

**WORK SESSION OF THE
BRIGHAM CITY COUNCIL
TO DISCUSS ADDITIONAL ACADEMY SQUARE NEEDS
MARCH 3, 2016
6:00 PM**

PRESENT: Tyler Vincent Mayor
 DJ Bott Councilmember
 Ruth Jensen Councilmember
 Tom Peterson Councilmember
 Mark Thompson Councilmember

ALSO PRESENT: Rick Bosworth Human Resource Coordinator
 Mary Kate Christensen City Recorder
 Paul Larsen Community & Economic Development Director
 Mike Nelsen Police Chief
 Derek Oyler Finance Manager
 Tyler Pugsley Public Works Director
 Jason Roberts City Administrator

EXCUSED: Alden Farr Councilmember

Mr. Oyler came forward and reviewed the items staff feels still needs to be done at the Academy Building.

Roof top pavers	\$ 74,500
Pergola on roof has been downsized from original drawings	119,743
Parking lot	142,000
Lighted sign in front of the Academy	12,500
Concrete wall along Main Street sidewalk to create a small planter and mitigate elevation change from sidewalk to patio	7,850
Railing on west patio to enable the restaurant more seating area and security and safety for the patio.	16,338
Rain gutters around building, including heat tape and electrical	17,432
Storm windows over existing windows for Academy Building portion, includes windows, refinishing and painting existing windows.	Unknown
TOTAL	\$390,363
Remaining Funding	68,173
Shortfall	322,190
Projected Overage in General Fund	311,220

Roof Top Pavers

The Council gave permission at the last Council meeting to move forward with this.

Pergola

This is projected to be 50% less than what was originally bid.

Parking Lot

Some of the original estimates were over \$200,000 for the parking lot. Staff has done their best to get costs down.

Councilmember Peterson asked if there are any ADA parking stalls. Mr. Pugsley said he thought there were two stalls. Councilmember Peterson said the amount required depends on the amount of the regular stalls. For example, 100 stalls require five ADA stalls and not more than a 2% grade.

Mr. Pugsley said the County approached him a few months ago and said they have men and equipment to help with the grading of the parking lot. They said they might have some materials the City could use.

There was further discussion on possible places for ADA stalls. Staff will review all the options.

Mr. Morgan suggested installing signs where people should park before the restaurant opens because Zion's Bank has been very accommodating, but they won't be if their parking lot is always full. Staff recommended posting "No Parking" signs at Zion's Bank.

Lighted Sign

Mr. Oyler said this sign is for the Academy Building, not the restaurant. Staff has received preliminary designs for portions of the sign. The conduits to light the sign have already been installed underground.

Concrete Wall and Railing West Patio

This would be a concrete wall parallel with the existing foundation with a green strip for planters. The railing is needed for safety, as well as stopping people from walking away from the patio without paying for their food.

Councilmember Peterson said if the wall is 29" it would not require a railing. Mr. Oyler said the restaurateur has not asked for a railing, but staff's concerns were people leaving without paying. Councilmember Peterson suggested having the wall at 29" and leave room for shrubs. As the shrubs grow that could be the barrier. Mr. Oyler will talk to the restaurateur and get estimates for shrubs. Mr. Pugsley stated that one of the concerns is children eating on the patio and running onto Main Street.

Councilmember Peterson thought the amount for the concrete wall was high. Mr. Oyler will look into this further.

Rain Gutters

There are issues with snow coming off the roof on the north and south sides. On the patio on the north and west sides there are water issues. The estimated amount is for the bare minimum of what staff feels needs to be done to protect the building and the people walking underneath the eaves. Staff's concern is that the rain gutters will not hold up to the sliding snow.

Councilmember Peterson agreed with their concerns. Rain gutters on a metal building do not work, especially at the pitch on the Academy Building. Long term, it would be cheaper and easier to change the type of roof.

Staff will do further research on this.

Storm Windows

The glazing on the windows of the second story of the original Academy Building is failing as well as the exterior paint. This was done in 2009. When there is a heavy rainstorm water gets inside and puddles in the windowsill. Mr. Oyler talked to the contractor who did the work in 2009 and he said the job was too big for his company. Mr. Oyler has struggled finding someone that is willing and capable of doing the windows. One company suggested adding a storm window on the outside of the existing windows. This could trap moisture between the panes and cause further deterioration of the existing wood windows. He has reached out to 15-20 contractors and has not found anyone that wants to do the job.

Councilmember Peterson did not like the idea of storm windows. There were storm windows added to the historic courthouse and he had constant complaints about the windows being dirty. He felt that if the windows are going to be upgraded it needs to be done right. This could be working with someone on a design of a double or triple paned window with the same pattern. This would be expensive, but if the storm windows remain, the painting and re-glazing will have to be done every 5-6 years. Mr. Oyler added that the cost to do the glazing and painting was \$20,000-\$30,000. Mr. Oyler will pursue getting a bid for new windows.

Funding

The total for all these projects is \$390,000. The Council previously authorized Mr. Oyler to move forward with the pavers at \$68,000. This leaves \$322,000. With very conservative numbers, he figured there was \$311,000 from savings from unfilled positions in the Fire and Police Departments and the increase in sales tax revenue, as well as sale from the Chatfield Reservoir. This is taking into consideration the money previously authorized by the Council for the pickle ball courts, the Academy management agreement and pickle ball restroom.

A public hearing will be held March 17th on the funding of these projects.

The meeting adjourned at 6:46 PM.