

NOTICE AND AGENDA
SANTA CLARA CITY COUNCIL WORK MEETING
Wednesday October 6, 2021,
Time: 5:00 p.m.
AGENDA

NOTICE is hereby given that the Santa Clara City Council will hold a Work Meeting on the 6th day of October 2021 at 5:00 PM. in the City Council Chambers of the Town Hall at 2603 Santa Clara Drive, Santa Clara Utah 84765. **The Meeting will be available to view live stream on the You Tube link:** http://www.youtube.com/channel/UC xLBLm30_XLqM1AEmhpcMA Council Chambers will be available to residents, but we will have limited availability and follow Covid-19 guidelines.

1. **Call to Order:**

2. **Working Agenda:**

A. General Business

1. City Orchard discussion. Presented by Brad Hays, Parks & Trails Director.
2. Canyon View Park & BMX Parking Lot discussion. Presented by Brad Hays, Parks & Trails Director.
3. Internal Accessory Dwelling Ordinance discussion. Presented by Matt Ence, City Attorney.
4. Pay/Compensation Structure discussion. Presented by Brock Jacobsen, City Manager.

3. **Staff Reports:**

4. **Adjournment:**

Note: In compliance with the Americans with Disabilities Act, individuals needing special accommodation during this meeting should notify the city no later than 24 hours in advance of the meeting by calling 435-673-6712. In accordance with State Statute and Council Policy, one or more Council Members may be connected via speakerphone or may by two-thirds vote to go into a closed meeting.

Zoom Meeting Participants: Participants on the Zoom call are limited to City Staff, Council Members, and applicants on the Agenda. E-mail calendar invitations will be sent out in advance of the meeting. Instructions for each meeting will include the meeting link, ID, and password to join. When joining the meeting your screen name must show your Full Name. Each applicant will be accepted into the meeting when their item is up for discussion. Submissions from this form will be sent directly to the City. Please contact Chris Shelley at (435) 673-6712 Ext. 203 with any questions regarding Public meetings.

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Santa Clara City limits on this 30th day of September 2021 at the Santa Clara City Hall, on the City Hall Notice Board, at the Santa Clara Post Office, on the Utah State Public Notice Website, and on the City Website at <http://www.sccity.org>. The 2021 meeting schedule was also provided to the Spectrum on January 1, 2021.

Chris Shelley – City Recorder

REQUEST FOR ACTION

AGENDA ITEM 1

City Council

October 6, 2021



APPLICANT: Parks Department

SUBJECT:

Tobler Family Farm Park Management and New Building Design Discussion

BACKGROUND DESCRIPTION:

City Staff requests City Council's guidance concerning the future management of the newly acquired Tobler Family Farm Park. The City has a meeting with Jim Ence and Scott Perry representing the Church to discuss the future management between the City and the Church at 7pm October 20 at City Hall. We hope to jointly establish an agreement and framework for long term care of the farm. In the interim, the City has been working with Church volunteers this past year to keep the Farm running without any type of agreement. The Parks Department waters and mows the grounds and pays all expenses. The Church provides labor and expertise for the fruit tree care and grow the garden. Garden produce and orchard fruit has been managed by the Church. On a different subject, the City Parks and Trails Department wishes to construct a new building using Parks Impact Fees to replace the existing metal building scheduled to be removed as part of the Chapel Street Road Improvement project on the east side of the Park. We hope to have the new building constructed in 2022. Please see the attached building rendering.

Proposed Recommendation

Approval

Cost

TBD

Approved by Legal Department

N/A

Approved in Budget

N/A

Approved by City Finance Department

N/A

Amount

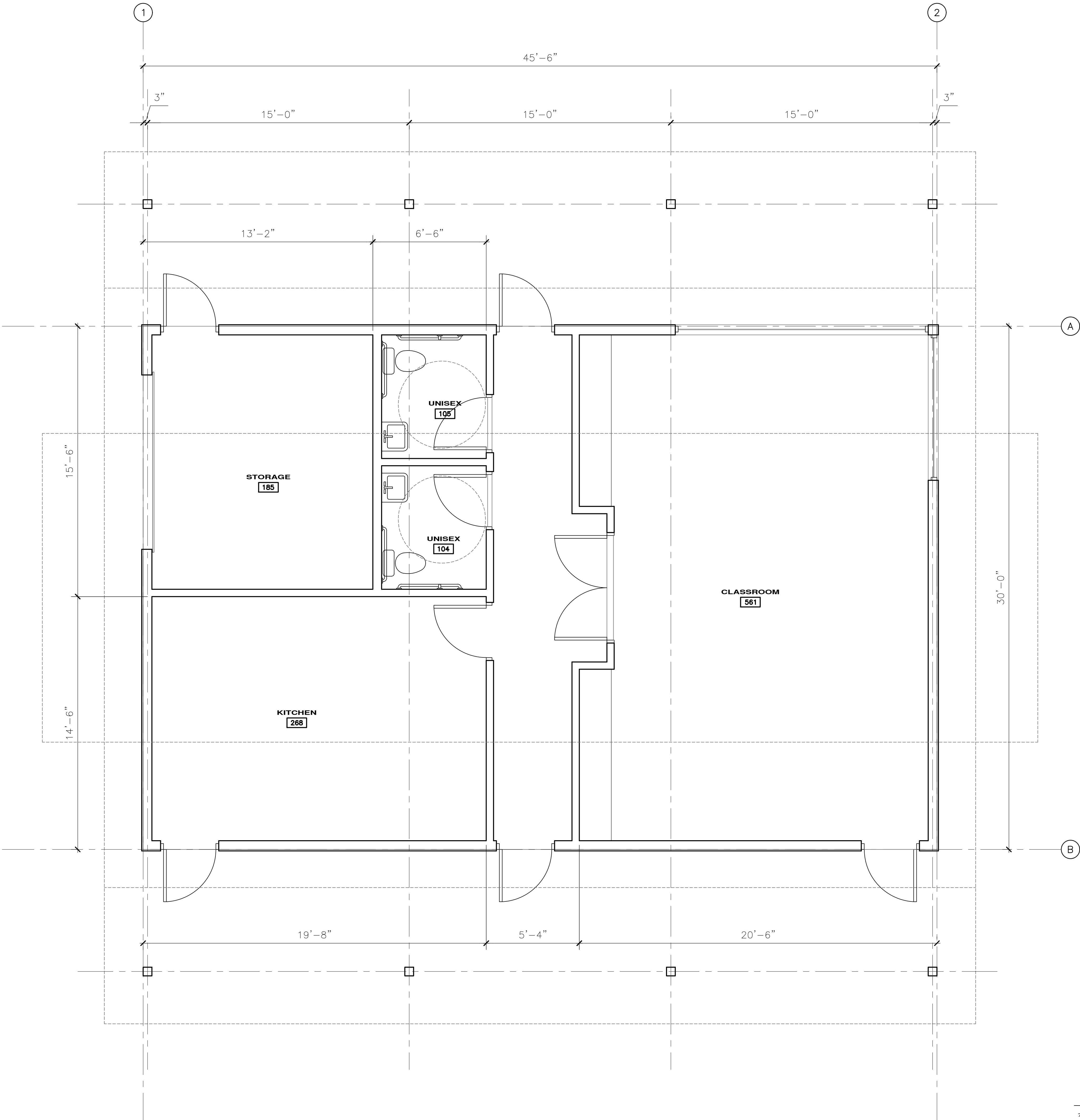
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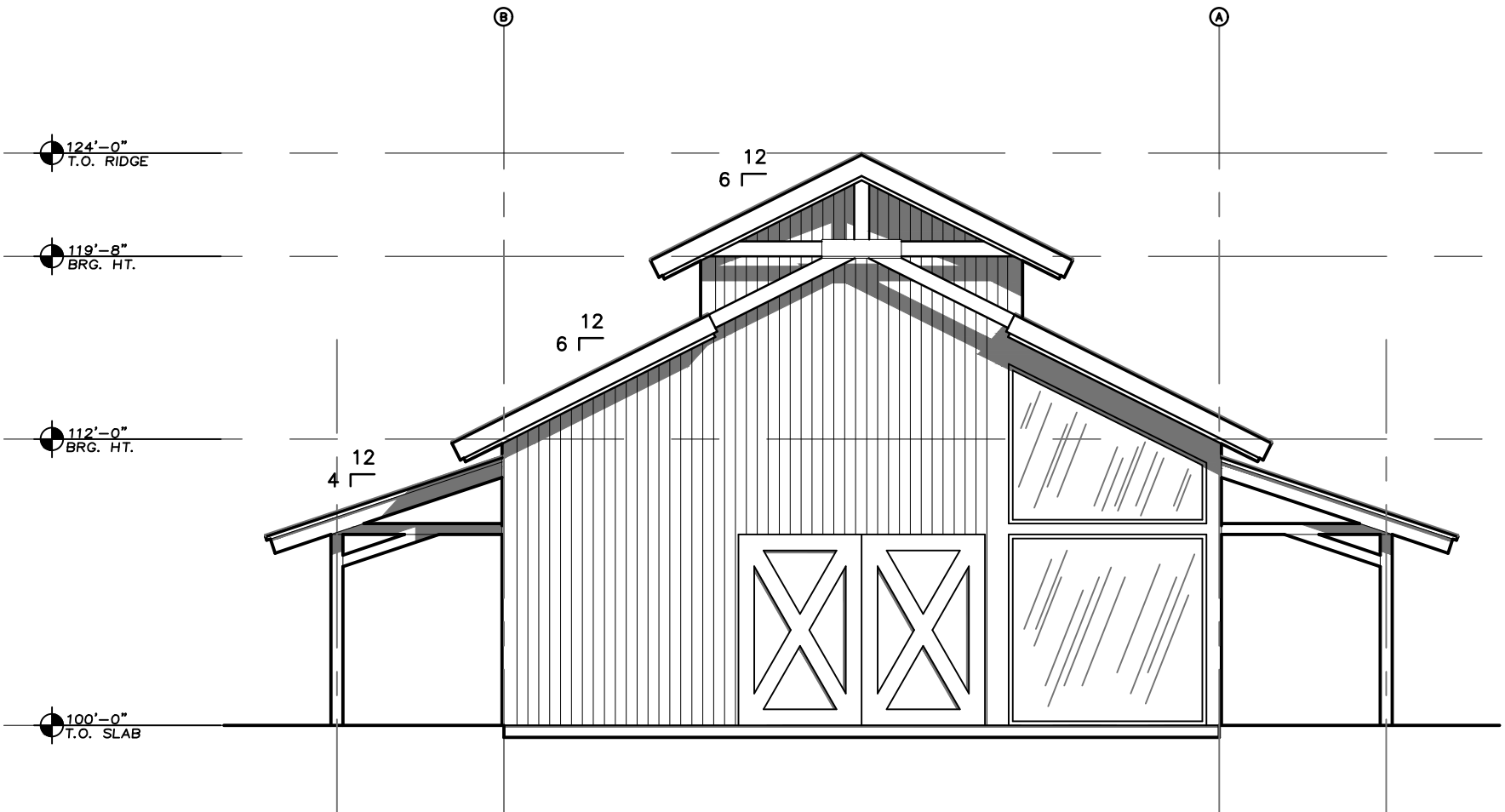
Requested By

Brad Hays

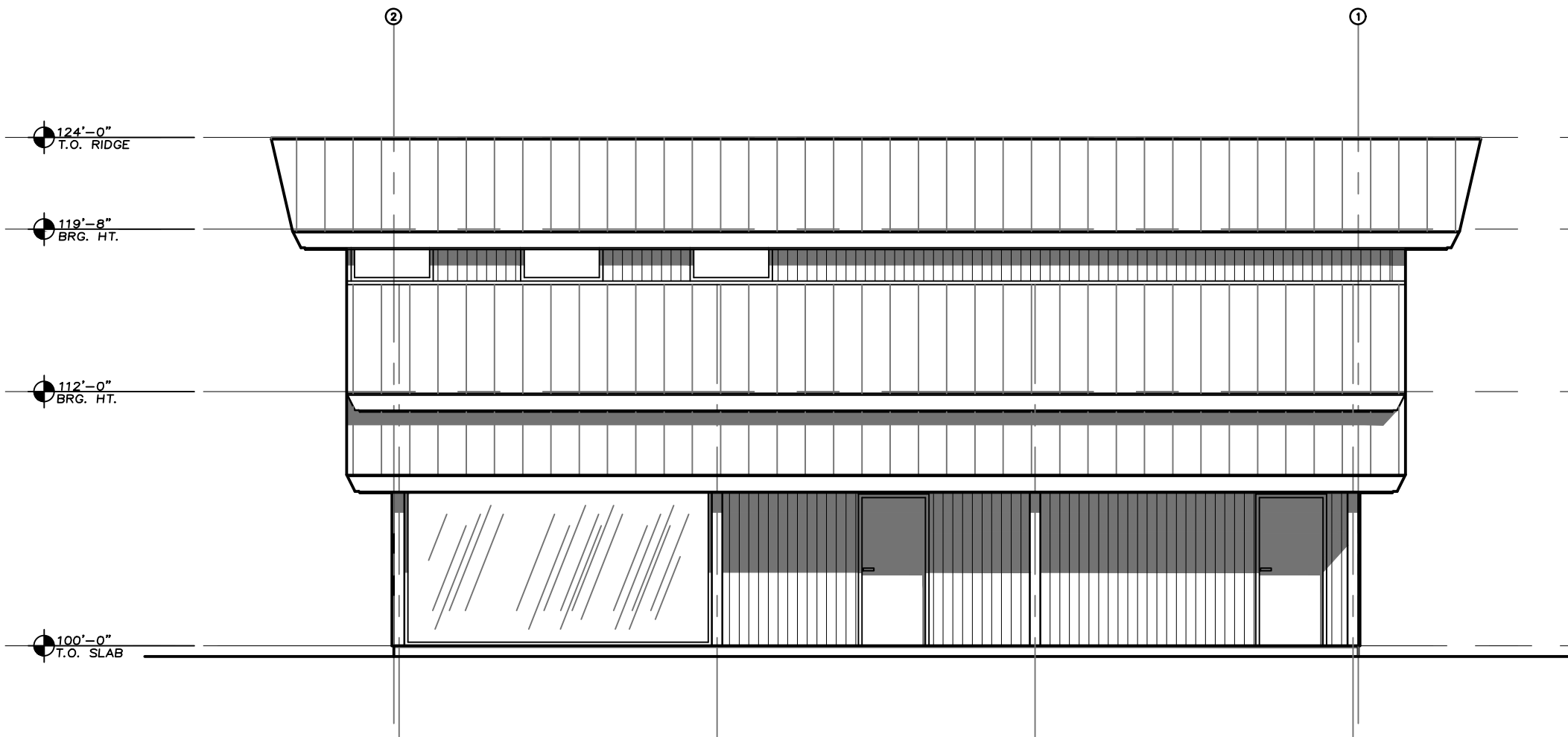
File Upload Attachments

<https://sccity.org/wp-content/uploads/formidable/41/Santa-Clara-Orchard-Building-9-14-21-003.pdf>,
<https://sccity.org/wp-content/uploads/formidable/41/Santa-Clara-Orchard-Building-east-elev-9-14-21-003.pdf>,
<https://sccity.org/wp-content/uploads/formidable/41/Santa-Clara-Orchard-Building-north-elev-9-14-21-003-1.pdf>





EAST ELEVATION
SANTA CLARA ORCHARD CENTER
SCHEME 9-14-21



NORTH ELEVATION
SANTA CLARA ORCHARD CENTER
SCHEME 9-14-21

Click a starting point.



REQUEST FOR ACTION

AGENDA ITEM 2

City Council

October 6, 2021



APPLICANT: Parks Department

SUBJECT:

Canyon View / BMX Parking Area Phase 1 and 2

BACKGROUND DESCRIPTION:

Staff requests the City Council to consider bidding the Phase 1 and Phase 2 of the BMX/Canyonview parking areas as one bid to save double mobilization fees and hopefully get a reduced per unit material and labor costs. Perhaps we can bid the Phase 1 and add Phase 2 as an optional add on if the bid price is reasonable. We have the completed plans and bid documents for the Phase 1 BMX/Canyonview parking area next to the pickleball courts. Since we are entering the winter season, we have decided to delay the bid solicitation until 2022. We have received a \$100,000 contribution from Washington County Tourism Funds and a \$7141.11 donation for the Phase 2 project which makes the combined bid of phase 1 and 2 reasonable.

Proposed Recommendation

Approval

Cost

TBD

Approved by Legal Department

Yes

Approved in Budget

No

Approved by City Finance Department

N/A

Amount

0

Requested By

Brad Hays

File Upload Attachments

<https://sccity.org/wp-content/uploads/formidable/41/Project-Budget-Spreadsheet-BMX-CV-Phase-2-Only.xlsx>

Canyon View Park Parking Lots - Northwest Lot (Park)

Preliminary Engineers Estimate 5/5/2021

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNITS	UNIT COST	TOTAL
1	Mobilization	1	Lump	\$9,500.00	\$9,500.00
2	SWPPP, Traffic Control, and Site Access	1	Lump	\$3,000.00	\$3,000.00
3	Clear and Grub	0.5	Acres	\$1,500.00	\$750.00
4	Earthwork	1,771	Cu Yd	\$8.00	\$14,168.00
5	Asphalt - 2 1/2" Depth	34,081	Sq Ft	\$1.50	\$51,121.50
6	Trail Asphalt - 2 1/2" Depth	3,994	Sq Ft	\$1.50	\$5,991.00
7	3/4" Road Base - 6" Depth	39,635	Sq Ft	\$0.85	\$33,689.75
8	24" HB Curb and Gutter	1,249	Ln Ft	\$18.00	\$22,482.00
9	"A" Curb	301	Ln Ft	\$18.00	\$5,418.00
10	Sidewalk and Concrete Flatwork	2,417	Sq Ft	\$6.00	\$14,502.00
11	ADA Accessible Ramp	5	Each	\$1,000.00	\$5,000.00
12	6' Cross Gutter	394	Sq Ft	\$15.00	\$5,910.00
13	Stacked Rock Retaining Wall	206	Cu Yd	\$150.00	\$30,900.00
14	Parking Lot Striping	1,564	Ln Ft	\$1.25	\$1,955.00
15	8" Poly Storm Drain Pipe	55	Ln Ft	\$30.00	\$1,650.00
16	2' X 2' Catch Basin	1	Each	\$3,000.00	\$3,000.00
17	Dumpster Enclosure	1	Lump	\$7,500.00	\$7,500.00
18	Wheel Stops	19	Each	\$300.00	\$5,700.00
19	Street Lights	5	Each	\$2,500.00	\$12,500.00
20	Landscaping	1,274	Sq Ft	\$2.00	\$2,548.00
21	4" Conduit	52	Ln Ft	\$15.00	\$780.00
22	Remove Existing Curb and Gutter	215	Ln Ft	\$10.00	\$2,150.00
23	Remove Existing Sidewalk and Conrete Flatwork	686	Sq Ft	\$3.00	\$2,058.00
24	Remove Existing Asphalt Trail	177	Sq Ft	\$3.00	\$531.00
25	Remove Existing Street Light	1	Each	\$500.00	\$500.00
26	Relocate Benches	2	Each	\$500.00	\$1,000.00
27	Relocate Fire Pit	1	Lump	\$500.00	\$500.00
28	Relocate Park Entry Sign	1	Lump	\$1,500.00	\$1,500.00
TOTAL					\$246,304.25

REQUEST FOR ACTION

AGENDA ITEM 3

City Council

October 6, 2021



APPLICANT: City of Santa Clara

SUBJECT:

Internal Accessory Dwellings Units (IADU's).

BACKGROUND DESCRIPTION:

Discussion regarding a proposed Code Amendment to include Section 17.20.280, Internal Accessory Dwelling Units (IADU's) to be permitted in all residential zones. House Bill 82 was passed by the legislature and signed by the Governor in 2021. The Bill requires "Internal" ADU's to be permitted in all residential zones. City staff is working on a draft ordinance to present to the Planning Commission during a public hearing on October 14, 2021.

Proposed Recommendation

Discussion

Cost

N/A

Approved by Legal Department

Yes

Approved in Budget

N/A

Approved by City Finance Department

N/A

Amount

Requested By

James McNulty

File Upload Attachments

COMPENSATION PLAN



CURRENT

Range		Minimum	Midpoint	Maximum
		71%	86%	100%
	1	63,433.82	76,120.59	88,807.35
	2	57,913.15	69,495.78	81,078.41
	3	55,690.96	66,829.16	77,967.35
	4	49,875.80	59,850.96	69,826.12
	5	44,508.18	53,409.82	62,311.46
	6	43,486.74	52,184.09	60,881.44
	7	43,169.48	51,803.38	60,437.28
	8	42,555.25	51,066.30	59,577.35
	9	42,427.70	50,913.23	59,398.77

CURRENT

29% - 30 YEARS



Range	71%	86%	100%
1	43,486.74	52,184.09	60,881.44
2	43,169.48	51,803.38	60,437.28
3	42,555.25	51,066.30	59,577.35
4	42,427.70	50,913.23	59,398.77
5	41,000.90	49,201.07	57,401.25
6	40,477.91	48,573.49	56,669.07
7	40,057.76	48,069.31	56,080.86
8	39,628.01	47,553.61	55,479.21
9	39,211.72	47,054.06	54,896.41

PROPOSED NEW PLAN

6 YEARS

TO MOVE FROM MINIMUM TO MIDPOINT - 2.38% PER YEAR



Range	Minimum	Midpoint
	71%	86%
1	43,486.74	52,184.09
2	43,169.48	51,803.38
3	42,555.25	51,066.30
4	42,427.70	50,913.23
5	41,000.90	49,201.07
6	40,477.91	48,573.49
7	40,057.76	48,069.31
8	39,628.01	47,553.61
9	39,211.72	47,054.06

6 YEARS

TO MOVE FROM MIDPOINT TO MAXIMUM – 2.38% PER YEAR



Range		Midpoint	Maximum
		86%	100%
1		52,184.09	60,881.44
2		51,803.38	60,437.28
3		51,066.30	59,577.35
4		50,913.23	59,398.77
5		49,201.07	57,401.25
6		48,573.49	56,669.07
7		48,069.31	56,080.86
8		47,553.61	55,479.21
9		47,054.06	54,896.41

NEW MAXIMUM



Range				
	Minimum	Midpoint	Market Ave.	Maximum
	71%	86%	100%	115%
1	43,486.74	52,184.09	60,881.44	70,013.65
2	43,169.48	51,803.38	60,437.28	69,502.87
3	42,555.25	51,066.30	59,577.35	68,513.95
4	42,427.70	50,913.23	59,398.77	68,308.59
5	41,000.90	49,201.07	57,401.25	66,011.44
6	40,477.91	48,573.49	56,669.07	65,169.43
7	40,057.76	48,069.31	56,080.86	64,492.99
8	39,628.01	47,553.61	55,479.21	63,801.09
9	39,211.72	47,054.06	54,896.41	63,130.87

BENEFITS

Health Insurance – Traditional/HSA

Family \$19,545

Double \$14,450

Single \$6,981

Retirement

Tier 1 18.47%

Tier 2 16.69%

Tier 1 Fire 19.66%

Tier 2 Fire 14.08%

401k Match 2%

Vacation

Years 1-5 2 weeks

Years 6-10 3 weeks

Years 11+ 4 weeks

Annual Carryover 240 hours

12 paid Holiday's

Sick Leave

120 years annual

Carryover 960 hours

Annual Sick leave Buyout

Option to buyout up to 60 hours if they have more than 30 days banked and bank 60 of the 120 hours accrued during current year. Cannot go below 30 days

Life Insurance 50,000 - \$8.00

AD&D 50,000 - \$0.65

NEW COMPENSATION PLAN

- Move staff from minimum to midpoint within 6 years
- Move staff from midpoint to market average in years 6-12
- Move staff from market average to maximum by year 20
- Once staff reaches max than a 1% lump sum payment, no increase to base pay
- Increases based on budget constraints
- Keeps Santa Clara competitive with neighboring cities