

CLEARFIELD CITY COUNCIL MEETING MINUTES
6:15 P.M. WORK SESSION
November 13, 2012

| | | |
|----------------|----------------|----------------------------------|
| PRESIDING: | Don Wood | Mayor |
| PRESENT: | Kent Bush | Councilmember |
| | Kathryn Murray | Councilmember |
| | Mike LeBaron | Councilmember |
| | Mark Shepherd | Councilmember |
| | Bruce Young | Councilmember |
| STAFF PRESENT: | Adam Lenhard | City Manager |
| | Brian Brower | City Attorney |
| | Scott Hodge | Public Works Director |
| | Eric Howes | Community Services Director |
| | Bob Wylie | Administrative Services Director |
| | Nancy Dean | City Recorder |
| | Kim Read | Deputy City Recorder |
| EXCUSED: | JJ Allen | Assistant City Manager |

VISITORS: There were no visitors

Mayor Wood called the meeting to order at 6:18 p.m.

DISCUSSION ON REPLACEMENT OF THE ROOF ON ONE OF THE 700 SOUTH RESERVOIRS

Scott Hodge, Public Works Director, explained funds had been appropriated during the budget process for replacement of a roof on one of the 700 South reservoirs. He stated the existing roof was constructed of wooden material and reported when the application had been submitted to the state for the roof replacement; a response was received requesting another construction material be used in place of wood. Mr. Hodge explained the location of the reservoirs and stated the city engineer had provided options for roofing material which had been narrowed down to five options for consideration.

Mr. Hodge distributed a handout provided by the engineer and reviewed the five proposed options which were:

- Wood
- Aluminum Dome Clear Span
- Aluminum Low-Rise Column Support Dome
- Steel Deck Column Support
- Reinforced Concrete Deck

Mr. Hodge directed the Council to the portion of the handout reflecting maintenance costs associated with each of the five identified options and reviewed them with the Council. He

pointed out the appropriated funds would not cover the cost for any of the acceptable identified roofing options.

Councilmember Shepherd inquired if the project could be funded by the water enterprise fund. Mr. Hodge replied that would be an acceptable use of designated water enterprise funds and distributed a handout reflecting other funding options and reviewed them with the Council. He pointed out the engineer's recommendation for the aluminum dome clear span roofing option was reflected in the handout.

Mayor Wood inquired about the free span roof's tolerance of weight specifically as it related to snow or load weight. Mr. Hodge responded the roof would be designed for the City's geographical area with attention being given to seismic and snow load conditions. A discussion took place about the different options with regards to different weight loads and options. Councilmember LeBaron stated he favored the concrete roof style. Mr. Hodge explained the process for installation of the concrete roof and expressed the engineer's concern with the existing columns used to support the wood roof and whether they could support the concrete roof. Councilmember LeBaron suggested the work be completed during the winter months. Mr. Hodge stated considering the time needed to complete the bid process, the construction project would probably begin sometime in the fall of 2013.

Councilmember LeBaron inquired if the City had other existing facilities constructed with wood roofs. Mr. Hodge indicated the City did have other facilities with wooden roofs. Councilmember LeBaron suggested funds be appropriated during the budget process to complete a load bearing analysis on the walls of those facilities to determine if they could accommodate the concrete roofing option. He believed it would be the better option not only in maintenance costs but it would also be a better option for the water source.

Mayor Wood inquired about the overall condition of the entire structure. Mr. Hodge responded there was currently no evidence of cracking or deterioration visible from the exterior.

Councilmember Young arrived at 6:37 p.m.

Councilmember Bush inquired if there were remaining funds from other projects which could be appropriated for the use. Mayor Wood responded enterprise funds could be appropriated for the project and pointed out the water rates had been increased incrementally to fund infrastructure improvements. He expressed his opinion it would be in the best interest of the City to avoid using the general fund for the project, if possible.

Mayor Wood inquired about the warranty associated with the suggested roofing option. Mr. Hodge couldn't recall specifics of the warranty. Mayor Wood believed warranty specifics would be important given the City's previous experience regarding the 200 South overpass and the Aquatic Center's HVAC system.

The Council directed staff to proceed with the proposed roofing option by the suggested funding options provided by staff.

DISCUSSION ON REDEVELOPMENT OF THE DAVIS BEHAVIORAL HEALTH PROPERTY

Mayor Wood explained Davis Behavioral Health had consolidated its operations to Layton and had vacated the three homes it owned located on State Street across from the Aquatic Center. He continued the City had participated in discussions with the Davis Behavioral Health representatives and a commercial real estate agent regarding different options for the property.

Adam Lenhard, City Manager, reminded the Council of the advantages for the City to demolish structures on parcels of property using the Jerry Knight property as an example. He emphasized the City had been able to create a situation in which any future development would be required to follow the City's development process and current design standards. He suggested the Davis Behavioral Health property could create another opportunity to begin from scratch ensuring future development would be in line with the City's vision for the area. Mr. Lenhard suggested the Community Development and Renewal Agency (CDRA) funds could be appropriated for the use. He requested input from the Council and emphasized he was not currently asking for an appropriation of funds; rather, just seeking opinions from members of the Council on the idea. He suggested the possibility of creating a demolition fund which could be used under similar circumstances in the future.

Councilmember Shepherd inquired about the size of the property. Mr. Lenhard believed the three properties combined would be close to two acres. Councilmember LeBaron asked what sort of development was desired by the City. Mayor Wood further explained Davis Behavioral had recognized the City's efforts in redeveloping State Street and had approached the City to participate in the process with them. Mr. Lenhard added during the same discussions Davis Behavioral had solicited the City's willingness to help provide suitable locations for group homes. Mayor Wood mentioned that had not been well received by the City.

Brian Brower, City Attorney, pointed out Davis Behavioral could lease the residential group homes at anytime as a non-conforming use and believed demolition of the structures wouldn't change that use. He suggested if the City invested in the demolition of the structures it should contractually enter into an agreement with the property owner reflecting the property wouldn't be used for group homes in the future. Mayor Wood pointed out how economically feasible it would be for another entity associated with group homes to occupy the existing buildings verses raw ground.

Mr. Lenhard pointed out the buildings were not in a dilapidated condition and believed there were other properties within the City more blighted. He emphasized Davis Behavioral Health had expressed its interest in the structures being demolished. Mayor Wood believed the properties could become a nuisance specific to vandalism during the winter months since they

were vacant. Councilmember Bush inquired if Davis Behavioral would be willing to contribute funds toward the demolition. Mr. Lenhard believed that option should be explored on behalf of the City. Councilmember Bush commented he didn't want the City to fund the entire demolition.

The Council directed staff to further explore options with the Davis Behavioral Health buildings and properties.

The meeting adjourned at 6:58 p.m.

**APPROVED AND ADOPTED
This 11th day of December, 2012**

/s/Don Wood, Mayor

ATTEST:

/s/Nancy R. Dean, City Recorder

I hereby certify that the foregoing represents a true, accurate, and complete record of the Clearfield City Council meeting held Tuesday, November 13, 2012.

/s/Nancy R. Dean, City Recorder