Minutes of the Centerville **City Council work session** held Tuesday, May 21, 2019 at 5:30 p.m. at Centerville City Hall, 250 North Main Street, Centerville, Utah.

MEMBERS PRESENT

Council Members	Tamilyn Fillmore
	William Ince
	Stephanie Ivie
	George McEwan, Mayor Pro Tem
	Robyn Mecham
MEMBER ABSENT	Clark Wilkinson, Mayor
STAFF PRESENT	Brant Hanson, City Manager
	Lisa Romney, City Attorney
	Jacob Smith, Management Services Director
	Mackenzie Wood, City Recorder
	Randy Randall, Public Works Director
	Bruce Cox, Parks and Recreation Director
	Marc Marchant, Streets Supervisor
	Katie Rust, Recording Secretary
VISITOR	Lynn Keddington, Parks and Recreation Committee Chair

ISLAND VIEW PARK RENOVATION PROJECT

Brant Hanson, City Manager, presented a Summary of Direct Placement Bid Responses for the Series 2019 Special Obligation Sales Tax Revenue Bonds, and explained the staff recommendation to pursue a Real Property Lease with Zions Bank in the amount of $1,600,000. Mr. Hanson said staff does not have concerns with the City's ability to cover debt service on a $1.6 Million Real Property Lease. He presented an Island View Park Renovation Project Budget & Expense Summary with columns for a $1.6 Million and a $1.9 Million Real Property Lease (attached). The low construction bid for the Project came from a firm with whom staff is unfamiliar, and GBrown Design is currently conducting a reference check.

Bruce Cox, Parks and Recreation Director, presented two construction options for Phase 2 of the Project. The more expensive option ($700,000) would include a restroom and new pavilion on the top level of the Park. The less expensive option ($430,000) would not include a restroom or new pavilion on the top level. Mr. Hanson explained the staff recommendation to choose the $430,000 option now, adding a restroom and pavilion to the top level as funds are available. Councilmember Mecham said she would not want to borrow funds and not really finish the Park Project. Councilmember Fillmore said she believes it is worth borrowing the additional $300,000 to present a really good park to the community. Mr. Hanson agreed there is a cost savings in doing the entire Project all at once. Mr. Cox emphasized that staff will inspect and ensure the Project is constructed to a high standard.

Councilmember Fillmore reminded the Council that Centerville could negotiate postponing capital payments on the South Davis Recreation District loan. Mr. Hanson said he would prefer to keep the Recreation District loan and funding for the Island View Park Renovation Project separate. The Council and staff discussed Project costs, the conservative percentages used to estimate future RAP Tax revenues, and how much of Phase 2 to complete.

Mr. Hanson stated borrowing $1,900,000 instead of $1,600,000 would add approximately $70,000 to the annual obligation, some of which would have to be paid from the General Fund. Councilmember Fillmore said she is willing to take on the higher obligation because the City has gone about 15 years without significant capital improvements to the parks, and the citizens have had to deal with the result. Mr. Hanson emphasized the need to ensure the Parks Department has enough money moving forward to adequately maintain any improvements made.

Councilmember McEwan said he is inclined to support borrowing the amount necessary to complete both Phase 1 and Phase 2 with the planned amenities. Councilmember Ince agreed, pointing out that as uncomfortable as it is to borrow that much, the construction cost to complete Phase 2 will increase over time. Councilmember Ivie said she would prefer to add a restroom to the top level, but not a new pavilion. She pointed out that the top level of the Park already has a small pavilion. Mr. Hanson responded that the cost of adding a new pavilion is approximately $100,000. Councilmember Ince commented that $100,000 is minimal when talking about a $3 million park project. Councilmember Fillmore pointed out that existing sidewalk and other concrete will be removed with the Project, and the existing pavilion might get in the way.

A majority of the Council directed staff to move forward with preparing documentation for a $1.9 million Real Property Lease.

FY 2020 BUDGET

Randy Randall, Public Works Director, demonstrated with models how easily a municipal water system could be over-fluoridated if safety precautions are not built in. He assured the Council that the Public Works Department has tried to think through every possible way the system could be over-fluoridated, and built in appropriate safety precautions. Mr. Randall said he believes fluoride is added to Centerville water in as safe a way possible. Responding to a question from Councilmember Ivie, Mr. Randall estimated the cost to the City of adding fluoride to the water is $50,000-$60,000 per year.

Mr. Randall explained plans to limit the earthquake vulnerability of the City's water system, and explained the Public Works Department's holistic approach to coordinating street maintenance with needed utility maintenance. He informed the Council that a new reservoir will be needed above Chase Lane in the future. Councilmembers expressed a desire to review permit fees and evaluate whether enough is being charged to allow utility road cuts. Mr. Hanson asked the Council, when they hear complaints about road conditions, to help citizens understand that street maintenance and utility/infrastructure maintenance have been coordinated on the Master Plan to reduce the number of road cuts needed and prolong street lifespan moving forward. Mr. Hanson thanked Mr. Randall and his staff for their efforts in sustainable planning.

ADJOURNMENT

The work session was adjourned at 7:02 p.m.

Mackenzie Wood 6/4/2019

Mackenzie Wood, City Recorder Date Approved

Katie Rust

Katie Rust, Recording Secretary

Island View Phase 2 Preliminary Construction Budget Summary

Prepared by : G Brown Design

Date: 05/21/2019

Phase 2 – $700,000 Budget Summary		
Site Preparation & Demolition	$	40,000
Earthwork	$	15,000
Utilities	$	85,000
Surfacing	$	35,000
Site Improvements	$	205,000
Playground Equipment	$	135,000
Lawns and Plantings	$	67,000
Irrigation	$	30,000
Subtotal	$	612,000
Mob, GC, Bonding, P/O	$	91,800
Total	**$**	**703,800**

Includes: rest of playground, 35x35 pavilion with tables, Restroom, removal of irrigation bunker, ADA walkway from top to middle terrace, new landscape & irrig on steep slope between top and middle terrace, sewer, water, and electrical utilities needed for restroom and pavilion, new landscape and irrigation for area around restroom and pavilion, as well as connecting existing irrigation to new two-wire controller.

Does not Include: demo and replacement of looped pathway (except where needed to tie to new design), natural pathway through forested hillside area, renovation of existing irrigation, or basketball court.

Phase 2 – $430,000 Budget Summary		
Site Preparation & Demolition	$	36,500
Earthwork	$	12,000
Utilities	$	3,000
Surfacing	$	25,000
Site Improvements	$	45,000
Playground Equipment	$	135,000
Lawns and Plantings	$	55,500
Irrigation	$	25,000
Subtotal	$	337,000
Mob, GC, Bonding, P/O	$	50,550.00
Total	**$**	**387,550**

Includes: rest of playground, removal of irrigation bunker, ADA walkway from top to middle terrace, new landscape & irrig on steep slope between top and middle terrace, patch and repair of landscape and irrigation at edges of construction disturbance, as well as connecting existing irrigation to new two-wire controller.

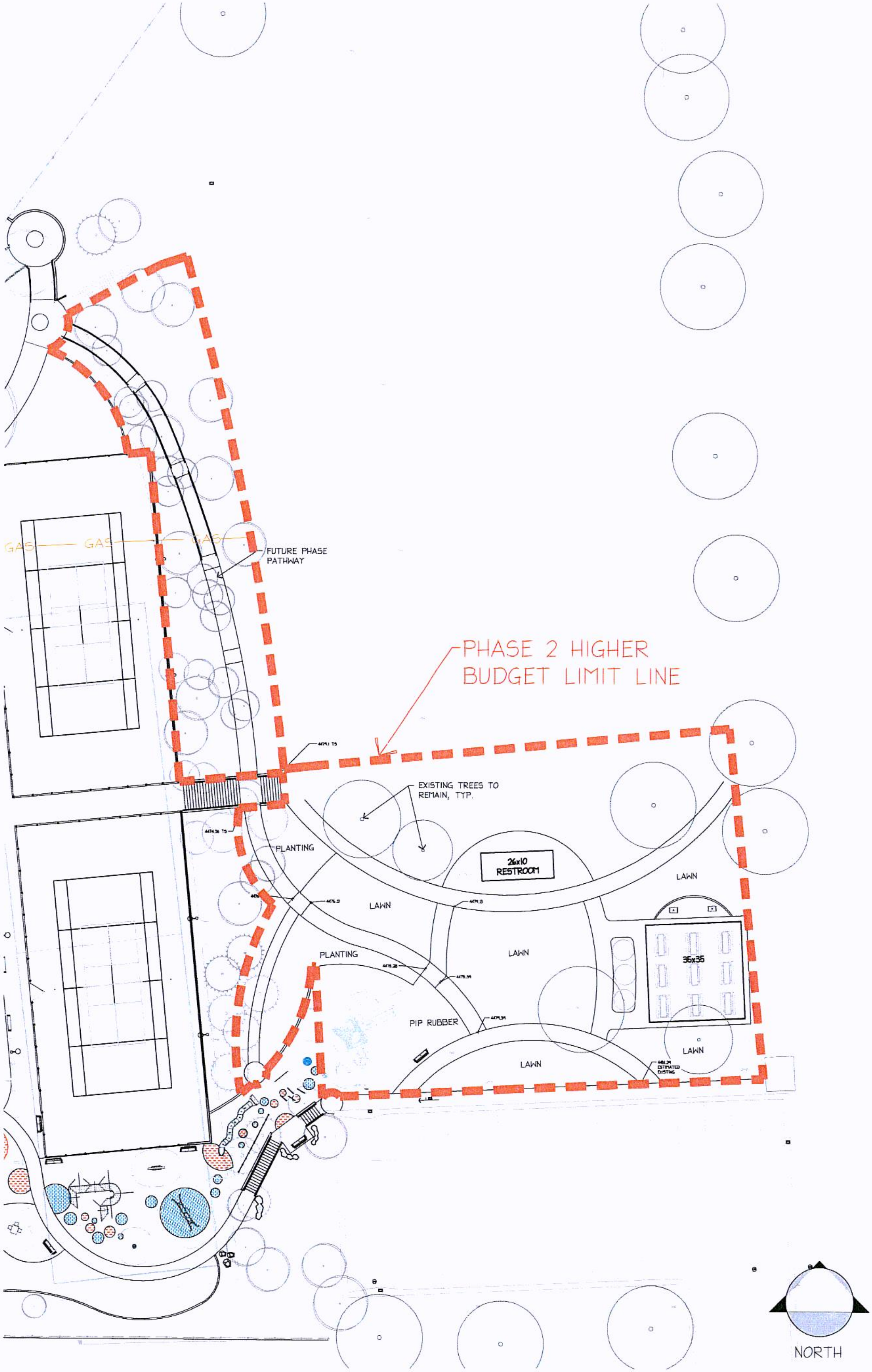
Does not Include: restroom and associated utilities, pavilion, demo and replacement of looped pathway (except where needed to tie to new design), natural pathway through forested hillside area, renovation of existing irrigation, or basketball court.

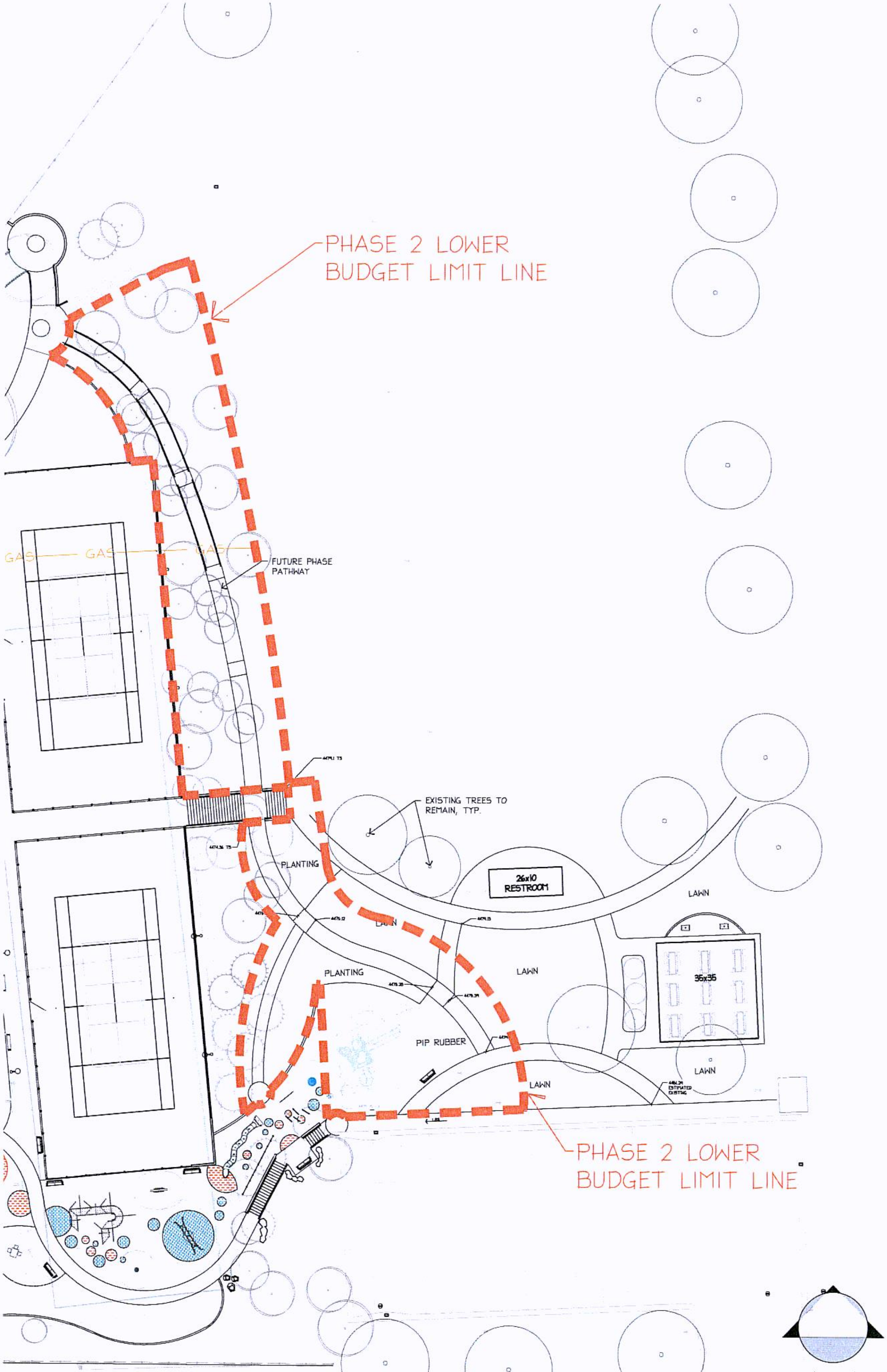
Island View Budget & Expense Summary

Prepared by : G Brown Design

Date: 05/21/2019

Project Funding		
LWCF Grant	$677,000	$677,000
City Funding	$677,000	$677,000
Original Project Budget	$1,354,000	$1,354,000
Additional Funding	$1,600,000	$1,300,000
Total Project Funding	$2,954,000	$2,654,000
Phase 1 Costs		
LWCF Admin Fees	$64,476	$64,476
Phase 1 Design Fees	$82,990	$82,990
Contractor Base Bid Amount	$1,651,533	$1,651,533
Contractor Add Alternate Amount	$55,004	$55,004
Owner Provided Equipment - Play equipment & Pavilion	$167,000	$167,000
Owner Provided Materials - Irrigation (budgeted amount)	$50,000	$50,000
Construction Testing (Budgeted Amount)	$10,000	$10,000
Const. Contingency (Budgeted Amount)	$100,000	$100,000
Storm Drainage - funded from separate project budget	-$60,000	-$60,000
Total Phase 1 Expense	$2,121,003	$2,121,003
Remaining Funding	**$832,997**	**$532,997**
Phase 2 Costs		
Phase 2 Design Fees	$50,620	$50,620
Phase 2 Construction Testing (budgeted amount)	$7,500	$5,000
Phase 2 Contingency (budgeted amount)	$65,000	$43,500
Subtotal	$123,120	$99,120
Phase 2 Construction Budget (Remaining Funding minus Phase 2 Costs)	**$709,877**	**$433,877**


GAS
FUTURE PHASE PATHWAY
PHASE 2 HIGHER BUDGET LIMIT LINE
EXISTING TREES TO REMAIN, TYP.
PLANTING
26x10 RESTROOM
LAWN
LAWN
LAWN
35x35
PLANTING
PIP RUBBER
LAWN
LAWN
NORTH



PHASE 2 LOWER BUDGET LIMIT LINE
GAS
FUTURE PHASE PATHWAY
EXISTING TREES TO REMAIN, TYP.
PLANTING
26x10 RESTROOM
LAWN
PLANTING
LAWN
35x35
PIP RUBBER
LAWN
LAWN
PHASE 2 LOWER BUDGET LIMIT LINE
NORTH


4479.1 TS
EXISTING TREES TO REMAIN, TYP.
PLANTING
26x10 RESTROOM
LAWN
4476.09
4476.12
4479.13
LAWN
LAWN
35x35
PLANTING
4478.26
4478.39
PIP RUBBER
4479.39
LAWN
LAWN
4481.29 ESTIMATED EXISTING
1.83

3/11/2019

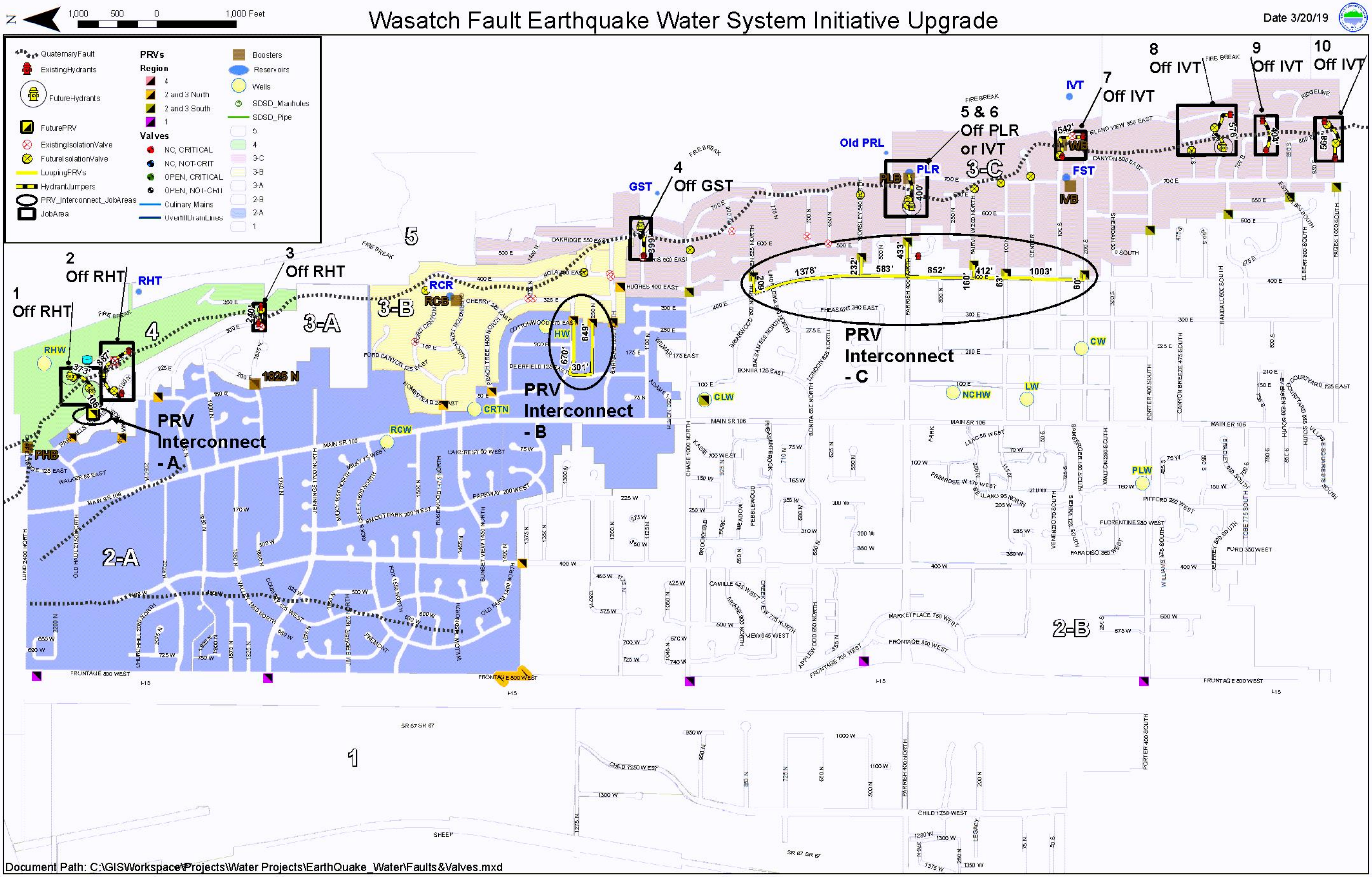
As a part of Centerville City's Water System Vulnerability Update, the Wasatch Fault Earthquake Water System Initiative Upgrade consists of two components:

1). Several city water lines cross the Wasatch Fault. Four of the city's six reservoirs are located east of the Wasatch Fault. Many pipes are either parallel to or cross the fault. These water lines are susceptible to earthquake damage and several represent the only source of city water available to certain neighborhoods. We propose with this initiative to install multiple sets of lines in at least three areas to allow us to pump water in a closed loop, thus enabling us to keep water available to more citizens during possible manmade or natural disasters. In order to minimize costs, we propose to make some of these improvements in connection with street and water-line projects that are already planned.

2). We also propose to install additional water-line valves at ten locations both east and west of the Wasatch Fault, enabling us to isolate potential water-main breaks and to keep the water system tight on both sides of the fault. Thus we could limit water loss and/or infiltration of contaminants that may occur due to earthquake damage. Through the use of fire hydrants on both sides of the faults, we could then connect fire hoses across both sides of the faults and keep water available to affected neighborhoods until permanent repairs can be made. Again, we propose to make these changes in connection with street and water-line projects that are already planned. We propose other projects not associated with already-planned street projects as time and funds permit, such as obtaining fire hose to be kept on hand for emergency purposes.
Com

Wasatch Fault Earthquake Water System Initiative Upgrade

Date 3/20/19



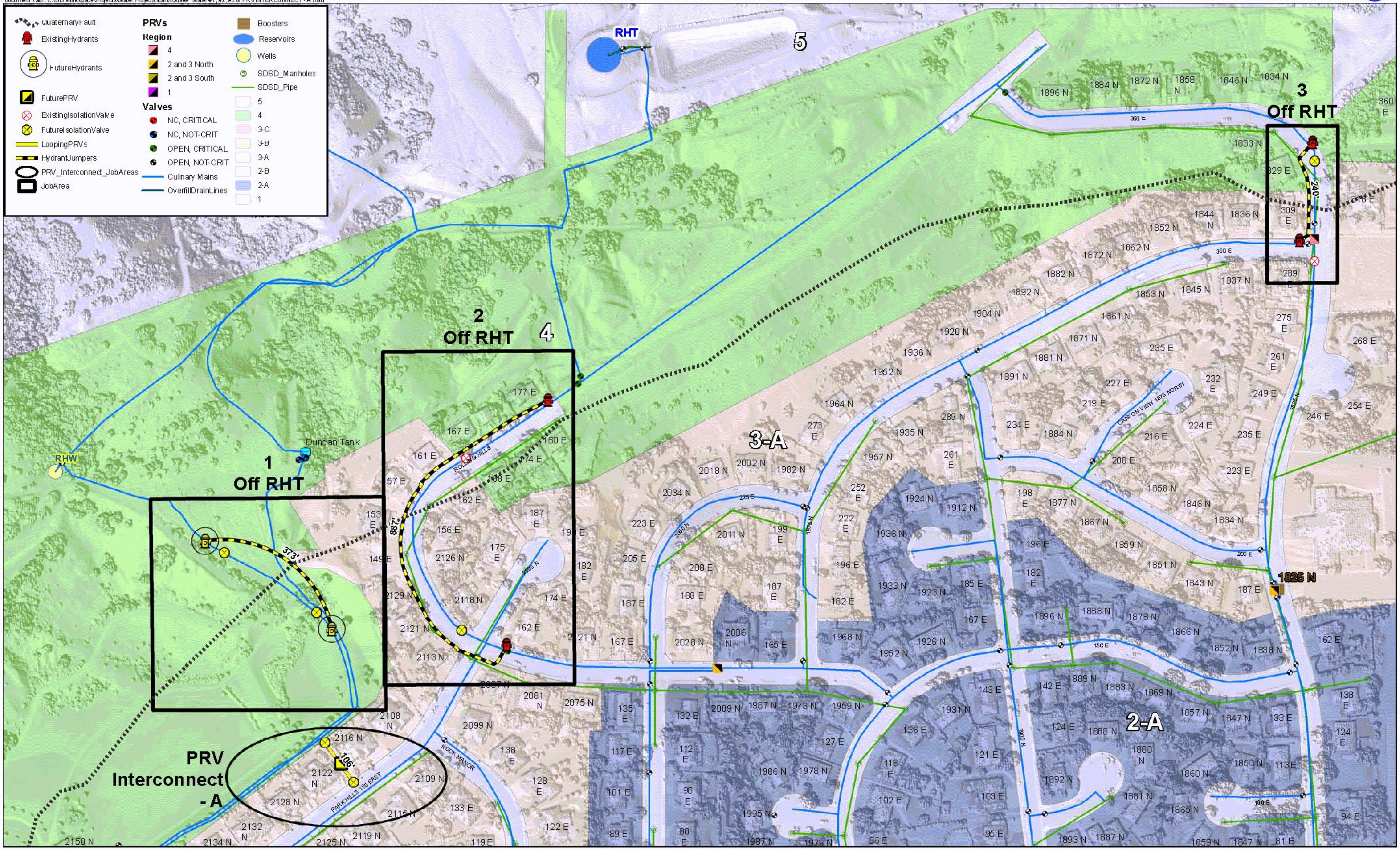
Document Path: C:\GISWorkspace\Projects\Water Projects\EarthQuake_Water\Faults&Valves.mxd

130 65 0 130 Feet

Date 3/20/19

Wasatch Fault Earthquake Water System Initiative Upgrade
Areas: #1, #2, #3 & PRV Interconnect - A

Document Path: C:\GIS Workspace\Projects\Water Projects\EarthQuake_Water\#1, #2, #3 & PRV INTERCONNECT - A.mxd



Reservoir to Replace GST - Top Outside of tank needs to be 4700'

3/28/19

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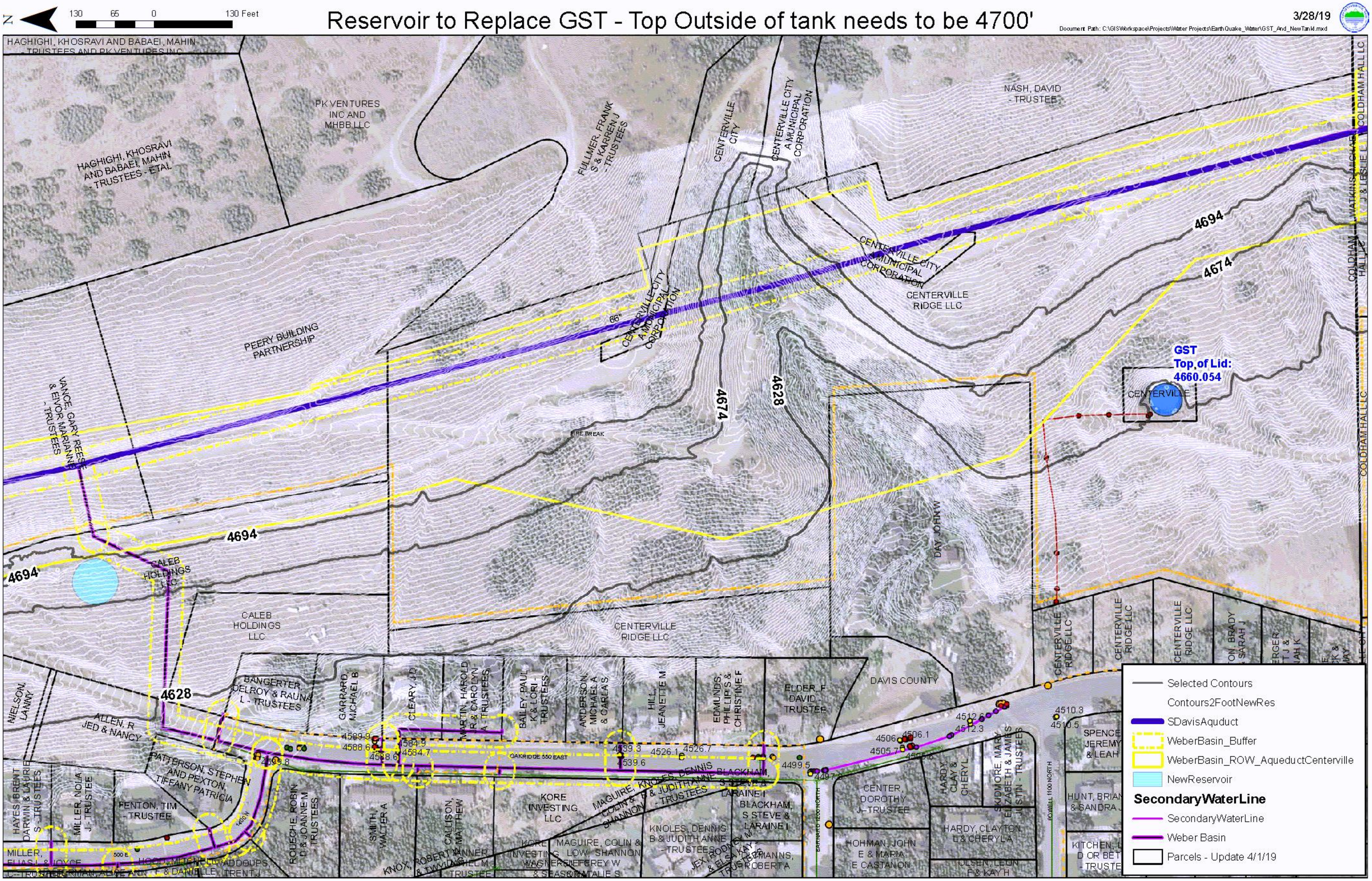
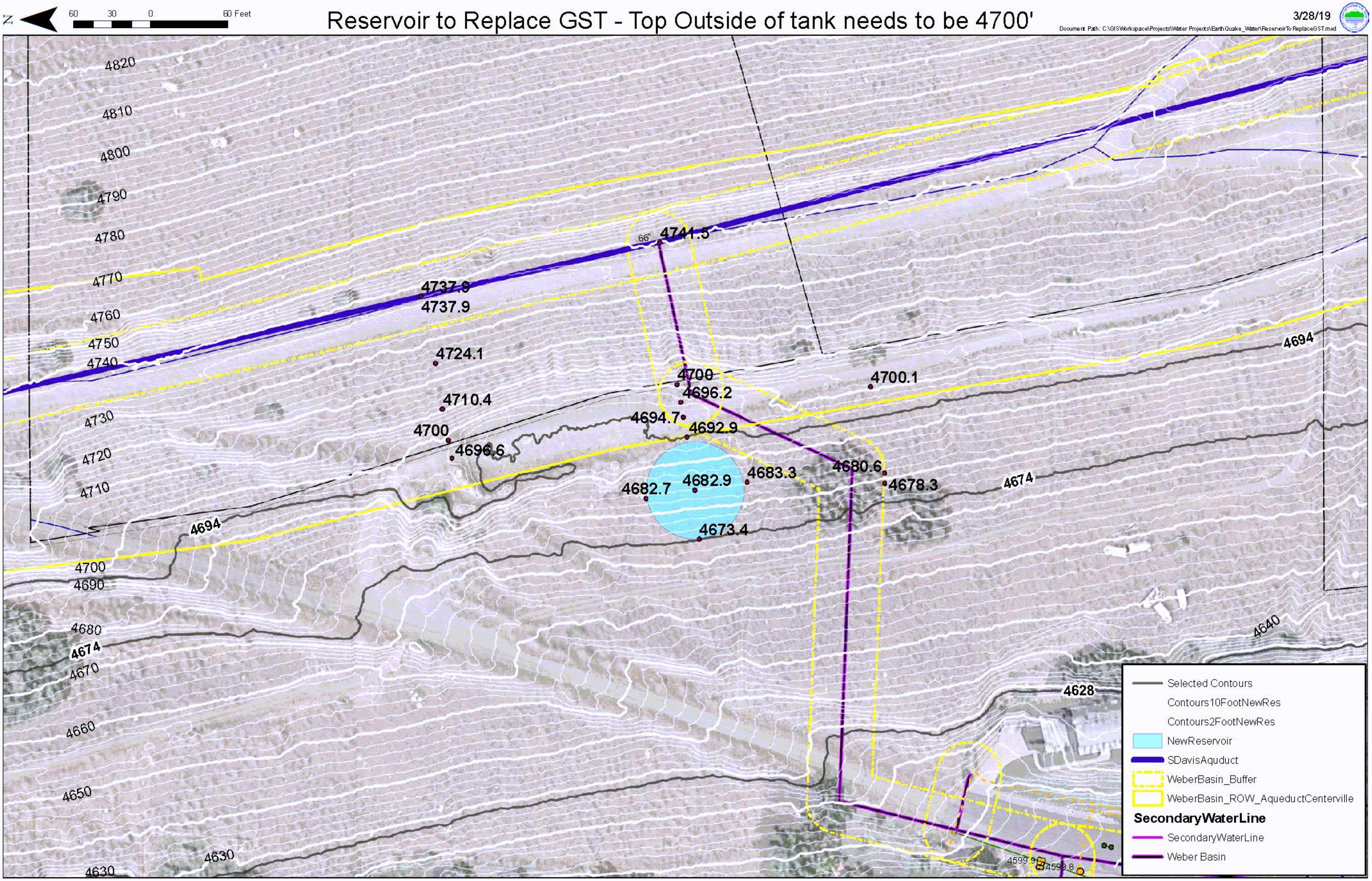


Reservoir to Replace GST - Top Outside of tank needs to be 4700'

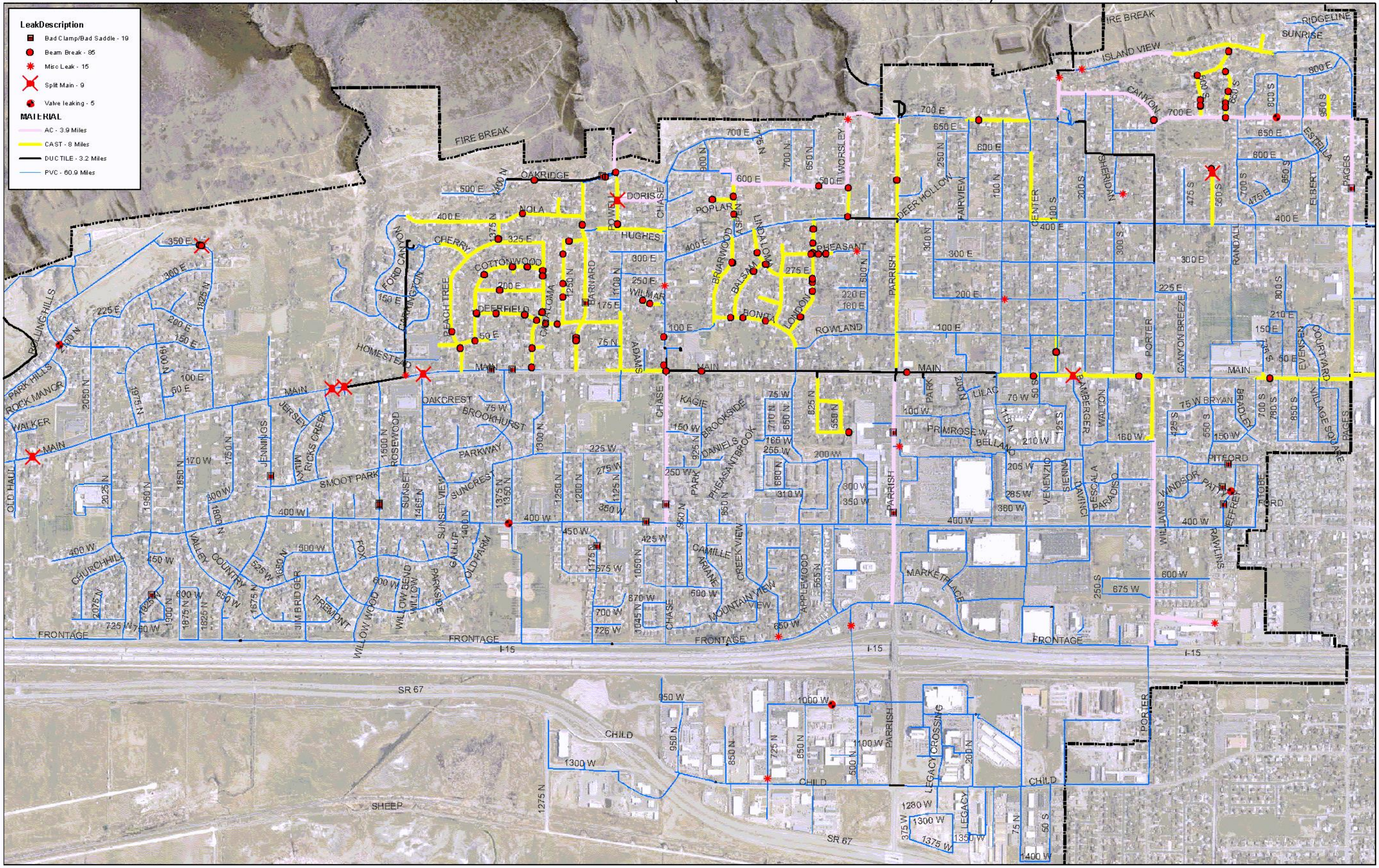
3/28/19



N 0 310 620 1,240 Feet

Water Main Leaks 2005-2017 (Service Line Leaks NOT Included)

Date: 7/5/2017



Culinary Water Replacement Projects for Next 40 Years, 2016-2055 & Drainage Replacement Projects for Next 30 Years, 2016-2045