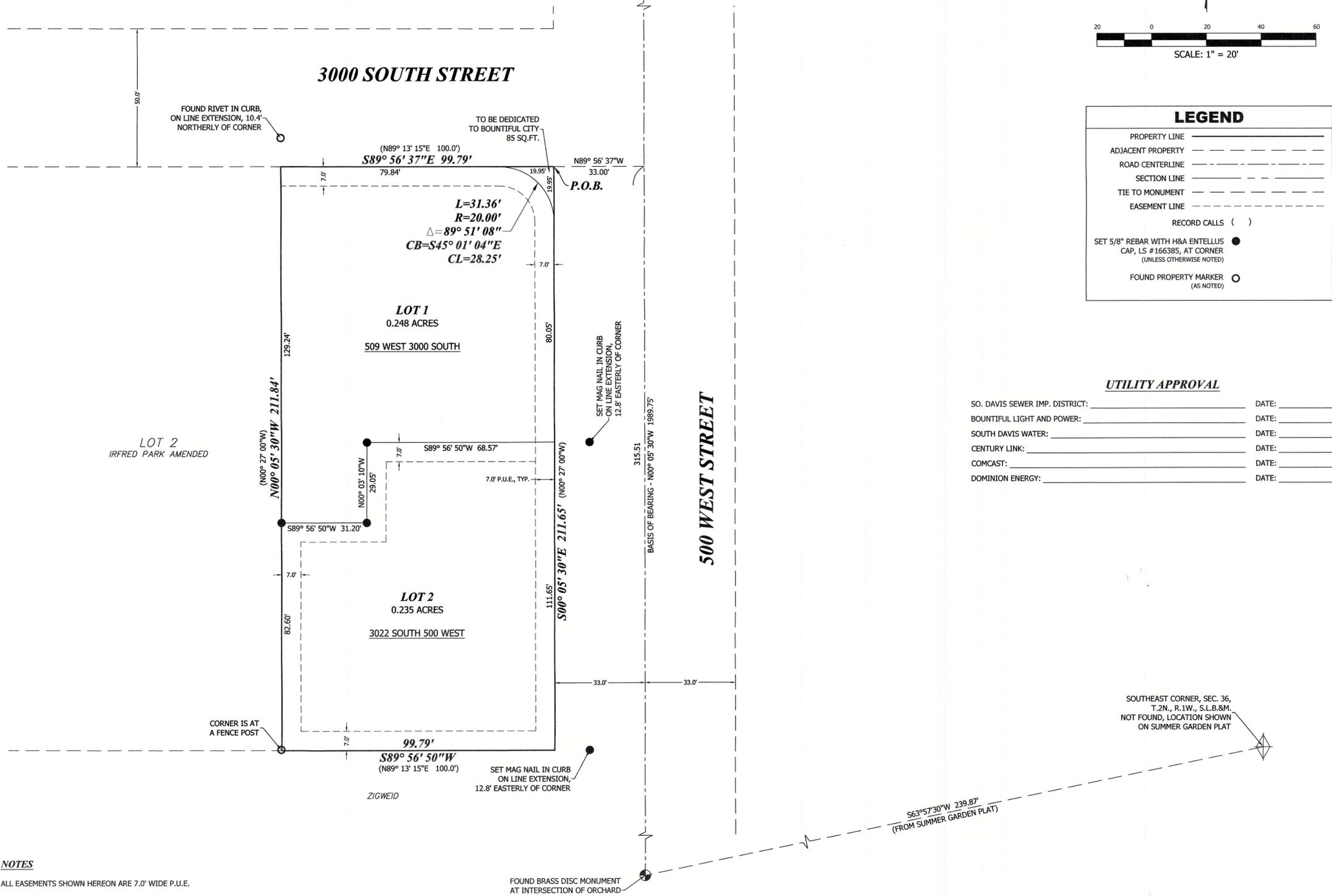
Aerial Photo of the Proposed Grady Brimley Subdivision



GRADY BRIMLEY SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 1 WEST,
AND THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN BOUNTIFUL CITY, DAVIS COUNTY, UTAH
NOVEMBER 2017

FOUND BRASS DISC MONUMENT
AT INTERSECTION OF 500 WEST
STREET AND 2600 SOUTH STREET



SURVEYOR'S CERTIFICATE

I, VON R. HILL, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 166385 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITH AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS GRADY BRIMLEY SUBDIVISION AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.

PRELIMINARY

VON R. HILL, P.L.S. UT #166385 DATE _____

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE SOUTH LINE OF 3000 SOUTH STREET AND THE WEST LINE OF 500 WEST STREET WHICH POINT IS SOUTH 63°57'30" WEST 239.87 FEET TO THE MONUMENT AT 500 WEST STREET AND ORCHARD DRIVE AND NORTH 00°05'30" WEST 315.51 FEET ALONG THE MONUMENT LINE OF SAID ORCHARD DRIVE AND NORTH 89°56'37" WEST 33.00 FEET FROM THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, AND RUNNING THENCE SOUTH 00°05'30" EAST 211.65 FEET ALONG THE WEST LINE OF 500 WEST STREET; THENCE SOUTH 89°56'50" WEST 99.79 FEET TO THE SOUTHEAST CORNER OF LOT 2, BLOCK 4, IRFRED PARK SUBDIVISION AMENDED; THENCE NORTH 00°05'30" WEST 211.84 FEET ALONG THE EAST LINE OF SAID LOT 2 TO THE SOUTH LINE OF 3000 SOUTH STREET; THENCE SOUTH 89°56'37" EAST 99.79 FEET ALONG SAID STREET TO THE POINT OF BEGINNING, CONTAINING 0.485 ACRES.

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO PRIVATE LOTS, HEREAFTER TO BE KNOWN AS GRADY BRIMLEY SUBDIVISION, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, INCLUDING STREETS AND EASEMENTS, AND DO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENT OR OTHER ENCUMBRANCE WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREETS AND SAID EASEMENTS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20____.

GRADY BRIMLEY

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 20____, THERE APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, GRADY BRIMLEY, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC: _____
 RESIDENCE: _____
 MY COMMISSION EXPIRES: _____

181 North 200 West, Suite #4
Bountiful, UT 84010
Phone 801.298.2236
www.Entellus.com
PROJECT # 154200 10/31/2017, JH

CITY COUNCIL'S APPROVAL

PRESENTED TO THE CITY COUNCIL OF BOUNTIFUL CITY, UTAH, ON THIS _____ DAY OF _____, 20____.

CITY RECORDER ATTEST: _____
 MAYOR: _____

CITY ENGINEER'S APPROVAL

APPROVED BY THE BOUNTIFUL CITY ENGINEER, THIS _____ DAY OF _____, 20____.

BOUNTIFUL CITY ENGINEER _____

PLANNING COMMISSION APPROVAL

APPROVED BY THE PLANNING COMMISSION OF BOUNTIFUL CITY, THIS _____ DAY OF _____, 20____.

PLANNING DIRECTOR _____

CITY ATTORNEY'S APPROVAL

APPROVED ON THIS _____ DAY OF _____, 20____.

BOUNTIFUL CITY ATTORNEY _____

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
 FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20____
 AT _____ IN BOOK _____ OF _____
 COUNTY RECORDER: _____
 BY: _____ DEPUTY

City Council Staff Report

Subject: Mueller Park Water Treatment Plant Guaranteed Maximum Price Pricing Proposal from Hogan Construction
Author: City Engineer
Department: Engineering
Date: November 28, 2017



Background

In February of this year, Hogan Construction was selected to act as the Construction Manager/General Contractor on the new Mueller Park Water Treatment Plant reconstruction project. After several revisions and an extensive value engineering review a final budget for the reconstruction of the treatment plant has been established and we are now ready to set the Fixed Limit Cost of Construction (FLCC) which includes the Guaranteed Maximum Price (GMP).

Analysis

The CM/GC contract is awarded in two parts, the first when the CM/GC is selected and his fees are established, and the second when the final price for the building is established and a GMP is set and agreed upon. The GMP includes all of the construction costs for the building including the CM/GC fees. After many revisions, the design team, in consultation with the Water Department and the Engineering Department, have arrived at a final design which will be efficient and serve the needs of the city well into the future.

The total cost of construction of a new facility actually has three basic parts. The first and largest is the actual cost of construction including the contractor's fees. These are the costs to actually remodel the existing treatment plant building and construct the needed addition. The second is the cost of the professional services required to get plans and specifications prepared necessary for construction. These are called "Soft Costs". The third, and one of the more significant parts of the construction costs is for owner supplied items. In the case of the treatment plant, the City is contracting for and installing the treatment filtration modules which will cost about \$1.25M. The GMP, combined with the soft costs and the owner supplied material costs make up the FLCC.

Hogan Construction has established a GMP based on current design documents, previous subcontractor bids, approved value engineering and assigned allowances. **The proposed GMP is \$3,154,170.** This GMP includes a contingency of \$90,587, which is approximately 3% of the estimated construction costs, less the contractor's fees. Along with the owner supplied items and the consultant fees from JUB Engineers, **the FLCC is \$4,739,170.**

Because of the revisions this project has been through over the past several months, the engineering design consultant is requesting an increase in their fee. The consulting fee covers all of the necessary engineering professionals to complete this job, including the structural, mechanical and electrical engineers and in our case, a consultant who specializes in the design of this type of membrane water treatment systems. JUB's original proposal was for a fee of

\$277,283. Because of some significant scope modification that amount was increased to \$309,060 by previous change request. As the project has progressed, some further scope changes dealing with the technology and as a result of working with the Forest Service has increased the consultants work and they are now requesting an increase of an additional \$25,940, bringing their consulting fee to \$335,000.00.

Total Building Construction Costs

Hogan Construction GMP:	\$3,154,170
Owner Supplied:	1,250,000
Soft Costs:	<u>335,000</u>
Total:	\$4,739,170

Department Review

This proposal has been reviewed by the City Manager and the City Engineer/Public Works Director and the Water Department Director.

Recommendation

I recommend that the Council accept the Guaranteed Maximum Price of **\$3,154,170** from Hogan Construction for the reconstruction of the Mueller Park Water Treatment Plant. Further I recommend that the Council approve the revision to the professional services contract with JUB Engineers to increase their fee to **\$335,000**.

Significant Impacts

This proposal exceeds the amount budgeted for the project but the costs can be covered by reordering the projects in the current budget.

Attachments

Summary of Hogan GMP breakdown



Mueller Park Water Treatment Plant
Bountiful City
GMP

			11/20/17rev
010000	General Conditions	Hogan	\$ 152,500
021000	Winter Conditions		\$ 30,000
000000	SWPPP	Hogan	\$ 24,737
020000	Utilities	McGreen	\$ 180,388
021000	Earthwork	Hogan	\$ 213,436
021000	Rock Allowance		\$ 25,000
021000	Shoring, Chimney Drain at Addition only	Advanced Shoring	\$ 92,833
021000	Asphalt, Site Concrete		\$ 17,572
020000	Demolition	Grant Mackay	\$ 45,508
030000	Reinforcing	Hogan	\$ 44,306
033000	Building & Tank Concrete	Hogan	\$ 185,978
040000	Masonry	IMS Masonry	\$ 192,800
050000	Steel, Joist, Misc. Metals	The Metal Shop	\$ 69,557
060000	Millwork, Carpentry	Huetter Mill	\$ 31,030
071000	Insulation, Dampproofing, Joint Sealants, FRP Panels	Hansen/TruTeam	\$ 70,414
075400	Roofing, Siding	Lifetime/ All Metals	\$ 64,311
080000	Doors & Windows	RIM, NGI Glass, Western	\$ 33,120
090000	Finishes (Framing, Tile, Paint)	Alpine, Baker	\$ 66,292
100000	Specialties (Signs, Fire Ext., Toilet Accessories)	Hogan	\$ 2,800
110000	Water Filtration System Install	Corrio	\$ 610,635
150000	Mechanical & Plumbing	Commercial Mech.	\$ 182,854
160000	Electrical	ID Electric	\$ 315,124
010000	Supervision	Hogan	\$ 81,000
010000	Bond 0.4%		\$ 11,586
010000	Preconstruction Fee	Hogan	\$ 15,000
010000	CM Fee	Hogan	\$ 42,723
010000	Contingency 3%		\$ 94,981
WTP Facility Subtotal			\$ 2,896,485
020000	Extended East Water Lines	McGreen	\$ 269,533
Extended Water Lines Subtotal			\$ 269,534
Options			
	VE: Masonry - Split Face CMU vs. Stone	(\$36,736)	not selected
	VE: Filtration System - Prominent pump vs. Blue-White	(\$24,006)	not selected
	VE: Filtration System - Static Mixers	\$ (3,230)	
	VE: Filtration System - Use Schedule 80 PVC in lieu of Stainless Steel	\$ (29,931)	
	VE: Filtration System - 12" EL&C, SST backwash	\$ (19,788)	
	VE: Filtration System - Chemical Pump Credit due to switch in materials on the wye strainers	\$ (600)	
	VE: Electrical - Use EMT in lieu of Rigid Conduit	\$ (15,000)	
	VE: Electrical - Reuse of existing MC Panel	\$ (10,200)	
	VE: Electrical - Lighting & Panel	\$ (4,100)	
	Bid SCADA Integration & Communication 11/20/17 Bid	\$ 75,396	
	Contingency Adjustment from SCADA original Estimate \$71,000	\$ (4,394)	
Options Subtotal			\$ (11,847)
*TOTAL			\$ 3,154,170
* A post bid addendum is to be issued for final pricing of the options which may change the options subtotal.			

City Council Staff Report

Subject: 4th North Reservoir Construction Contract
Author: Assistant City Engineer
Department: Engineering
Date: November 15, 2017



Background

The 4th North Reservoir is proposed to be built on the north side of 400 N at approximately 1385 E. This buried concrete tank will serve the City from 1300 E to 400 E, from the Mill Creek drainage to the northern City Limits. This project will improve the distribution of storage facilities in the water system by providing a tank closer to the north end of town and will serve as a replacement for the Barton Creek Reservoir when it is replaced in the next 10 years. This reservoir will also provide a better opportunity to use the Viewmont and Zesiger wells to serve the northern areas of town, with the added benefit of being able to route water from the Shop and 100 E wells to the southeastern parts of town where demands are high. Reservoir construction is planned to begin in February or March, 2018. The project was bid with a long lead time to achieve the best price possible.

Analysis

A Bid Opening was held on Nov. 7, and proposals were received from 6 companies. The lowest price proposal was submitted by FX Construction (Highland, UT). FX's proposal exceeds the engineer's estimate by approximately 16% - which reflects the increasing costs of construction which are prevalent in our area.

Proposals of the three lowest bidders are as follows:

Engineer's Estimate	\$900,000.00
FX Construction	\$1,044,600.00
Stapp Construction	\$1,060,800.00
Van Con Construction	\$1,158,000.00

FX was started by Brent Fox in 2006. Brent was an employee of Gerber construction for 19 years, where he supervised the construction of many reinforced concrete structures – including several buried reservoirs. (Gerber is recognized as an industry leader in this line of work.) FX is well suited to the size of our project, and has completed several tanks of similar size in the southern communities of the Salt Lake Valley and also in the rapidly growing areas of Utah County. They were given overwhelming positive recommendations from the consulting engineers and City Engineers that we contacted.

Department Review

This memo has been reviewed by the City Engineer, Water Dept. Director and the City Manager.

Significant Impacts

Funding for this work was included in the Water Department’s Capital Reservoirs Budget for FY 2017-2018 in the amount of \$900,000.00. We are currently working on some changes to the design which will reduce the cost of construction and which will result in a future deductive change order. If additional funds are required to meet the amended contract price, they will be allocated from the Water Department’s Capital projects budget.

Recommendation

- It is recommended that the Bid of FX Construction be accepted for the construction of the reservoir.

Attachments

Bid Tabulation:

FX Construction	\$1,044,600.00
Stapp Construction	\$1,060,800.00
Van Con	\$1,158,000.00
Dale Cox Contracting	\$1,160,000.00
Dry Creek Structures	\$1,339,000.00
Gerber Construction	\$1,532,000.00