



## HIGHLAND CITY

# HIGHLAND CITY COUNCIL BRIEF

Tuesday, August 20, 2019

Highland City Council Chambers, 5400 West Civic Center Drive, Highland Utah 84003

### 7:00 PM REGULAR SESSION *(CITY COUNCIL CHAMBERS)*

Call to Order – Mayor Rod Mann

Invocation – Council Member Scott L. Smith

Pledge of Allegiance – Mayor Rod Mann

### 1. UNSCHEDULED PUBLIC APPEARANCES

*There were none.*

### 2. PRESENTATIONS *(35 minutes)*

#### a. TAP AWARD – *ULGT Brent Oakeson*

*Brent Oakeson presented Highland City with the Trust Accountability Tap Award which the City has received now for five years in a row. He congratulated the City for their work to reduce losses and risk.*

#### b. EVENT UPDATE – *Civic Events Manager Julie Tapusoa*

*This update will be made at the City Council meeting on September 3, 2019*

#### c. YOUTH COUNCIL REPORT – *Youth Council Member*

*This update will be made at the City Council meeting on September 3, 2019*

#### d. UTA TRANSIT – *UTA Trustee Board Member Kent Millington*

*UTA Trustee Board Member Kent Millington was selected to represent Utah and Tooele County. He provided an update to the Council regarding the successes, concerns, and plans for the future of UTA.*

### 3. CONSENT ITEMS *(5 minutes)*

Items on the consent agenda are of a routine nature or have been previously studied by the City Council. They are intended to be acted upon in one motion. Council members may pull items from consent if they would like them considered separately.

#### a. ACTION: Approve Amended Resolution and Interlocal Agreement for the Community Development Block Grant (CDBG) Program – **PASSED 3:2**

The City Council will consider approving amendments to an amended resolution and Interlocal agreement with Utah County to participate in the CDBG Program. The Council will take appropriate action.

*Next step: The City will be eligible to apply for the Community Development Block Grant Program.*

### 4. PUBLIC HEARING/ORDINANCE: ADJUSTING THE COMMON BOUNDARIES BETWEEN AMERICAN FORK AND HIGHLAND CITY *(10 minutes)* – **PASSED 3:0**

The Council will consider adopting an ordinance to adjust the common boundaries between American Fork and Highland City. The Council will take appropriate action.

*Next Step: The approved final plat with new boundaries will be recorded with Utah County.*

## **5. ACTION: APPROVAL OF BID FOR THE RECONSTRUCTION OF THE CANTERBURY PARK CIRCLE NEIGHBORHOOD TENNIS COURT**

(30 minutes) - **PASSED 4:0**

The Council will consider approving the Parkin Construction bid of \$129,685 and authorize the Mayor to enter into the appropriate contract for the reconstruction of the Canterbury Circle Neighborhood Park Tennis Court. The Council will take appropriate action.

*Next step: City staff will work with Parkin Construction through the reconstruction of the Canterbury Circle Neighborhood Park Tennis Courts. The reconstruction project will not include portable pickle ball nets nor LED lighting and the price will not exceed \$115,285.*

## **6. ACTION: APPROVAL OF A BID FOR THE REPLACEMENT OF THE AIR CONDITIONING UNITS AT CITY HALL AND JUSTICE CENTER (20 minutes) - PASSED 4:0**

The Council will consider approving the Robert's Mechanical bid of \$115,876 for the replacement of the air conditioning units at City Hall and the Justice Center. The Council will take appropriate action.

*Next step: City staff will work with Robert's Mechanical to replace the four air conditioning systems at City Hall and the Justice Center.*

## **7. MAYOR/COUNCIL AND STAFF DISCUSSION AND COMMUNICATION ITEMS**

*City Administrator Nathan Crane reported that the City will present an updated plan for Spring Creek at the September 3, 2019 City Council meeting.*

*City Engineer Todd Trane reported on the progress of the 2019 Road Construction projects.*

*Council Member Scott L. Smith mentioned concern regarding cyber-attacks and asked what the City was doing to stay protected. Assistant City Administrator Erin Wells reported that the City has been working diligently to protect the City systems, provide system updates, and have trained staff to protect against cyber-attacks.*

*Assistant City Administrator Erin Wells reported that the updates to the City website were nearing completion with a target date of September 12, 2019 to go live.*

*Council Member Tim Irwin requested information regarding the park priority schedule. City Administrator Nathan Crane reported of scheduled meetings to go over inventory, review safety issues, and playground equipment.*

## **8. FUTURE MEETINGS**

### **a. Future Meetings**

- August 27, Canvass Election Returns, 6:00 pm, City Hall, Electronic Meeting
- August 27, Planning Commission Meeting, 7:00 pm, City Hall
- September 3, City Council Meeting, 7:00 pm, City Hall
- September 10, City Council & Planning Commission Joint Meeting Moderate Income Housing Plan, 7:00 pm, City Hall

## **ADJOURNMENT**

## COUNCIL VOTING REPORT - AUGUST 20, 2019

		APPROVE AMENDED RESOLUTION R-2019-08-A	APPROVE THE ORDINANCE ADJUSTING THE COMMON BOUNDARIES BETWEEN AMERICAN FORK AND HIGHLAND CITY	APPROVE THE PARKIN BID EXCEPT FOR THE PORTABLE PICKLE BALL NETS AND THE LED LIGHTING WITH A PRICE NOT TO EXCEED \$115,285 FOR THE RECONSTRUCTION OF THE CANTERBURY CIRCLE NEIGHBORHOOD PARK TENNIS COURT	APPROVE THE ROBERTS MECHANICAL BID OF \$115,876 FOR THE FOUR AIR CONDITIONING UNITS AT CITY HALL AND THE JUSTICE CENTER
First Name	Last Name	3A	4	5	6
Brian	Braithwaite	Yes	Yes	Yes	Yes
Ed	Dennis	absent	absent	absent	absent
Tim	Irwin	No	Yes	Yes	Yes
Kurt	Ostler	Yes	Abstain	Yes	Yes
Scott	Smith	No	Yes	Yes	Yes
Rod	Mann	Yes	n/a	n/a	n/a
	<b>Total Voters</b>	<b>5</b>	<b>3</b>	<b>4</b>	<b>4</b>
	<b>Pass/Fail</b>	<b>Pass</b>	<b>Pass</b>	<b>Pass</b>	<b>Pass</b>

For a voting history of all Council motions please go here: <http://bit.ly/HC-CC-Voting-History>


Welcome to the Highland  
City Council Meeting

August 20, 2019



**7:00 PM REGULAR SESSION**

Call to Order – Mayor Rod Mann  
Invocation – Council Member Scott L. Smith  
Pledge of Allegiance – Mayor Rod Mann




**UNSCHEDULED PUBLIC APPEARANCES**

Time set aside for the public to express their ideas and comments on non agenda items. Please limit comments to three (3) minutes and state your name and address.




**PRESENTATIONS (25 MINUTES)**

- Item 2a. – Tap Award – *ULGT Brent Oakeson*
- Item 2b. – Event Update – *Julie Tapusea* (continued to September 3<sup>rd</sup>)
- Item 2c. – Youth Council Report (continued to September 3<sup>rd</sup>)
- Item 2d. – UTA Transit – *UTA Trustee Board Member Kent Millington*



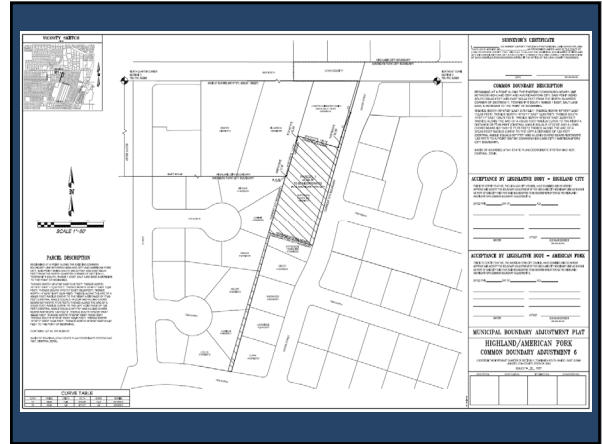
**CONSENT ITEMS (5 MINUTES)**

- Item 3a. – Approval of Amended Resolution and Interlocal Agreement for the Community Development Block Grant (CDBG) Program



**ADJUSTING THE COMMON BOUNDARIES BETWEEN AMERICAN FORK AND HIGHLAND CITY (10 MINUTES)**

Item 4 – Public Hearing/Ordinance  
Presented by – Todd Trane, PE, City Engineer





**APPROVAL OF BID FOR THE  
RECONSTRUCTION OF THE  
CANTERBURY PARK CIRCLE  
NEIGHBORHOOD TENNIS COURT**  
*(30 MINUTES)*



Item 5 – Action  
Presented by – Nathan Crane, AICP, City Administrator /  
Community Development Director

### State Procurement Process

- Fair and Equitable Process
- Under \$189,000 request three bids
- Over \$189,000 public bid

### Background

- June 2019 City Council approved request to reconstruct existing asphalt tennis court

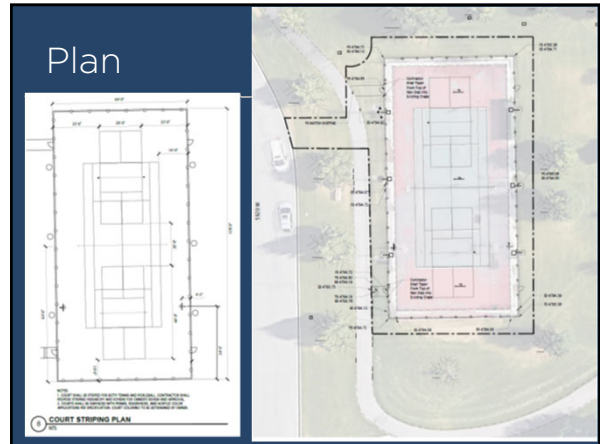



### June 2019 Bids

- Sherry Kramer provide “Budget Bids”
  - Set a budget range
- 60’ X 120’ slab
- Parkin Construction: \$98,700
  - 5” post tension slab, 2 basketball hoops, 6 LED lights, removal of asphalt
- Tennis and Track: \$122,700
  - post tension slab, basketball hoops, 6 LED lights

### Process

- Hired Blu Line Design
- Site Survey
- Geo Technical Engineer
- Structural Engineer
- Construction Plans
- Contacted Three Qualified Contractors for Bids
  - Parkin Construction, Tennis and Track Company, and Courts Unlimited
    - Staff understanding most of the work on Wasatch Front



### Bids

- 64' X 128' slab
- Site Restoration
- Two alternatives
  - LED Lighting
  - “Portable” Pickle ball nets

Company	Base Bid	LED Light Upgrade	Portable Pickle ball Nets	Total Cost
Parkin Construction	\$115,285	\$10,800	\$3,600	\$129,685
J. Lyne Roberts and Sons*	\$216,742	N/A	\$3,490	\$220,214
Courts Unlimited	Did not provide a bid.			

\*Tennis and Track Company is the subcontractor.



### June Bid vs Current Bid

June Bid 60' X 120' Slab		Construction Plan Bid 64' X 128' Slab	
Item	Amount	Item	Amount
Demo		Demo	\$9,035
Import 2" Road base		Concrete Walk	\$1,500
5" Post Tension Slab		Concrete Stairs	\$3,400
360' of 10' Fence		5" Post Tension Slab	\$51,200
3 coats acrylic surface		Court Surface and Striping	\$8,400
<b>Total</b>	<b>\$63,000</b>	Tennis Net and Posts	\$750
		Basketball Standards	\$4,800
<b>Optional</b>		Tennis Court Fencing (380')	\$20,900
Basketball Hoops (2)	\$4,700	Access Gates (4)	\$2,000
6 LED Light poles	\$17,000	Landscape Repair	\$10,800
Remove Asphalt	\$14,000	Misc and Mobilization	\$2,500
<b>Total:</b>	<b>\$35,700</b>	<b>Total:</b>	<b>\$115,285</b>
<b>Grand Total:</b>	<b>\$98,700</b>	<b>Alternates</b>	
		LED Lighting	\$10,800
<b>Exclusions:</b>		Portable Pickle ball Nets	\$3,600
Landscape Repairs		<b>Total</b>	<b>\$14,400</b>
Netting			

### Other Treatment Options

- “Outdoor Track”: \$85,250
- Other surface treatments
  - Asphalt
  - Acrylic Surface
- Repair existing surface

## Council Options

- Council Policy Decision
- what and How to use the limited resources for the whole community.
  - Accept the bid
  - Reject the bid
  - Provide other direction
- Bids
  - Accept a complete Bid
  - Accept a bid and eliminate alternatives
  - Reject all bids and provide staff with direction
    - Modification of the plan beyond the alternatives will require re-bidding of the project



## APPROVAL OF A BID FOR THE REPLACEMENT OF THE AIR CONDITIONING UNITS AT CITY HALL AND JUSTICE CENTER (20 MINUTES)

Item 6 - Action  
Presented by - Nathan Crane, AICP, City Administrator /  
Community Development Director

## Background

- City Hall and Justice Center were built in 2008
- Since 2017 paid \$51,838 on heating and cooling repairs to commercial companies at City Hall and Justice Center
  - Does not include staff time
- Boiler System for Heating
- Standard Air Conditioning System
  - Two units outside for each building
  - Two evaporator coils inside each building

## Existing Units



## Existing Condition

- Premature Failure of the outside AC units
  - Inadequate ventilation around the units
  - Components are being "cooked"
- Late July one of the units at the Justice Center failed
- The following week the remaining working unit also failed
- Issues with the units at City Hall
- Life expectancy of these units is a year or less

## R22 Refrigerant

- R22 Phased Out by EPA
  - January 1, 2020 - Complete ban on the production and import of R22. It isn't even available for servicing existing equipment
- R22 Systems are not compatible with new refrigerant R-410A due to operating at different pressures.
- If any units fail we will have to replace with new units.
- Conversion of old units is possible however you have to replace the compressors, condensers, and evaporators.
  - Risks outweigh benefits especially in light of damage to existing units

## Proposal

- Critical Failure of Justice Center Unit
  - Replace both units
- Limited life on City Hall Units
- R22 ban limits repair options
- Better to plan replacement than have the units go out unexpectedly
  - 2-4 weeks for replacement
  - Library closure
- Cost Savings doing both buildings together

## Bids

- Requested bids:
  - Roberts Mechanical: \$115,876
  - MVTC: \$124,876
  - Gunther's: Did not respond
- What's included:
  - Two units for each building
  - Replace equipment inside building
  - Add ventilation to enclosures



## MAYOR/COUNCIL AND STAFF DISCUSSION COMMUNICATION ITEMS



## FUTURE MEETINGS

- Item 8a. – Future Meetings
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  - August 27, Planning Commission Meeting, 7:00 pm
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