

CLEARFIELD CITY COUNCIL  
AGENDA AND SUMMARY REPORT  
March 10, 2015 – POLICY SESSION

Executive Conference Room  
55 South State Street  
Third Floor  
Clearfield, Utah

**6:30 P.M. WORK SESSION**

Discussion on Options for Online Utility Billing Payments  
Discussion on Appointment of a Justice Court Judge

*(Any items not fully addressed prior to the Policy Session will be addressed in a Work Session immediately following the Policy Session)*

City Council Chambers  
55 South State Street  
Third Floor  
Clearfield, Utah

**7:00 P.M. POLICY SESSION**

CALL TO ORDER:

Mayor Shepherd

OPENING CEREMONY:

Councilmember Jones

APPROVAL OF MINUTES:

February 3, 2015 – Work Session

February 24, 2015 – Policy Session

**PUBLIC HEARING:**

1. **PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A PROPOSED PROPERTY EXCHANGE AT OR NEAR 497 SOUTH MAIN WITH SUMMIT REALTY COMPANY (JENNMAR CORPORATION) TO BETTER FACILITATE THE EXPANSION AND IMPROVEMENTS TO THE CITY'S PUBLIC WORKS' FACILITIES COMPLEX**

**BACKGROUND:** Clearfield City has identified the need to expand and improve its Public Works' facilities complex. An exchange of real property with Summit Realty Company (Jennmar Corporation) is proposed to better facilitate that project. Jennmar Corporation's operations in Clearfield would also benefit from the proposed exchange. The City and Summit Realty have negotiated mutually beneficial terms for the proposed property exchange which would also provide for some financial compensation to the City through a Real Estate Exchange Agreement.

**RECOMMENDATION:** Open the public hearing and receive public comment.

2. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE DISPOSITION OF PROPERTY LOCATED AT 70 DEPOT STATE STREET (TIN: 12-001-0103), MORE COMMONLY KNOWN AS CLEARFIELD AUTO PARTS, TO THE CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA)

BACKGROUND: The City desires to convey this parcel of real property to the CDRA in order to facilitate a project which would redevelop multiple properties already owned by the CDRA.

RECOMMENDATION: Open the public hearing and receive public comment.

***SCHEDULED ITEMS:***

3. CITIZEN COMMENTS

4. CONSIDER APPROVAL OF RESOLUTION 2015R-05 AUTHORIZING A REAL ESTATE EXCHANGE AGREEMENT FOR PROPERTY LOCATED AT OR NEAR 497 SOUTH MAIN WITH SUMMIT REALTY COMPANY (JENNMAR CORPORATION) TO BETTER FACILITATE THE EXPANSION AND IMPROVEMENT OF THE CITY'S PUBLIC WORKS' FACILITIES COMPLEX

RECOMMENDATION: Approve Resolution 2015R-05 authorizing a Real Estate Exchange Agreement for property located at or near 497 South Main with Summit Realty Company (Jennmar Corporation) to better facilitate the expansion and improvement of the City's Public Works' facilities complex and authorize the Mayor's signature to any necessary documents.

5. CONSIDER APPROVAL OF RESOLUTION 2015R-06 AUTHORIZING THE DISPOSITION OF PROPERTY LOCATED AT 70 SOUTH DEPOT STREET (TIN: 12-001-0103), MORE COMMONLY KNOWN AS CLEARFIELD AUTO PARTS, TO THE CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY

RECOMMENDATION: Approve Resolution 2015R-06 authorizing the disposition of property located at 70 South Depot Street (TIN: 12-001-0103), more commonly known as Clearfield Auto Parts, to the Clearfield Community Development and Renewal Agency and authorize the Mayor's signature to any necessary documents.

6. CONSIDER APPROVAL OF RESOLUTION 2015R-07 EXPRESSING AND AUTHORIZING SUPPORT FOR THE CLEARFIELD FOUNDATION FOR ARTS, PARKS AND RECREATION, A NON-PROFIT CORPORATION

BACKGROUND: For some time Clearfield City Corporation has recognized a need for a non-profit foundation in the local community to proactively seek sources for generating revenue to improve, enhance, and expand the arts, parks, and recreation opportunities in and around Clearfield. In order to fill that need, the City assisted in facilitating the creation of the Clearfield Foundation for Arts, Parks, and Recreation. The proposed resolution directs staff to make a donation from the City's general fund (as per the amended FY15 budget) to the Foundation, as well as authorizing City employees, as directed by the City Manager, to do work on behalf of the Foundation.

RECOMMENDATION: Approve Resolution 2015R-07 expressing and authorizing support for the Clearfield Foundation for Arts, Parks and Recreation, a non-profit corporation, and authorize the Mayor's signature to any necessary documents.

7. CONSIDER APPROVAL OF THE AWARD OF BID TO KAPP CONSTRUCTION AND DEVELOPMENT TO PERFORM THE CONSTRUCTION OF THE BRUCE STREET WATER AND SEWER IMPROVEMENT PROJECT

BACKGROUND: Bids were received from four construction companies to construct the water and sewer improvements on Bruce Circle and Bruce Street from 300 North to 355 North. The scope of work consists of installing new culinary water and sanitary sewer lines, replacing some sections of damaged curb, gutter and sidewalk and installing new asphalt paving. The lowest responsible bid was received from Kapp Construction and Development with the bid amount of \$211,888.25.

RECOMMENDATION: Approve the award of bid to Kapp Construction and Development to conduct the work for the Bruce Street Water and Sewer Improvement Project for the bid amount of \$211,888.25 and approve funding of the project for the bid amount of \$211,888.25 with contingency and engineering costs of \$53,736.75 for a total project cost of \$265,625.00 and authorize the Mayor's signature to any necessary documents.

***COMMUNICATION ITEMS:***

Mayor's Report  
City Councils' Reports  
City Manager's Report  
Staffs' Reports

***\*\*COUNCIL MEETING ADJOURN\*\****

Dated this 6<sup>th</sup> day of March, 2015.

/s/Kimberly S. Read, Deputy Recorder

The City of Clearfield, in accordance with the 'Americans with Disabilities Act' provides accommodations and auxiliary communicative aids and services for all those citizens needing assistance. Persons requesting these accommodations for City sponsored public meetings, service programs or events should call Nancy Dean at 525-2714, giving her 48-hour notice.

CLEARFIELD CITY COUNCIL MEETING MINUTES  
6:00 P.M. WORK SESSION  
February 3, 2015

PRESIDING:	Mark Shepherd	Mayor
PRESENT:	Keri Benson	Councilmember
	Kent Bush	Councilmember
	Ron Jones	Councilmember
	Bruce Young	Councilmember
EXCUSED:	Mike LeBaron	Councilmember
STAFF PRESENT:	Adam Lenhard	City Manager
	JJ Allen	Assistant City Manager
	Brian Brower	City Attorney
	Greg Krusi	Police Chief
	Scott Hodge	Public Works Director
	Scott Hess	Development Services Manager
	Eric Howes	Community Services Director
	Curtis Dickson	Community Services Deputy Dir.
	Rich Knapp	Administrative Services Director
	Jessica Hardy	Accountant
	Nancy Dean	City Recorder
	Kim Read	Deputy City Recorder

VISITORS: There were no visitors.

Mayor Shepherd called the meeting to order at 6:00 p.m.

DISCUSSION ON PROPOSED BIKE LANES FOR SR 126

Scott Hess, Development Services Manager, stated officials from UDOT, Region 1, had approached the City regarding its interest in having bike lanes along SR 126, Main Street, from 300 North to approximately Harmon's in Roy City. He explained the project would be administered similar to basic maintenance projects much the same in which City staff was directed to repair pot holes, resurfacing, etc. He reported the project would be curb to curb with asphalt replacement and striping. He explained UDOT would be looking at regional maps, county maps, and local maps to ensure the necessary bicycle infrastructure needs would be included in the project. He distributed a handout illustrating the proposed project and announced the City had two options for consideration:

- Retain the on street parking which would include an 11 ft. shoulder
- Remove on street parking and stripe in a full bicycle lane

Mr. Hess reported Sunset City had decided to have a bike lane on the east side of SR 126 from 800 North to the northern border of Weber County; however, it would be preserving its on street

parking on the west side from 2300 North to the Weber County border. He also reported Roy City would be removing it's on street parking and installing the bicycle lane until it connected to the Riverdale Road project.

Mr. Hess explained the project details:

- full bike lanes would be installed on the 11 ft. shoulders
- a portion of 650 North would reflect “sharrows” which meant the cyclist could either use the entire the lane for travel or share the road

Councilmember Bush inquired if there would be street signage announcing the beginning and end of the bike lanes. Mr. Hess responded the City could request that signage be included in the project. He stated there would be some responsibilities on the part of the City associated with the added bike lanes:

- local police departments would need to be willing to enforce the “no on street parking”
- City would be responsible for maintenance of the signage in the future

Adam Lenhard, City Manager, commented he rarely witnessed on street parking along the section of roadway but had noticed delivery trucks more specifically vehicle transit deliveries at Beutler Auto and inquired how that would be enforced. Mr. Hess suggested common sense should prevail on behalf of the police officer.

Mr. Hess inquired if this was something which needed formal approval from the Council or if it only required Administrative approval. He stated the next step would require a letter be sent to UDOT reflecting the City's support for the project by February 20, 2015.

Councilmember Jones inquired why this wouldn't be implemented throughout the entire City. Mr. Hess responded the City didn't have the authority to install it on a State Road and the reason for the proposal on SR 126 at this time was for it to coincide with the paving/restriping project planned for that stretch of road.

Councilmember Bush requested clarification if the asphalt would be replaced from 300 North to Roy. Mr. Lenhard responded it was his understanding the asphalt replacement was part of the project.

Mr. Hess emphasized the City had never included any on street parking as part of the parking requirement for a business and a discussion took place regarding on street parking.

Councilmember Bush inquired if or how businesses would be informed of the proposed bicycle lane. Mr. Lenhard mentioned that would need to be determined by the Council. Mayor Shepherd believed the City wouldn't need business owners' approval and suggested the City proceed.

Mr. Hess clarified the Council directed him to draft a letter to be signed by the Mayor and send it to UDOT. There was no dissention from the Council.

The Council took a break at 6:15 p.m.

The meeting resumed at 6:20 p.m.

## DISCUSSION ON THE UPCOMING NEW YEAR KICKOFF MEETING

Adam Lenhard, City Manager, shared a visual presentation specific to City personnel which would be relevant to the upcoming budget retreat/kickoff meeting scheduled for Friday, February 6, 2015. He shared information and discussed the following with the Council regarding:

- Sustainability
- Staffing
- Average tenure
- Wages
- Retirement
- Health care costs
- Salary schedule
- Salary ranges
- Compensation ratio
- Average compensation ratios
- Personnel budgeting

A discussion took place relative to staffing. Councilmember Young suggested the City focus on increasing the wage scale specific to the Police Department and a discussion followed specific to retention in the Police Department. Mr. Lenhard shared his proposal regarding personnel changes:

- Planning intern – PT
- Assistant City Attorney – FT  
Modification of existing position
- Management Analyst – FT  
Treasurer savings – high level projects with critical thinking: studies:
- IT intern – PT (helpdesk)

Council took a break at 7:08 p.m.

Meeting resumed at 7:16 p.m.

Mr. Lenhard shared a visual presentation relative to the kickoff meeting specific to a proposed discussion regarding the budget and shared information regarding the following points:

### Debt

- The 15 designated funds
- The City's five debt obligations
- The cost of the identified overall debt per capita
- The City's credit ratings in relation to each debt

### Revenues

- The 8 identified avenues in which revenues were recognized
- Consolidated overview of revenue related to all funds
- The City's revenue has returned to pre-recession Sales Tax revenue and would be leveling off from here on out

JJ Allen, Assistant City Manager, pointed out the Energy Use Tax was only second to Sales Tax as a revenue source to the General Fund. He emphasized these Franchise Taxes were critical to the City. Mr. Lenhard commented the amount received by Clearfield was unique due to Freeport Center.

- Investments

Mr. Lenhard reviewed invested funds from 2006-2014 and the City's rate of return on that investment. He pointed out the State regulated investments. He stated a consultant would be assisting City with investing and believed the City could recognize a higher return than 5.8 percent.

- Total interest earned
- Assessed values and tax rates

Mr. Lenhard reviewed Assessed Values & Tax Rates and provided a comparison to other entities and a discussion took place related to the values identified by Davis County.

- The change in assessed values from 2010 to 2014
- Assessed values and tax rates
- Recommended strategies related to assessed values and tax rates

Mr. Lenhard suggested adopting a formal policy which stated: "Based upon future budget projections, we recognize that operational tax revenues will need to increase over time." A discussion followed.

- General Fund balance
- Streets

He reported on what the City traditionally received in Class B&C road funds and what the City appropriated in the budget to operate its streets and the Capital Plan which identified what was appropriated for chip seals and overlays.

He reported on the identified deficit related to street maintenance and announced the City would need to aggressively identify how it would provide for that in the future and a discussion took place regarding possible funding options.

Councilmember Benson inquired about how the electronic newsletter had been received by residents as she used to be a loyal reader when received via mail. She asked if the City knew how many residents were receiving it electronically and was assured that information was available from Public Relations. She suggested educating residents on how it could be received or accessed by sending out literature in utility bills or mailers. Mayor Shepherd believed the utility bill would be the most effective way to inform residents. Mr. Allen mentioned the neighborhood meetings would also be a good opportunity to educate residents.

Councilmember Young inquired about the progress of the Public Works Shops project. Mr. Lenhard responded that particular issue would be discussed further on Friday, February 6, 2015 during the Budget Kickoff meeting. He reported the project wouldn't be dependent on the General Fund as a funding source. He stated the Enterprise Funds was a more stable and predictable funding source and informed the Council Phase I was funded and moving forward.

The meeting adjourned at 8:07 p.m.

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CLEARFIELD CITY COUNCIL MEETING MINUTES  
7:00 P.M. POLICY SESSION  
February 24, 2015

PRESIDING:	Mark Shepherd	Mayor
PRESENT:	Keri Benson	Councilmember
	Kent Bush	Councilmember
	Ron Jones	Councilmember
	Mike LeBaron	Councilmember
	Bruce Young	Councilmember
STAFF PRESENT:	Adam Lenhard	City Manager
	JJ Allen	Assistant City Manager
	Brian Brower	City Attorney
	Greg Krusi	Police Chief
	Scott Hodge	Public Works Director
	Scott Hess	Development Services Manager
	Kim Dabb	Operations Manager
	Eric Howes	Community Services Director
	Curtis Dickson	Community Services Deputy Dir.
	Rich Knapp	Administrative Services Director
	Terrence Jackson	IT Manager
	Jessica Hardy	Accountant
	Nancy Dean	City Recorder
	Kim Read	Deputy City Recorder

VISITORS: Brad Lasater, Bob Bercher, Kathryn Murray, Con L Wilcox, Amber Self

Mayor Shepherd called the meeting to order at 7:00 p.m.

Mayor Shepherd informed the citizens present that if they would like to comment during Public Hearings or Citizen Comments there were forms to fill out by the door.

Councilmember Bush conducted the Opening Ceremony.

APPROVAL OF THE MINUTES FROM THE JANUARY 13, 2015 WORK SESSION AND THE FEBRUARY 10, 2015 WORK AND POLICY SESSIONS

**Councilmember Bush moved to approve the minutes from the January 13, 2015 work session and the February 10, 2015 work and policy sessions, as written, seconded by Councilmember Jones. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.**

## PRESENTATION BY WEBER BASIN WATER REGARDING CURRENT WATER CONDITIONS

Tage Flint, Weber Basin Water, shared a visual presentation regarding water planning in Utah highlighting the following:

- A map reflecting the service area
- Recipients of water supply from Weber Basin Water conservancy district
- Water level of the weber river at Oakley
- Water indicator at Chalk Creek – anticipated run-off will not recover
- Snow pack information – substantially below normal
- Information reflecting percentage of total storage  
He believed the culinary water needs will be met but expressed concern regarding irrigation water
- Graph relating to future population figures
- The amount of estimated water investment over the next 50 years
- Projects specific to repair & replacement
- Identified areas of new infrastructure for water treatment completed within the past 10 years
- 371,000 acre-feet of new water needed through 2060
- Information specific to the Bear River development project

## PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A PROPOSED ZONING TEXT AMENDMENT TO TITLE 11, CHAPTERS 3, 11B AND 13 – LIMITED DISTRIBUTION AND LIGHT MANUFACTURING

The City's Planning Department reviewed land uses that did not necessarily fit within the permitted or conditional uses of the C-2, Commercial Zone, but that might be compatible with appropriate supplemental regulations. During the Planning Commission's special session on October 2014, it recommended approval of a rezone of property from C-2 to M-1, Manufacturing, with the inclusion of the recordation of a "Limitation of Uses" document which removed specific permitted and conditional uses in the M-1 zone from being allowed within the area rezoned from C-2 to M-1. The City Council subsequently approved the Planning Commission's recommendation and conditionally approved the rezone application. Both the Planning Commission and the City Council directed staff to draft land use regulations which would allow some forms of light manufacturing uses for properties zoned C-2, Commercial, under appropriate conditions. Staff has drafted those regulations and they have presented to the City Council for consideration.

Scott Hess, Development Services Manager, explained the amendments would add new definitions to be added were "Limited Distribution" and "Light Manufacturing" both of which would be identified as permitted conditionally within the C-2 zone and both would be required in a single structure less than 30,000 square feet and housed entirely within the structure. He pointed out the provisions which would be added to Chapter 13 – Supplemental Regulations identifying where these types of businesses could be located within the City. He mentioned they would be prohibited along the main corridors. He also explained the structures housing the Light Manufacturing or Limited Distribution uses must be less than 30,000 square feet in size and

contained within a single enclosed structure in one parcel of land. Mr. Hess reported this was a recommendation from the Planning Commission.

Councilmember LeBaron suggested language be modified from “less than” to reflect “buildings no more than” so there would be absolutely no question with respect to the 30,000 square feet in size.

Mayor Shepherd opened the public hearing at 7:35 p.m.

Mayor Shepherd asked for public comments.

Con Wilcox, resident, expressed appreciation to staff, Planning Commission and the City Council for addressing the Zoning Text Amendment to provide a viable option for future development in some areas of the city which had development challenges due to visibility. He expressed his opinion the 30,000 square feet was a good maximum usage and the other restrictions would be compatible for these types of businesses.

**Councilmember Bush moved to close the public hearing at 7:36 p.m. seconded by Councilmember Young. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.**

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A GENERAL PLAN AMENDMENT OF THE FUTURE LAND USE DESIGNATION FOR A PORTION OF THE PROPERTY LOCATED AT 938 SOUTH 2000 EAST (TIN: 09-302-0008) FROM MIXED-USE TO RESIDENTIAL

The request, by John Hansen, on behalf of Thomas Rosenberg, was to amend the General Plan map to change the future land use designation for the western 5.517 acres of the property located at 938 South 2000 East (TIN: 09-302-0008) from Mixed Use to Residential. The entire parcel was approximately 7.09 acres and is currently zoned C-2, Commercial.

Scott Hess, Development Services Manager, shared a map illustrating the parcel and explained it was master planned to be Mixed Use and the request was for a rezone to Residential which would necessitate a change to the General Plan to Residential as the Mixed Use future land use category didn't accept single use residential.

Mayor Shepherd opened the public hearing at 7:37 p.m.

Mayor Shepherd asked for public comments.

There were no public comments.

**Councilmember LeBaron moved to close the public hearing at 7:38 p.m. seconded by Councilmember Jones. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.**

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A PROPOSED REZONE FOR A PORTION OF THE PROPERTY LOCATED AT 938 SOUTH 2000 EAST (TIN: 09-302-0008) FROM C-2, COMMERCIAL, TO R-2, MULTI-FAMILY RESIDENTIAL

The applicant had a pending rezone application for Commercial Residential C-R on the property, which he asked to have held from final consideration in order to submit this alternative request. That original proposal included a request for approximately 7.09 acres to be rezoned from C-2, Commercial to C-R, Commercial Residential, with the intent to construct Commercial buildings fronting University Park Boulevard, and twin homes on the west side (rear) of the parcel. A minimum requirement of the C-R zone was that 20% of the total finished floor area of the buildings must be Commercial. In addition to the square footage requirement, the C-R zone further required that the commercial portions of each phase be developed prior to the development of residential phases. The applicant believed the current market conditions in this area do not support the construction of the commercial property prior to the construction of the residential portions. For this reason, as an alternative they have chosen to make an application to amend the General Plan future land use designation on the property, and apply for a rezone for the western 5.517 acres of the property to R-2, Residential, in order to facilitate the proposed development without the requirement that the commercial development be completed prior to the residential.

Scott Hess, Development Services Manager, explained this was the follow up application which would require the General Plan Amendment first be approved prior to the Rezone being accepted. He clarified both the General Plan Amendment request and the Rezone would only be applicable to the 5.517 acres on the west side of the property leaving the commercial component along University Park Boulevard. He stated the current zoning on the property was C-2, Commercial, and the applicant was requesting a R-2, Residential, zoning designation which would come with the following provisions:

- A fully executed, approved, recorded Development Agreement against the entire parcel as currently configured
- The commercial businesses proposed along University Park Boulevard be constructed in such a way that they front the street with the parking behind them
- The rezone would come in with substantial conformance with a submitted preliminary site plan that reflects residential twin homes with a public street down the center with the provision of an east/west transportation corridor exiting on the west side

Mayor Shepherd opened the public hearing at 7:39 p.m.

Mayor Shepherd asked for public comments.

There were no public comments.

**Councilmember Young moved to close the public hearing at 7:40 p.m. seconded by Councilmember Bush. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.**

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON AMENDMENTS TO THE FISCAL YEAR 2015 BUDGET

Staff had identified expenditures necessary for City operations which were not included in its current budget. State Code allowed the City to make adjustments to the budget and a public hearing was part of that process.

Rich Knapp reviewed the proposed amendments with the Council:

- storage, backup and connectivity
- server replacement
- neighborhood meetings
- software upgrade for North Davis Fire District interface
- recognition of city water costs
- carpet replacement project
- City Hall UPS bypass switch and capacitor replacement
- SR 193 landscaping

Mayor Shepherd opened the public hearing at 7:41 p.m.

Mayor Shepherd asked for public comments.

There were no public comments.

**Councilmember Jones moved to close the public hearing at 7:42 p.m. seconded by Councilmember Bush. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.**

CITIZEN COMMENTS

Amber Self, resident and local realtor, provided information relative to the housing market within Clearfield City. She reported there were currently 99 active properties on the market within the City at this time between \$22,000 and \$171,000 resulting in an average price of \$120,000. She announced interest rates had decreased substantially and stated it was a good time to sell. She mentioned there was a low inventory of homes for sale within the area.

APPROVAL OF ORDINANCE 2015-01 APPROVING A ZONING TEXT AMENDMENT TO TITLE 11, CHAPTERS 3, 11B AND 13 – LIMITED DISTRIBUTION AND LIGHT MANUFACTURING

**Councilmember Benson moved to approve Ordinance 2015-01 approving the Zoning Text Amendment to Title 11, Chapters 3, 11B and 13 – Limited Distribution and Light Manufacturing, as conditioned by the Planning Commission, creating standards for limited distribution and light manufacturing uses in areas zoned C-2 which are not located directly on or within view from a major transportation corridor in the City; with Councilmember LeBaron’s language modification “no more than 30,000 square feet in size”, and authorize the Mayor’s signature to any necessary documents, seconded by Councilmember LeBaron.**

**The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.**

**APPROVAL OF ORDINANCE 2015-02 AUTHORIZING A GENERAL PLAN AMENDMENT TO THE FUTURE LAND USE DESIGNATION FOR A PORTION OF THE PROPERTY LOCATED AT 938 SOUTH 2000 EAST (TIN: (09-302-0008) FROM MIXED-USE TO RESIDENTIAL**

Councilmember LeBaron stated he had additional modifications pertaining to the language in the Ordinance and stated he was prepared to make a motion reflecting as such.

**Councilmember LeBaron moved to approve Ordinance 2015-02 approving a General Plan Amendment to the future land use designation for the western 5.517 acres of property located at 938 South 2000 East (TIN: 09-302-0008) from Mixed-Use to Residential based on the discussion and findings in the staff report and as recommended and conditioned by the Planning Commission including but not limited to the following: 1) the site plan being in substantial conformance with the submitted site plan, except that parking on the commercial structures will be placed behind the buildings, with the commercial buildings fronting 2000 East/University Park Boulevard and stormwater must be detained on-site as per City ordinances; and 2) a development agreement with the City shall be approved, fully executed, and recorded against the entire parcel as currently configured (governing both the commercial and residential development on the property) and that said change in incorporated into and reflected by the City’s General Plan and its Future Land Use Map once the conditions precedent have been met; and authorize the Mayor’s signature to any necessary documents, seconded by Councilmember Young. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.**

**APPROVAL OF ORDINANCE 2015-03 AUTHORIZING A REZONE OF A PORTION OF THE PROPERTY LOCATED AT 938 SOUTH 2000 EAST (TIN: 09-302-0008) FROM C-2, COMMERCIAL, TO R-2, MULTI-FAMILY RESIDENTIAL**

**Councilmember LeBaron moved to approve Ordinance 2015-03 authorizing a rezone of the western 5.517 acres of property located at 938 South 2000 East (TIN: 09-302-0008) from C-2, Commercial to R-2, Multi-Family Residential, based on the discussion and findings in the staff report as recommended and conditioned by the Planning Commission including, but not limited to, the following: 1) the site plan shall be in substantial conformance with the submitted site plan, except that parking on the commercial structures will be placed behind the buildings, with the commercial buildings fronting 2000 East/University Park Boulevard, and stormwater must be detained on-site as per City ordinances and 2) a development agreement with the City shall be approved, fully executed and recorded against the entire parcel as currently configured (governing both the commercial and residential development on the property), then the western 5.517 acres of the property located at 928 South 2000 East will be rezoned from (C-2) Commercial to (R-2) medium density Residential, as a condition precedent to the rezone taking effect; and authorize the Mayor’s signature to any necessary documents, seconded by Councilmember Bush. The**

**motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.**

APPROVAL OF RESOLUTION 2015R-04 ADOPTING AMENDMENTS TO THE FISCAL YEAR 2015 BUDGET

**Councilmember Young moved to approve Resolution 2015R-04 adopting amendments to the Fiscal Year 2015 budget and authorize the Mayor’s signature to any necessary documents, seconded by Councilmember LeBaron. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.**

APPROVAL OF THE AWARD OF BID TO BRINKERHOFF EXCAVATION TO PERFORM THE CONSTRUCTION OF THE 550 EAST ROADWAY IMPROVEMENT PROJECT

Bids were received from five construction companies to construct the infrastructure improvements on 550 East Street from State Street to 1000 South. The work consists of the installation of new culinary water and sanitary sewer lines, making some adjustments to an existing irrigation pipeline to allow for installing curb, gutter and sidewalk on both sides of the road and to install new asphalt paving. The lowest responsible bid was received from Brinkerhoff Excavation with the bid amount of \$511,261.25.

Scott Hodge, Public Works Director, explained this project had completed the bid process last summer and all bids received at that time exceeded what had been appropriated for the project. He directed the Council to the Bid Tabulation in the packet and announced the City had chosen option A which slightly increased the cost by \$600 and explained option B was to line an existing irrigation ditch and option A allowed the City to replace the irrigation line and believed this would be money well spent.

Councilmember Bush asked when construction would begin. Mr. Hodge explained how the process to award the bid would take place and believed construction would begin in approximately three or four weeks. Councilmember Bush inquired if the residents would be notified. Mr. Hodge stated prior to Brinkerhoff mobilizing on the site, a door notice would be distributed reflecting when construction would begin contact information.

**Councilmember Bush moved to approve the award of bid to Brinkerhoff Excavation to perform the work for the 550 East Roadway Improvement Project for the bid amount of \$511,261.25; and approve funding of the project for the bid amount of \$511,261.25 with contingency and engineering costs of \$128,738.75 for a total project cost of \$640,000; and authorize the Mayor’s signature to any necessary documents, seconded by Councilmember Jones. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.**

APPROVAL OF THE AWARD OF BID TO KAPP CONSTRUCTION AND DEVELOPMENT COMPANY INC. TO PERFORM THE CONSTRUCTION OF THE FREEPORT 5<sup>th</sup> STREET WATERLINE REPLACEMENT PROJECT

Bids were received from 13 construction companies to construct a 10-inch waterline in 5<sup>th</sup> Street between buildings J-5 and J-6 in the Freeport Center. The lowest responsible bid was received from Kapp Construction and Development Company Inc. with a bid amount of \$84,575.

Scott Hodge, Public Works Director, informed the Council the water lines within the Freeport Center were extremely old leaks had been experienced in this area which necessitated the priority of the project. He mentioned the project had been facilitated by Freeport Center by granting an easement to the City.

**Councilmember Young moved to approve the award of bid to Kapp Construction and Development Company Inc. to construct a 10-inch waterline in the Freeport Center between Buildings J-5 and J-6 for the bid amount of \$84,575; and approve funding of the project for the bid amount of \$84,575 with contingency and engineering costs of \$38,925 for a total project cost of \$123,500; and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Benson. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.**

COMMUNICATION ITEMS

***Mayor Shepherd***

1. Read the letter announcing an open house hosted by HAFB scheduled for Thursday, March 5, 2015 from 5:00-7:00 p.m., at Clearfield City Hall, to discuss clean up options proposed for contamination originating from the Base and impacting both Sunset and Clearfield Cities. He stated the purpose of the open house was to solicit public comment. He mentioned he had a copy of the proposed plan.
2. Announced he had attended the 388<sup>th</sup> Fighter Wing Awards and the Chief's Recognition Dinner at HAFB.
3. Informed the Council City staff had met with representatives from Lifetime Products soliciting its assistance with Fourth of July celebration.
4. Stated he had attended the Head Start program at Holt Elementary earlier today.
5. Announced the Council the Utah Defense Alliance would be hosting breakfast with Legislature tomorrow, Wednesday, February 25, 2015, at the Capitol informing the members of the importance of the Base as well as the need for future engineering employees.
6. Informed the Council he would also be having lunch at Job Corps tomorrow, Wednesday, February 25, 2015, afternoon.
7. Announced he and Adam Lenhard, City Manager, would be out of town beginning Friday, March 6, 2015, with Air Force Red Flag training taking place at Nellis Air Force Base. He stated
8. Stated he would be out of town from Friday, February 27, 2015 through Sunday, March 1, 2015 and indicated Councilmember LeBaron would act in his stead.

***Councilmember Benson***

1. Announced she had been invited to sit on the floor with Representative Curt Oda at the Legislature and mentioned it had been a great educational opportunity to witness the process of how laws come about.

***Councilmember Bush***

1. Stated he had attended the Community Band on Tuesday, February 17, 2015.
2. Announced the Parks & Recreation Commission met on Wednesday, February 18, 2015.
3. Informed the Council he had attended the Kiwanis meeting Monday, February 23, 2015 and stated it would be making efforts to involve the Student Government and other high school students in the Community.
4. Announced he would be out of town beginning Friday, February 27, 2015 through Friday, March 6, 2015.

***Councilmember Jones*** – nothing to report

***Councilmember LeBaron*** – stated he was glad to be back in the United States.

***Councilmember Young*** – nothing to report.

***Adam Lenhard, City Manager***

1. Directed the Council to the handout referencing the Davis County Gala regarding nominating a resident or staff member to participate in the Gala Committee, as well as nominating a Hometown Hero. He announced staff had a resident in mind for her service to the community in providing a food pantry service, Patricia Herdman.
2. Informed the Council a work session was scheduled for Tuesday, March 3, 2015 for the purpose of discussing a Shared Solution Alternative specific to the North Davis Corridor.
3. Stated the Neighborhood Council Meetings had been scheduled and requested they get them on their calendar.
4. Announced a Vision Statement had been compiled and indicated it would be a key component to the neighborhood meetings.

**STAFFS' REPORTS**

***Nancy Dean, City Recorder*** – Announced the next policy session was scheduled for Tuesday, March 10, 2015.

**Councilmember LeBaron moved to adjourn the regular session and reconvene in a work session at 8:10 p.m., seconded by Councilmember Benson. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.**

# Staff Report



**To:** Mayor Shepherd and City Council Members

**From:** JJ Allen, Assistant City Manager

**Date:** March 6, 2015

**Re:** Conveyance of Clearfield Auto Parts to the Clearfield CDRA

---

## **I. RECOMMENDED ACTION**

Approve Resolution 2015R-06 authorizing the disposition of property located at 70 South Depot Street (TIN: 12-001-0103), more commonly known as Clearfield Auto Parts, to the Clearfield Community Development and Renewal Agency and authorize the Mayor's signature to any necessary documents.

## **II. DESCRIPTION / BACKGROUND**

The Clearfield Auto Parts property, owned by Clearfield City, is flanked on the north and on the south by properties owned by the Clearfield CDRA. All three parcels are under contract to be sold to Bahiano Holdings for the purpose of redevelopment. The proposed project is a four-story urban apartment building, with about 6,000 square feet of retail space on the ground floor. Conveying the Clearfield Auto Parts property to the CDRA will facilitate the redevelopment project by simplifying the upcoming transaction.

State law requires that before disposing of a significant parcel of real property, the City must provide at least 14 days' notice and the opportunity for public comment.

## **III. SCHEDULE / TIME CONSTRAINTS**

The Clearfield Center project is progressing, and could be under construction this summer (assuming all approvals are obtained). If this parcel remains under City ownership, we will be required to hold a public hearing prior to closing on the sale of the property. To avoid the potential of any delay, we can satisfy the requirement for a public hearing now and convey the property to the CDRA. State law does not require the CDRA to hold a public hearing before it sells the property to the developer.

## **IV. LIST OF ATTACHMENTS**

- Resolution 2015R-06
- Warranty Deed

# CLEARFIELD CITY RESOLUTION 2015R-05

## A RESOLUTION APPROVING A REAL ESTATE EXCHANGE AGREEMENT BETWEEN THE CITY AND SUMMIT REALTY COMPANY

WHEREAS, Clearfield City Corporation (the “City”) currently owns a significant parcel of real property located within the City’s public works facilities complex which is located at roughly 497 South Main St. in Clearfield; and

WHEREAS, a portion of said parcel of real property (approximately .28 acres) which is located near the southeast corner of the parcel lies adjacent to property currently owned by Summit Realty Company where Jennmar Corporation has been doing business in Clearfield for nearly 30 years; and

WHEREAS, the City’s realignment of some of the property boundaries for its public works facilities complex at 497 South Main St. in Clearfield would prove beneficial to its current and future public works operations, including plans for expansion and improvement of facilities located on the site; and

WHEREAS, the City has discussed and proposed a possible exchange of real property with Summit Realty Company in order to better facilitate expansion and improvement of the City’s public works facilities complex; and

WHEREAS, Jennmar Corporation’s operations in Clearfield would also benefit from the proposed property exchange between the City and Summit Realty; and

WHEREAS, the City and Summit Realty have negotiated mutually beneficial terms for the proposed property exchange that would also provide for some financial compensation for the City and which are set forth in the Real Estate Exchange Agreement attached hereto as Exhibit “A” to this resolution; and

WHEREAS, the benefits to the City, its residents, as well as property and business owners derived from exchanging the City’s .28 acre portion of its parcel of property for Summit Realty’s .15 acre portion of its parcel far outweigh any benefit derived by simply keeping the City’s parcel; and

WHEREAS, after holding a duly noticed public hearing, both the City and Summit Realty are now ready, willing and able to exchange the aforementioned parcels of real property; and

WHEREAS, upon recommendation from staff and careful consideration of the benefits to the City, the Clearfield City Council hereby finds that conveying this .28 acre significant parcel of real property located near the southeast corner of the City’s public works facilities complex at 497 South Main St. in Clearfield in exchange for a .15 acre parcel of real property currently owned by Summit Realty Company along with \$7,500.00 cash is in the public interest for Clearfield City, its residents and the surrounding community;

**NOW THEREFORE BE IT RESOLVED**, by the Clearfield City Council that for the reasons set forth in the recitals above:

The attached Real Estate Exchange Agreement setting forth the terms and conditions for the City's conveyance of a portion (.28 acre with the legal description set forth in the agreement) of Davis County Tax ID Parcel No. 12-003-0094, located in Clearfield, Davis County, Utah to Summit Realty Company in exchange for a portion (.15 acre with the legal description set forth in the agreement) of Davis County Tax ID Parcel No. 12-003-0164, located in Clearfield, Davis County, Utah as well as \$7,500.00 cash to be paid by Summit Realty Company to the City, is hereby approved and the Mayor is authorized to execute any necessary documents to accomplish said property exchange.

Passed and adopted by the City Council at its regular meeting on the 10<sup>th</sup> day of March, 2015.

ATTEST

CLEARFIELD CITY CORPORATION

\_\_\_\_\_  
Nancy R. Dean, City Recorder

\_\_\_\_\_  
Mark R. Shepherd, Mayor

VOTE OF THE COUNCIL

AYE:

NAY:

# CLEARFIELD CITY RESOLUTION 2015R-06

## A RESOLUTION AUTHORIZING AND DIRECTING CONVEYANCE OF A SIGNIFICANT PARCEL OF REAL PROPERTY TO THE CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY

WHEREAS, Clearfield City Corporation (the “City”) currently owns a significant parcel of real property located at or near 70 South Depot St. in Clearfield bearing Davis County Tax ID# 12-001-0103 (a.k.a. the Clearfield Auto Parts parcel); and

WHEREAS, the City desires to transfer ownership of said parcel to the Clearfield Community Development and Renewal Agency (the “CDRA”) in preparation for a larger development which will encompass multiple lots in the area which are already owned by the CDRA; and

WHEREAS, after holding a duly noticed public hearing to receive any public input on the transfer of said parcel of property from the City to the CDRA, the City Council finds that it will be in the best interests of the City, its residents, property and business owners to convey said parcel to the CDRA in order to facilitate a larger and more desirable development project in the future; and

WHEREAS, the City has prepared the attached Warranty Deed to accomplish the transfer of said parcel to the CDRA;

**NOW THEREFORE BE IT RESOLVED**, by the Clearfield City Council that for the reasons set forth in the recitals above, the attached Warranty Deed conveying the Clearfield Auto Parts parcel (bearing Davis County Tax ID# 12-001-0103) to the Clearfield Community Development and Renewal Agency is hereby approved and the Mayor is authorized to execute it and any other necessary documents to facilitate the transfer of said property.

Passed and adopted by the City Council at its regular meeting on the 10<sup>th</sup> day of March, 2015.

ATTEST

CLEARFIELD CITY CORPORATION

\_\_\_\_\_  
Nancy R. Dean, City Recorder

\_\_\_\_\_  
Mark R. Shepherd, Mayor

### VOTE OF THE COUNCIL

AYE:

NAY:

# **CLEARFIELD CITY RESOLUTION 2015R-07**

## **A RESOLUTION EXPRESSING CLEARFIELD CITY'S SUPPORT FOR THE CLEARFIELD FOUNDATION FOR ARTS, PARKS, AND RECREATION**

WHEREAS, Clearfield City has a long history of promoting and supporting the arts, public parks, and recreation facilities and programs in and around Clearfield; and

WHEREAS, for some time Clearfield City Corporation has recognized a need for a non-profit foundation in the local community to proactively seek sources for generating revenue to improve, enhance, and expand the arts, parks, and recreation opportunities in and around Clearfield; and

WHEREAS, the City helped to facilitate the creation of the Clearfield Foundation for Arts, Parks, and Recreation to help accomplish its stated purpose of working cooperatively with the City to promote, improve, enhance and expand the arts, parks, and recreation opportunities in and around Clearfield; and

WHEREAS, the City has an ongoing desire to work cooperatively with the Clearfield Foundation for Arts, Parks, and Recreation to accomplish its mission and stated purpose; and

WHEREAS, during its most recent budget amendments to its FY 2015 budget, after holding a properly noticed public hearing, the City Council determined that it was in the best interests of the City, its residents, businesses and the surrounding community to appropriate some funds for donation to the Clearfield Foundation for Arts, Parks, and Recreation in order to help facilitate the initial start-up and ongoing expenses for the non-profit foundation; and

WHEREAS, the Clearfield City Council finds that the stated purpose of the Clearfield Foundation for Arts, Parks, and Recreation coincides with some of the functions of and services provided by the City to the extent that certain City staff members should be allowed to assist the Foundation during the time those employees are working for the City, thereby donating some staff time to further the cause of the Foundation; and

WHEREAS, the Clearfield City Council wants to officially express the City's commitment to and support for the Clearfield Foundation for Arts, Parks, and Recreation;

**NOW THEREFORE BE IT RESOLVED** by the Clearfield City Council that:

To demonstrate Clearfield City's commitment to and support of the purpose and mission of the Clearfield Foundation for Arts, Parks, and Recreation,

- 1) In accordance with the FY 2015 Amended Budget, the City Treasurer is hereby directed to pay \$5,000.00 from the City's General Fund to the Foundation; and
- 2) City employees, as directed by the City Manager, are authorized to donate time worked for the City in service to the Foundation.

Passed and adopted by the City Council at its regular meeting on the 10<sup>th</sup> day of March, 2015.

ATTEST

CLEARFIELD CITY CORPORATION

\_\_\_\_\_  
Nancy R. Dean, City Recorder

\_\_\_\_\_  
Mark R. Shepherd, Mayor

VOTE OF THE COUNCIL

AYE:

NAY:

3 March 2015

Clearfield City  
55 South State Street  
Clearfield, Utah 84015

Attn: Mayor Mark Shepherd and City Council  
Proj: **Bruce Street Water & Sewer Improvement Project**  
Subj: Bid Results, Bid Proposal Tabulation & Recommendation

Dear Mark Shepherd and Council Members,

The “Bid Opening” for the above referenced project was conducted this afternoon. The lowest responsible bidder is Kapp Construction & Development Company of Ogden, Utah.

Enclosed are the “Bid Results” and “Bid Proposal Tabulation”. Kapp Construction & Development Company’s bid was reviewed and found to meet the bidding conditions required in the Contract Documents.

Since Kapp Construction & Development Company’s bid is the low bid for the advertised project, and their bid meets the conditions of the Contract Documents, I herewith recommend award of the above referenced project in the amount of \$211,888.25 to Kapp Construction & Development Company.

Should you have any questions or desire additional information concerning the contractor or his bid, please feel free to contact our office at your earliest convenience.

Sincerely,  
**CEC, Civil Engineering Consultants, PLLC.**



R. Todd Freeman, P.E.  
*City Engineer*

cc: Scott Hodge – Clearfield City Public Works Director  
Kim Dabb – Clearfield City Operations Manager

BID RESULTS

**Bruce Street Water & Sewer Improvement Project**

OWNER: CLEARFIELD CITY  
ENGINEER: CEC, CIVIL ENGINEERING CONSULTANTS, PLLC.

BID DATE: Tuesday, March 3, 2015  
TIME: 2:30 P.M.

BID LOCATION: Clearfield City Offices  
55 South State Street; 3<sup>rd</sup> Floor  
Clearfield, Utah 84015

<b>BIDDERS NAME</b>	<b>ADDENDUM #1</b>	<b>BID BOND</b>	<b>BID AMOUNT</b>
Kapp Construction & Development Co.	X	5%	\$211,888.25
Brinkerhoff Excavating	X	5%	\$256,922.50
Leon Pouslen Construction Co. Inc.	X	5%	\$257,530.00
Counterpoint Construction Company, Inc.	X	5%	\$311,577.00

**BID PROPOSAL TABULATION**

**Bruce Street Water & Sewer Improvement Project**

**BID DATE: March 3, 2015**

**OWNER: CLEARFIELD CITY**

**PUBLIC WORKS DIRECTOR: SCOTT HODGE**

Bid Item	Description	Quantity	Unit	Kapp Construction & Development Co. Inc. 1595 W 3300 S Ogden, UT 84401		Brinkerhoff Excavating 3738 N Higley Rd. Farr West, UT 84404		Leon Poulsen Construction Co. Inc. 1675 S 1900 W Ogden, UT 84401	
				Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
<b>Schedule A: Roadway and Concrete Improvements.</b>									
A1.	Mobilization and Traffic Control.	1	ls.	\$12,695.00	\$12,695.00	\$5,000.00	\$5,000.00	\$7,735.00	\$7,735.00
A2.	Saw cutting, removal and disposal of asphalt surfacing and roadbase to sub-base grade (approximately 2,375 square yards).	1	ls.	\$17,000.00	\$17,000.00	\$17,000.00	\$17,000.00	\$13,715.00	\$13,715.00
A3.	Removal and disposal of existing curb and gutter.	600	lf.	\$3.75	\$2,250.00	\$10.00	\$6,000.00	\$8.75	\$5,250.00
A4.	Removal and disposal of concrete flatwork.	250	sf.	\$2.50	\$625.00	\$3.00	\$750.00	\$1.65	\$412.50
A5.	Removal and disposal of sidewalk.	330	lf.	\$3.25	\$1,072.50	\$6.00	\$1,980.00	\$6.50	\$2,145.00
A6.	Remove existing trees and grind roots at 352 North.	2	ea.	\$520.00	\$1,040.00	\$700.00	\$1,400.00	\$630.00	\$1,260.00
A7.	Remove existing trees and grind roots at 320 North.	1	ea.	\$804.00	\$804.00	\$700.00	\$700.00	\$805.00	\$805.00
A8.	Furnish and install concrete curb and gutter.	600	lf.	\$15.75	\$9,450.00	\$15.25	\$9,150.00	\$17.75	\$10,650.00
A9.	Furnish and install concrete flatwork.	250	sf.	\$5.30	\$1,325.00	\$4.75	\$1,187.50	\$5.00	\$1,250.00
A10.	Furnish and install 4-foot wide 4-inch thick sidewalk.	280	lf.	\$17.60	\$4,928.00	\$14.25	\$3,990.00	\$13.75	\$3,850.00
A11.	Furnish and install 4-foot wide 6-inch thick sidewalk.	50	lf.	\$27.30	\$1,365.00	\$16.00	\$800.00	\$17.00	\$850.00
A12.	Furnish and install handicap ramp (yellow in color).	3	ea.	\$725.00	\$2,175.00	\$925.00	\$2,775.00	\$700.00	\$2,100.00

Bid Item	Description	Quantity	Unit	Kapp Construction & Development Co. Inc. 1595 W 3300 S Ogden, UT 84401		Brinkerhoff Excavating 3738 N Higley Rd. Farr West, UT 84404		Leon Poulsen Construction Co. Inc. 1675 S 1900 W Ogden, UT 84401	
				Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
A13.	Removal and disposal of concrete waterway (approx. 245 sf).	1	ls.	\$461.00	\$461.00	\$3,000.00	\$3,000.00	\$610.00	\$610.00
A14.	Furnish and install concrete waterway.	290	sf.	\$10.45	\$3,030.50	\$12.00	\$3,480.00	\$10.00	\$2,900.00
A15.	Furnish and install untreated roadbase materials – 8” thick.	1,175	ton	\$15.60	\$18,330.00	\$17.25	\$20,268.75	\$18.50	\$21,737.50
A16.	Furnish and install bituminous asphalt paving materials – 3” thick.	450	ton	\$64.30	\$28,935.00	\$75.90	\$34,155.00	\$70.00	\$31,500.00
A17.	Adjust manhole ring and cover to finish grade.	4	ea.	\$341.00	\$1,364.00	\$750.00	\$3,000.00	\$410.00	\$1,640.00
A18.	Adjust valve box ring and cover to finish grade.	4	ea.	\$236.00	\$944.00	\$500.00	\$2,000.00	\$310.00	\$1,240.00
A19.	Restore landscaping public/private improvements.	2,000	sf.	\$1.65	\$3,300.00	\$3.00	\$6,000.00	\$2.80	\$5,600.00
<b>Subtotal Schedule A:</b>						<b>\$111,094.00</b>		<b>\$122,636.25</b>	<b>\$115,250.00</b>
<b>Schedule B: Sanitary Sewer Improvements.</b>									
B1.	Furnish and install 8-inch pvc sanitary sewer pipe.	510	lf.	\$29.25	\$14,917.50	\$35.00	\$17,850.00	\$74.50	\$37,995.00
B2.	Removal and disposal of sanitary sewer manhole.	4	ea.	\$400.00	\$1,600.00	\$500.00	\$2,000.00	\$455.00	\$1,820.00
B3.	Furnish and install 4-foot diameter sanitary sewer manhole.	2	ea.	\$1,600.00	\$3,200.00	\$2,800.00	\$5,600.00	\$2,915.00	\$5,830.00
B4.	Furnish and install 5-foot diameter sanitary sewer manhole.	1	ea.	\$2,029.00	\$2,029.00	\$3,100.00	\$3,100.00	\$3,200.00	\$3,200.00
B5.	Furnish and install 5-foot diameter sanitary sewer drop manhole.	1	ea.	\$4,631.00	\$4,631.00	\$3,800.00	\$3,800.00	\$4,705.00	\$4,705.00
B6.	Furnish and install 4-inch pvc sanitary sewer lateral pipe.	60	lf.	\$21.15	\$1,269.00	\$30.00	\$1,800.00	\$60.00	\$3,600.00

Bid Item	Description	Quantity	Unit	Kapp Construction & Development Co. Inc. 1595 W 3300 S Ogden, UT 84401		Brinkerhoff Excavating 3738 N Higley Rd. Farr West, UT 84404		Leon Poulsen Construction Co. Inc. 1675 S 1900 W Ogden, UT 84401	
				Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
B7.	Reconnect 4-inch sewer service lateral.	11	ea.	\$485.00	\$5,335.00	\$500.00	\$5,500.00	\$470.00	\$5,170.00
B8.	Furnish 1" diameter clean gravel pipe bedding materials.	235	ton	\$14.45	\$3,395.75	\$15.75	\$3,701.25	\$22.50	\$5,287.50
B9.	Furnish clean import material for trench backfill.	2,150	ton	\$8.25	\$17,737.50	\$15.00	\$32,250.00	\$5.25	\$11,287.50
<b>Subtotal Schedule B:</b>					<b>\$54,114.75</b>		<b>\$75,601.25</b>		<b>\$78,895.00</b>
<b>Schedule C: Culinary Water Improvements.</b>									
C1.	Furnish and install 8-inch diameter C-900 pvc culinary waterline.	570	lf.	\$23.70	\$13,509.00	\$28.00	\$15,960.00	\$31.00	\$17,670.00
C2.	Furnish and install 8-inch gate valve.	1	ea.	\$1,173.00	\$1,173.00	\$1,575.00	\$1,575.00	\$1,680.00	\$1,680.00
C3.	Construct Waterline connection at Station 0+10.00.	1	ea.	\$2,147.00	\$2,147.00	\$2,900.00	\$2,900.00	\$2,660.00	\$2,660.00
C4.	Construct Waterline connection at Station 4+68.74.	1	ea.	\$2,147.00	\$2,147.00	\$2,650.00	\$2,650.00	\$2,670.00	\$2,670.00
C5.	Furnish and install copper water service lateral piping (3/4" diameter).	350	lf.	\$12.70	\$4,445.00	\$24.00	\$8,400.00	\$34.00	\$11,900.00
C6.	Furnish and install poly water service lateral piping (2" diameter).	30	lf.	\$12.75	\$382.50	\$20.00	\$600.00	\$38.00	\$1,140.00
C7.	Connect 3/4" culinary water service lateral.	11	ea.	\$598.00	\$6,578.00	\$475.00	\$5,225.00	\$725.00	\$7,975.00
C8.	Connect 2" culinary water service lateral.	1	ea.	\$872.00	\$872.00	\$650.00	\$650.00	\$1,010.00	\$1,010.00
C9.	Furnish and install water meter yoke (3/4" diameter).	11	ea.	\$12.30	\$135.30	\$50.00	\$550.00	\$75.00	\$825.00
C10.	Furnish and install locking angle meter valve (3/4" diameter).	11	ea.	\$72.70	\$799.70	\$150.00	\$1,650.00	\$130.00	\$1,430.00

Bid Item	Description	Quantity	Unit	Kapp Construction & Development Co. Inc. 1595 W 3300 S Ogden, UT 84401		Brinkerhoff Excavating 3738 N Higley Rd. Farr West, UT 84404		Leon Poulsen Construction Co. Inc. 1675 S 1900 W Ogden, UT 84401	
				Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
C11.	Furnish and install angle dual check valve (3/4" diameter).	11	ea.	\$76.05	\$836.55	\$150.00	\$1,650.00	\$130.00	\$1,430.00
C12.	Furnish and install water meter expansion nut (3/4" diameter).	11	ea.	\$19.20	\$211.20	\$75.00	\$825.00	\$75.00	\$825.00
C13.	Furnish meter box.	11	ea.	\$44.75	\$492.25	\$100.00	\$1,100.00	\$210.00	\$2,310.00
C14.	Furnish and install fire hydrant.	1	ea.	\$3,873.00	\$3,873.00	\$4,600.00	\$4,600.00	\$4,370.00	\$4,370.00
C15.	Furnish 1" diameter clean gravel pipe bedding materials.	240	ton	\$14.45	\$3,468.00	\$11.25	\$2,700.00	\$8.00	\$1,920.00
C16.	Furnish clean import material for trench backfill.	680	ton	\$8.25	\$5,610.00	\$11.25	\$7,650.00	\$5.25	\$3,570.00
<b>Subtotal Schedule C:</b>					<b>\$46,679.50</b>		<b>\$58,685.00</b>		<b>\$63,385.00</b>
<b>Schedule A: Roadway and Concrete Improvements:</b>					<b>\$111,094.00</b>		<b>\$122,636.25</b>		<b>\$115,250.00</b>
<b>Schedule B: Sanitary Sewer Improvements:</b>					<b>\$54,114.75</b>		<b>\$75,601.25</b>		<b>\$78,895.00</b>
<b>Schedule C: Culinary Water Improvements:</b>					<b>\$46,679.50</b>		<b>\$58,685.00</b>		<b>\$63,385.00</b>
<b>TOTAL BID:</b>					<b>\$211,888.25</b>		<b>\$256,922.50</b>		<b>\$257,530.00</b>
Surety Company  City, State Bid Security - Bid Bond Amount Contractor's License Number				Guarantee Company of North America Southfield, MI 5% 247650-5501		Cincinnati Insurance Company Fairfield, OH 5% 324707-5501		North American Specialty Insurance Company Boise, ID 5% 84-244670-5501	

**BID PROPOSAL TABULATION**

**Bruce Street Water & Sewer Improvement Project**

**BID DATE: March 3, 2015**

**OWNER: CLEARFIELD CITY**

**PUBLIC WORKS DIRECTOR: SCOTT HODGE**

Bid Item	Description	Quantity	Unit	Counterpoint Construction 1598 N Hillfield Rd Ste A Layton, UT 84041	
				Unit Price	Total Amount
<b>Schedule A: Roadway and Concrete Improvements.</b>					
A1.	Mobilization and Traffic Control.	1	ls.	\$19,177.00	\$19,177.00
A2.	Saw cutting, removal and disposal of asphalt surfacing and roadbase to sub-base grade (approximately 2,375 square yards).	1	ls.	\$11,751.00	\$11,751.00
A3.	Removal and disposal of existing curb and gutter.	600	lf.	\$5.50	\$3,300.00
A4.	Removal and disposal of concrete flatwork.	250	sf.	\$6.00	\$1,500.00
A5.	Removal and disposal of sidewalk.	330	lf.	\$10.00	\$3,300.00
A6.	Remove existing trees and grind roots at 352 North.	2	ea.	\$814.00	\$1,628.00
A7.	Remove existing trees and grind roots at 320 North.	1	ea.	\$1,214.00	\$1,214.00
A8.	Furnish and install concrete curb and gutter.	600	lf.	\$28.00	\$16,800.00
A9.	Furnish and install concrete flatwork.	250	sf.	\$8.00	\$2,000.00
A10.	Furnish and install 4-foot wide 4-inch thick sidewalk.	280	lf.	\$27.00	\$7,560.00
A11.	Furnish and install 4-foot wide 6-inch thick sidewalk.	50	lf.	\$38.00	\$1,900.00
A12.	Furnish and install handicap ramp (yellow in color).	3	ea.	\$850.00	\$2,550.00

Bid Item	Description	Quantity	Unit	Counterpoint Construction 1598 N Hillfield Rd Ste A Layton, UT 84041	
				Unit Price	Total Amount
A13.	Removal and disposal of concrete waterway (approx. 245 sf).	1	ls.	\$1,421.00	\$1,421.00
A14.	Furnish and install concrete waterway.	290	sf.	\$9.00	\$2,610.00
A15.	Furnish and install untreated roadbase materials – 8” thick.	1,175	ton	\$18.00	\$21,150.00
A16.	Furnish and install bituminous asphalt paving materials – 3” thick.	450	ton	\$72.00	\$32,400.00
A17.	Adjust manhole ring and cover to finish grade.	4	ea.	\$845.00	\$3,380.00
A18.	Adjust valve box ring and cover to finish grade.	4	ea.	\$337.00	\$1,348.00
A19.	Restore landscaping public/private improvements.	2,000	sf.	\$3.00	\$6,000.00
<b>Subtotal Schedule A:</b>					<b>\$140,989.00</b>
<b>Schedule B: Sanitary Sewer Improvements.</b>					
B1.	Furnish and install 8-inch pvc sanitary sewer pipe.	510	lf.	\$37.00	\$18,870.00
B2.	Removal and disposal of sanitary sewer manhole.	4	ea.	\$957.00	\$3,828.00
B3.	Furnish and install 4-foot diameter sanitary sewer manhole.	2	ea.	\$2,611.00	\$5,222.00
B4.	Furnish and install 5-foot diameter sanitary sewer manhole.	1	ea.	\$3,716.00	\$3,716.00
B5.	Furnish and install 5-foot diameter sanitary sewer drop manhole.	1	ea.	\$9,310.00	\$9,310.00
B6.	Furnish and install 4-inch pvc sanitary sewer lateral pipe.	60	lf.	\$30.00	\$1,800.00

Bid Item	Description	Quantity	Unit	Counterpoint Construction 1598 N Hillfield Rd Ste A Layton, UT 84041	
				Unit Price	Total Amount
B7.	Reconnect 4-inch sewer service lateral.	11	ea.	\$260.00	\$2,860.00
B8.	Furnish 1" diameter clean gravel pipe bedding materials.	235	ton	\$35.00	\$8,225.00
B9.	Furnish clean import material for trench backfill.	2,150	ton	\$24.00	\$51,600.00
<b>Subtotal Schedule B:</b>					<b>\$105,431.00</b>
<b>Schedule C: Culinary Water Improvements.</b>					
C1.	Furnish and install 8-inch diameter C-900 pvc culinary waterline.	570	lf.	\$36.00	\$20,520.00
C2.	Furnish and install 8-inch gate valve.	1	ea.	\$1,428.00	\$1,428.00
C3.	Construct Waterline connection at Station 0+10.00.	1	ea.	\$2,048.00	\$2,048.00
C4.	Construct Waterline connection at Station 4+68.74.	1	ea.	\$2,048.00	\$2,048.00
C5.	Furnish and install copper water service lateral piping (3/4" diameter).	350	lf.	\$12.00	\$4,200.00
C6.	Furnish and install poly water service lateral piping (2" diameter).	30	lf.	\$36.00	\$1,080.00
C7.	Connect 3/4" culinary water service lateral.	11	ea.	\$232.00	\$2,552.00
C8.	Connect 2" culinary water service lateral.	1	ea.	\$469.00	\$469.00
C9.	Furnish and install water meter yoke (3/4" diameter).	11	ea.	\$63.00	\$693.00
C10.	Furnish and install locking angle meter valve (3/4" diameter).	11	ea.	\$128.00	\$1,408.00

Bid Item	Description	Quantity	Unit	Counterpoint Construction 1598 N Hillfield Rd Ste A Layton, UT 84041	
				Unit Price	Total Amount
C11.	Furnish and install angle dual check valve (3/4" diameter).	11	ea.	\$127.00	\$1,397.00
C12.	Furnish and install water meter expansion nut (3/4" diameter).	11	ea.	\$71.00	\$781.00
C13.	Furnish meter box.	11	ea.	\$497.00	\$5,467.00
C14.	Furnish and install fire hydrant.	1	ea.	\$4,466.00	\$4,466.00
C15.	Furnish 1" diameter clean gravel pipe bedding materials.	240	ton	\$21.00	\$5,040.00
C16.	Furnish clean import material for trench backfill.	680	ton	\$17.00	\$11,560.00
<b>Subtotal Schedule C:</b>					<b>\$65,157.00</b>
<b>Schedule A: Roadway and Concrete Improvements:</b>					<b>\$140,989.00</b>
<b>Schedule B: Sanitary Sewer Improvements:</b>					<b>\$105,431.00</b>
<b>Schedule C: Culinary Water Improvements:</b>					<b>\$65,157.00</b>
<b>TOTAL BID:</b>					<b>\$311,577.00</b>
Surety Company				Fidelity and Deposit Company of Maryland	
City, State				Owings Mills, MD	
Bid Security - Bid Bond Amount				5%	
Contractor's License Number				249881-5501	