

Consent Items:

Motion was made by CM Gibson to accept the consent items (minutes of January 12, 2021 and the bills of Pleasant View City). 2nd by CM Bailey. Voting aye: CM Arrington, CM Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

Business:

1. Discussion and possible action to award the Skyline Grading Package.

(Presenters: Gary Horton with WCG & Dana Shuler with Jones & Associates)

Gary Horton: the first phase is from Hwy 89 to 1100 W there is a lot of material that needs to be moved. The grading package is to remove material and prepare a subbase with side slopes and some improvements i.e. irrigation, replace fencing, install erosion-control and storm drain improvements. There is a summary in your packets on the bids. There are four bids listed. It is a bid for a specific time from one to five years. As you look at the bids Staker Parson had the low bids for years one and two. Butters has the low bid for years three to five. CM Gibson: there are more expenditures than I thought by letting them utilize the product. Is this what you thought or are we being taken advantage of? Gary Horton: yes. You are being taken advantage of. It is hard to say the value of material. It depends on the use of the product. The improvement costs are \$1M to \$1.5M. CM Gibson: if we had the money to get the job done in one year we would choose Staker Parson. Gary Horton: we have \$250K from Weber County. We need to secure funding. CM Bailey: is there a penalty if work is done before 5 years? Gary Horton: they get up to 5 years. CM Urry: does anyone gain a profit? Gary Horton: it is the current value today. CM Gibson: is there a limit on the time of day for staging? Where can processing happen? Gary Horton: we put in the document to follow Pleasant View's ordinance regarding excavation and no processing on site but they can excavate and haul. CM Marriott: does it require them to excavate at the bottom and not haul on our streets? Gary Horton: it is in the bid document to not haul on city roads. CM Marriott: I have not seen the specs for the road. Will it be ready for a paved road and how wide? What material will they grade with? Gary Horton: it is a rough grade and an asphalt layer. CM Arrington: what is the distance of the grading? Is going to 1100 W far enough? Gary Horton: it is past Butters property and short of 1100 W. CM Gibson: it is a good road past 1100 W. CM Arrington: after this will trucks come down city streets or not? Gary Horton: that is up to the City to decide if it is safe. CM Gibson: that was the whole idea. Mayor Call: this is step one, a haul road. CM Gibson: can we get \$5.7M from WACOG? Mayor Call: I don't know. We are on their list. CM Gibson: if this doesn't go through I don't know how long they will need material there in West Haven. If we have to wait another year will it adversely change this bid? Amy Mabey: will you clarify when we need to respond to these bids and how long they are good for? Gary Horton: we have 45 days from the time they were submitted and we can ask for an extension. Staker Parson probably wants to get to that material and the longer we wait the more likely they won't stick with that bid. Butters wants as much time as possible and would love to have the material that is how I read those bids. It is also contingent on right-of-way and then 14 days can start after we get properties. Mayor Call: we need to be realistic. We need to get the funding. Gary Horton: there are progress payments. Mayor Call: if now, the city would need to bond. CM Marriott: do we know what funding is available from WACOG? Dana Shuler: there is no construction funding until 2024. CM Arrington: there are low interest rates now. Mayor

Call: but \$6M. CM Arrington: do we want to go out 5 years? Gary Horton: WFRC wants a completed road and you would be looking at \$27M. Mayor Call: this is backwards because we didn't know what we were looking at. Gary Horton: this is just grading. The next phase is \$15M to \$17M and WFRC prefer the cities also put-up money. This is doesn't include the sewer or water utilities. You will need other funding for that. CM Bailey: to get the biggest bang for a buck and though time is an issue. And still a lot of money to raise.

Motion was made by CM Bailey to award the Skyline Drive Grading bid package as outlined in the bid summary to CE Butters in the amount of \$2,695,112 for the 5-year option that would do a couple of things for us allow us time to obtain the money and betting the Butters will process it faster than that contingent on the ability of securing funding and obtaining the property..

Discussion: CM Gibson: we don't own the property yet. Does this need to be secured in 25 days? Gary Horton: we sent out the four-year option letters and they have 30 days or condemn. CM Gibson: what are we doing with so many questions. This does not feel good to me. CM Arrington: I would table it and collect more information. CM Marriott: I agree. There is not enough information. We need to wait. Gary Horton: we have until March 1st. Dana Shuler: most will hold their bids. Mayor Call: I see that more information is wanted. The next meeting is February 9th. We can apply for WACOG funding but not see until June or apply for a bond. CM Gibson: are we going to own the property by then? Mayor Call: if not make the motion contingent on property acquisition and funding it could be two to three years away and starting the bid over.

2nd the motion: CM Urry if we add secure property and funding and if not then contract is null and void.

Gary Horton: the contractor can't get on the project until the properties are acquired. If you award bid you agree to pay \$2.6M and it is not just at the five year but there will be monthly draw downs. Mayor Call: we can put this off for a couple of weeks. CM Arrington: it is difficult to decide if we get a bond or other funding. We need more information and maybe we would change which company we go with. CM Marriott: what do the citizens want with the timing? I agree with five years but maybe citizens will pay for the bonding. CM Gibson: if we award the bid to Butters we will have more traffic on our road then more trucks on 500 W. I will vote no on the motion.

Vote: Voting Aye: CM Urry and CM Bailey. Voting nay: CM Gibson, CM Arrington and CM Marriott. (2-3) motion did not pass.

Motion was made by CM Gibson to table. 2nd by CM Arrington. Voting aye: CM Arrington, CM Bailey, CM Gibson, and CM Marriott. Voting nay: CM Urry. 4-1

CM Urry: how long does the bonding process take? Mayor Call: 60 to 90 days.

2. Discussion and possible action to approve Rockwell Estates preliminary subdivision, 9 lots located at approximately 3200 N between 600 W and 700 W, parcel #17-059-0133. (Presenter: Jill Hunt)

Jill Hunt: Yvonne Tams is the applicant. Jill showed the area and plan. There are two contingencies, the redlines and the LID detail. The planning commission recommend approval. CM Bailey: because it is against agriculture property along Thinnies' property should there be fencing? Yvonne Tams: they have an overflow ditch and if we need to do a fence then is would be up against the drive. Mayor Call: make it

a condition. Travis Tams: lets us know the type of fencing. Yvonne Tams: there is no sidewalk on that side only curb and gutter.

Motion was made by CM Bailey to approve Rockwell Estates preliminary subdivision, 9 lots located at approximately 3200 N between 600 W and 700 W, parcel #17-059-0133 with the conditions that are listed. 2nd by CM Gibson. Voting aye: CM Arrington, CM Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

3. Discussion and possible action to approve Oman Estates preliminary subdivision, 4 lots located on a triangle parcel between Pleasant View Drive, 600 W and Elberta Drive, parcel #17-059-0118 (Presenter: Jill Hunt)

Jill Hunt: Derrick Oman is the applicant. It is the triangle piece of property. It is RE-20 with four lots. Jill Hunt showed the plans. There is no access on 600 W. There is curb and gutter and sidewalk on Pleasant View Drive and Elberta Drive and the walkway will be redone.

Motion was made by CM Urry to approve Oman Estates preliminary subdivision, 4 lots located on a triangle parcel between Pleasant View Drive, 600 W and Elberta Drive, parcel #17-059-0118. 2nd by CM Bailey. Voting aye: CM Arrington, CM Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

4. Discussion and possible action to approve Rulon White Business Park preliminary subdivision, 8 lots located north of 2700 N extending on Rulon White Blvd, parcel #19-016-0167. (Presenter: Jill Hunt)

Jill Hunt: this is an extension of Rulon White Blvd with 8 lots. The planning commission recommend approval. The redlines need to be corrected with the final plat. It will need to be a quality road for trucks. Eventually this will tie into Parkland Blvd.

Motion was made by CM Arrington to approve Rulon White Business Park preliminary subdivision, 8 lots located north of 2700 N extending on Rulon White Blvd, parcel #19-016-0167 with the listed conditions. 2nd by CM Gibson. Voting aye: CM Arrington, CM Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

5. Discussion and possible action to approve the Technical Planning Assistance Program Funds Cooperative Agreement with Utah Department of Transportation (UDOT) in the amount of \$36,000 with matching funds of \$4,000. (Presenters: Amy Mabey and Dana Shuler)

Amy Mabey: this is a city match of \$4K to receive \$36K. This will help the planning of transportation. Dana Shuler: it includes planning for trails, sidewalks, nonvehicle transportation and roll it into the Transportation CFP. It is okay to combine with the CFP as long as there are separate tasks. Trails interconnective. No actual master plan.

Amy Mabey: we can look at exploring options for a walkway along Hwy 89.

Motion was made by CM Arrington to approve funds from the Technical Planning Assistance Program Funds Cooperative Agreement with Utah Department of Transportation (UDOT) in the amount of \$36,000. 2nd by CM Urry. Voting aye: CM Arrington, CM Bailey, and CM Urry. Voting nay: CM Gibson and CM Marriott. 3-2

6. Founders Day workshop.

Mayor Call: all may be vaccinated by August. The COVID count needs to be down to 100 a day in the county before a green stage and the health department will issue

mass gathering permits. What should Founder's Day look like? CM Bailey: we don't have enough information to make a decision. CM Gibson: we have a Founder's Day meeting February 4th. Let's put it in motion as a normal Founder's Day.

7. Closed Meeting.

No closed meeting.

8. Discussion and possible action from the closed meetings.

No closed meeting.

Other Business:

Amy Mabey: in meeting with UDOT it is possible to have a walkway on Hwy 89 with a buffer and it would be expensive. However WFRC active plan option to partner with for curb and gutter drainage. They have no plan to increase the speed on Hwy 89. I recommend look at it with WFRC. CM Gibson: can distance be a buffer? Amy Mabey: it seems that it could be negotiated.

CM Bailey showed the design plan for the Veterans Memorial. We have raised \$5k. that will pay for one of the 6 monuments and I think we can get a donor to do work. CM Urry: follow up with 'Follow the Flag'. Amy Mabey: I will get out an RFP for the project.

Mayor Call: I won't be at the February 23rd city council meeting. The meeting was rescheduled for February 16th in lieu of the 23rd to discuss Skyline Drive. -

Adjournment: 8:00 P.M.