

AMERICAN FORK CITY
COUNCIL MEETING MINUTES
MAY 21, 2015

WORK SESSION

The purpose of City Work Sessions is to prepare the City Council for upcoming agenda items on future City Council Meetings. The Work Session is not an action item meeting. No one attending the meeting should rely on any discussion or any perceived consensus as action or authorization. These come only from the City Council Meeting.

The American Fork City Council met in a work session on Thursday, May 21, 2015, in the American Fork City Offices, 51 East Main Street, commencing at 3:30 p.m. Those present included Mayor James H. Hadfield and Councilmembers Carlton Bowen, Rob Shelton, Jeff Shorter, and Clark Taylor. Councilman Frost was excused.

Staff present: Associate Planner Wendelin Knobloch
City Administrator Craig Whitehead
City Engineer Andy Spencer
City Recorder Richard Colborn
Fire Chief Kriss Garcia
Legal Counsel Cherylyn Egner
Library Director Colleen Eggett
Parks & Recreation Director Derric Rykert
Police Chief Lance Call
Public Works Director Dale Goodman
Technology Director George Schade

Also present: John Schiess

DISCUSSION ON THE UPPER EAST 5 MILLION GALLON CULINARY WATER TANK REPAIR OPTIONS – Dale Goodman

Mayor Hadfield explained that the City had two 5 million gallon water tanks at the mouth of American Fork Canyon in the vicinity of the upper irrigation pond and Cedar Hills Golf Course. The City had some work done on the inside of the tanks that revealed some problems.

Dale Goodman reported that as a result they learned that concrete was coming off the inside of the tank and falling into the water. They worked with John Schiess from Horrocks Engineers to come up with some options for repair.

Andy Spencer reported that the tanks were halfway into the ground with dirt built up around them. At about a foot below the top of the tank the walls were breaking away. A lot had to do with the construction methodology at the time which is called post-tension. They went to the original contractor and design firm from 1980. It was not a bad construction method and was used all the time. At this time the tank has failed. It can be fixed. The real question was that there were less expensive fixes and more expensive fixes. The less expensive fix offered a lesser guarantee. Specific locations would be repaired and a sealer would be put on the lid of the tank. That was about a 20-year fix and would cost \$500,000 to \$600,000. With the other, more permanent fix, the lid would be removed and problems on the walls would be taken care of and a

new lid constructed. The cost would be about \$1.2 million and would have a longer life than 20 years. A special study would determine if that was the best alternative and its expectant life and that would cost about \$40,000.

Mayor Hadfield asked what that tank's life expectancy was.

Mr. Schiess answered that the designer of the tank said it was 75 years.

Mayor Hadfield commented that they were 35 years into the 75 years.

Mr. Spencer commented that if they could finance the more expensive option and get the extra 40 to 50 years of life, then it was probably worth doing that extra study.

Mayor Hadfield asked the condition of the second tank.

Mr. Schiess explained that the second tank was built in 1990 with conventional reinforced concrete construction. It had some minor cracking and was in a lot better shape. When asked what a new tank would cost he estimated a new 5 million gallon water tank would cost \$3.5 million to \$4 million.

Councilman Shorter asked how one stopped the water from deteriorating the cement.

Mr. Schiess answered that once the concrete had set up water did a good job at continuing the curing process. Fresh water was good on the concrete over the long term.

Mr. Spencer clarified that was for water on the inside of the tank. The outside was a different scenario.

Councilman Shorter asked about earthquake resistance.

Mr. Schiess answered that an earthquake analysis had not been done on it. The design of 35 years ago was probably not up to today's standards.

Councilman Bowen asked if the City would need additional water storage capacity in the future.

Mr. Goodman responded that they would. The City would double in size.

Mr. Schiess explained that the Master Plan shows that with the 10 million gallons of storage at the mouth of the canyon and the 3.5 million gallon tank in Cedar Hills that was enough storage for build out with the current Land Use Plan and the reason for that was that the City went to a secondary water system. That was being updated now for the TOD and it was yet to be determined how much additional capacity might be needed.

Mayor Hadfield noted that it also depended on how many more big box stores came into the City. If more storage was needed it would probably go in the Hunter Park area. Mr. Schiess was here talking about this as it was Horrocks that had the models for the water, sewer, storm water, and secondary water and ran those models on an annual basis that helped to prepare the Capital Facilities plan.

Mayor Hadfield asked if an in depth study on the tank was undertaken how long would it take.

Mr. Schiess thought it would take 2 to 3 months to do that. Most would not be Horrocks work. There would be a lot of work done by testing laboratories.

Mayor Hadfield added that Horrocks was also doing the spring boxes up the canyon. He asked about the condition of the transmission line from the spring boxes to the tanks.

Mr. Schiess responded that still needed to be evaluated. They have known for a while that there could be an issue. That would probably be something on the next to do list.

Mayor Hadfield asked about the chlorinator at the mouth of the canyon. They needed a new location and to take advantage of today's technology.

Councilman Bowen complimented staff on finding and detecting problems. He was okay with either repair option. He had a concern that the older tank might not be seismically sound and that they were so close together that the lines might not be reliable in a disaster. He would be interested in doing what was necessary to protect the investment.

Mr. Spencer asked if it was fair to summarize that no one was opposed to do the additional study to tell us if it was worth it to do the more expensive repair option.

Mayor Hadfield expressed that membrane technology was much more superior to what it was 35 years ago.

Mr. Spencer added that with the additional study they would come back with some surety.

Councilman Bowen stated that it was always an option to divide it up in a couple or three years and finance it in house. It did not all have to come out of a single year's budget.

Mr. Spencer noted that the contract could be structured so that the contractor would start in one budget year and finish in another. This was urgent but not an emergency.

Councilman Bowen clarified that his suggestion was not to do a multi-year contract per se but that the City internally set aside the money in the Capital Improvement Fund.

Mayor Hadfield reported that the City had reserves in the water fund for things of this nature and also in the impact fees. They were not breaking the bank to facilitate something of this nature.

Mr. Whitehead commented that in the proposed budget they were allocating \$2.9 million. With this project they budgeted \$600,000.

Mayor Hadfield noted that the transmission line between the spring boxes and tanks were exposed at places along the river due to the ever changing canyon because of high water, avalanches, and earth movement. They would replace it with HDPE pipe that was made out of material that would flex and give.

PRESENTATION AND DISCUSSION ON REVISIONS TO THE 900 EAST 700 NORTH PROJECT – Dale Goodman

Mr. Goodman explained that this project started a couple of years ago to see what could be done to improve the look of the east side of the park with some parking and storm water improvements. They looked at using reverse angle parking but that turned out to have some concerns after it was approved.

Mr. Spencer explained that the changes made include traditional angle parking along 900 East, a small parking area, street improvements, a future Tot Lot, pavilion, and flag pole.

Mayor Hadfield liked this plan better.

Councilman Shorter liked the more parking. The amphitheater needed more parking as well.

Mr. Rykert added that the area got a lot of use including some luncheons.

Councilman Bowen stated that he lived up by this area. He understood the need for parking for the amphitheater but thought that they were overlooking the upper level parking lot that was also used as a park. They would be taking a good chunk of that out for parking.

Councilman Taylor thought that with the new parking lot that park would be used more than it currently was.

Mayor Hadfield added that the use would also increase because of the pavilion, restrooms, and parking lot.

Mr. Whitehead agreed.

Councilman Taylor added that this was one of the marquis parks in the City that had a brick restroom.

Councilman Bowen noted that on the lower parking that was just dirt and gravel. He felt that improving that parking would probably help a lot also.

Mr. Spencer stated that they had looked at that.

Councilman Bowen suggested that some of the area up to the gas station be grassed.

Councilman Taylor was in favor of the proposed parking lot and encouraged staff to proceed as it would make that park more enjoyable.

Mr. Spencer explained that a contract had been let and now they thought this was a better plan.

DISCUSSION REGARDING THE REPLACEMENT OF THE AIR STRUCTURE OVER THE SWIMMING POOL AT THE FITNESS CENTER – Derric Rykert

Derric Rykert showed a video of when the wind took down the pool bubble. He explained that they looked at three options for replacement.

- 1) A permanent structure – brick and mortar
- 2) A tension system with a membrane stretched over it (\$2,998,000)
- 3) A bubble replacement
 - a. Yeadon (current) (\$415,500)
 - b. ARIZON (\$344,211)

Mr. Rykert reported that there was interest from patrons and the staff to get a permanent solution. Those solutions were looked at. He recommended that they go with a replacement bubble from ARIZON. It took 12 to 14 weeks to manufacture.

Mayor Hadfield asked the age of the bubble.

Mr. Rykert answered that it was 13 years old. The original bubble failed and a new one was provided. The real upgrade with a new bubble was the ventilation system. It would be the same height. The structure would be blue along the bottom fourteen feet. It then went white. Along the middle it was clear that acted as a skylight. There would be no lights required in the daytime. The bubble would be in four pieces instead of three. It came with a 20-year guarantee. The pool was 22 years old and the life expectancy of the pool was another 8 to 10 years.

Councilman Taylor asked if this was the time to cover the other pool.

Mr. Rykert responded that it definitely was. There were some challenges but ARIZON was willing to look at it.

Councilman Taylor thought it would be worth looking into.

Councilman Bowen commented that the City received \$300,000 from the insurance and asked where the remaining funds would come from.

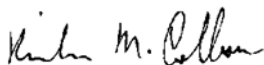
Mr. Whitehead answered that it would come from surplus.

Councilman Bowen asked if they could use PARC Tax funds for the other portion.

Mr. Rykert explained that they needed to order the bubble now and not wait for the PARC Tax application process.

ADJOURNMENT

The work session adjourned at 4:35 p.m.



Richard M. Colborn
City Recorder