

CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
December 7, 2021 – WORK SESSION

Multi-Purpose Room
55 South State Street
Second Floor
Clearfield, Utah

6:00 P.M. WORK SESSION

Discussion on the Aquatic and Fitness Center Roof Replacement

Discussion on Registration and Participation in the National Opioid Settlement

Discussion on the Award of Bid for the Train Watch Pressure Regulator Value Installation Project

Discussion on the 950 South Sewer Lateral Connections as part of the Indigo 880 Development

Update on the Clearfield Station Transit-Oriented Development (TOD) Project

*****ADJOURN AS THE CITY COUNCIL*****

Dated this 1st day of December, 2021.

/s/Nancy Dean, City Recorder

The City of Clearfield, in accordance with the ‘Americans with Disabilities Act’ provides accommodations and auxiliary communicative aids and services for all those citizens needing assistance. Persons requesting these accommodations for City sponsored public meetings, service programs or events should call Nancy Dean at 525-2714, giving her 48-hour notice.



STAFF REPORT

TO: Mayor Shepherd and City Council Members
FROM: Curtis Dickson, Community Services Deputy Director
MEETING DATE: December 7, 2021, Work Session
SUBJECT: Clearfield Aquatic and Fitness Center Roof Replacement

RECOMMENDED ACTION

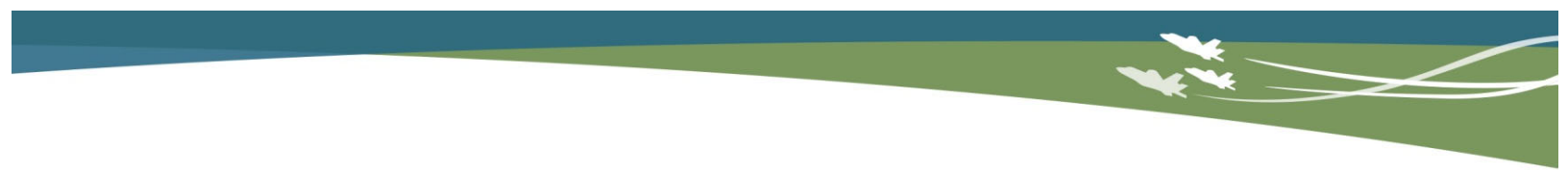
None.

DESCRIPTION / BACKGROUND

Recently staff was approached by the Davis County School District about replacing the roof at the Clearfield Aquatic and Fitness Center (CAFC) in conjunction with the District's roof replacement at North Davis Junior High (NDJH). The CAFC and NDJH both began operation in 2005. The roofs of the adjoining buildings have been in place since 2004. Due to issues with the current roof leaking, the District began replacing the junior high roof in the summer of 2021 with the southern third of the school. Initially, the District's plan was to replace the center section of the junior high during the summer of 2022 and the northern third (the gym portion) of the roof in 2023. Staff had previously discussed with the District that we would be interested in working together with the District when the roof over the gym was due to be replaced to garner cost savings due to quantity. Unfortunately, with the rising costs of labor and materials, the District has decided to replace the center and northern parts of the junior high this upcoming summer (2022).

If the Mayor and Council desires, we can rearrange the current facilities capital improvement plan and move up the roof replacement. Currently, the re-roof of the CAFC is in the FY25 budget, with the roof being redone in the summer of 2024. If this change is made to the facilities capital plan to coincide with the District's plan, the Center re-roof would be in the FY23 budget and re-done in the summer of 2022. The current roof has seen some issues with leaking along where the roof wraps up the sides of the roof and along some of the seams, but not to the same extent as the District's portions of the roof. The Facilities Division has been patching and repairing these issues as they have arisen.

The District has offered to take the lead and manage the project. They would manage the bid, contract, and payment to the contractor so that it is all under one document. The District would then bill the City for our portion of the work done. Below is the estimated breakdown of everything:



The total roof between the junior high and the center is 122,700 sf. (82,200 sf or 67% is the school and 40,500 sf or 33% is the Aquatic Center). According to the Districts latest bids for re-roof projects the price is about \$8.00 per square foot for a total of \$981,600 for both roofs. Using the percentages, the City's portion would be \$323,928 and the District's portion would be \$657,672. Hopefully the bidding climate is favorable, and the price comes in under the \$8/sf budget.

The design fees would be split the same way. The District is required to use their DFCM architectural fee schedule. This would pay the architect 6.93% of the estimated cost for a total of \$68,025. This breaks down to \$22,448 for the City's share and the District's portion would be \$45,577.

The City's total cost for this project would be \$369,505. We would most likely ask for \$400,000 in the FY23 budget to have some contingency for this project.

HEDGEHOG ANALYSIS

No score at this time.

CORRESPONDING POLICY PRIORITY (OR PRIORITIES)

Improving Clearfield's Image, Livability and Economy.

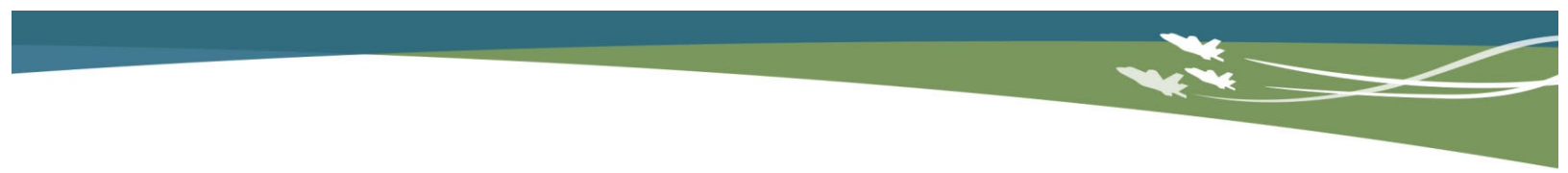
FISCAL IMPACT

The fiscal impact to the City would be \$400,00 to the facilities capital budget in FY23. Staff would look at the current projects to see if it makes sense to move some of those projects back a year to lessen the total impact to the FY23 facilities capital budget. Without the re-roof project, the proposed FY23 facilities capital budget is \$300,000. These projects include a new lap pool liner (\$115,000), isolation valves for the sand filters (\$40,000), new heater for the "Q" building (\$5,000), weight room equipment (\$90,000) this is from the member enrollment fund, UV pool disinfectant system (\$50,000)

ALTERNATIVES

- Work with the District and re-roof the Center 2 years early
- Wait until the FY2025 fiscal year to replace the roof at the Aquatic and Fitness Center

SCHEDULE / TIME CONSTRAINTS



The District has started working with the engineer and architect to prepare the bid documents. They plan to bid the project in February and start the project in June of 2022 when school is out for the summer. If the City chooses to do this project with the District, we would need Council's assurance that the project would be funded in FY23. No City funds would be expended until after July 1, 2022.

LIST OF ATTACHMENTS

Aerial view of North Davis Jr. High and the Aquatic and Fitness Center

An aerial photograph of a school campus. A green irregular shape outlines a building complex on the left, labeled 'CAFC'. A large yellow rounded rectangle covers a building on the right, labeled 'NDJH 2022'. Below the yellow rectangle is a blue rounded rectangle labeled 'NDJH Finished 2021'. The campus includes a large parking lot at the bottom, a playground with a blue slide on the left, and a circular driveway in the center. The text 'North Davis Junior High School' is visible on the yellow building.

CAFC

NDJH
2022

NDJH
Finished
2021



STAFF REPORT

TO: Mayor Shepherd and City Council Members

FROM: Stuart Williams, City Manager

MEETING DATE: December 7, 2021

SUBJECT: Resolution Recommending Registration and Participation in the National Opioid Settlement

RECOMMENDED ACTION

Staff recommends the approval and adoption of Resolution 2021R-24, A Resolution Recommending Registration and Participation in the National Opioid Settlement.

BACKGROUND

All 50 states, Washington D.C., and five U.S. territories are a part of a \$26 billion dollar settlement agreement with the nation's three major pharmaceutical distributors — Cardinal, McKesson and AmerisourceBergen — along with Johnson & Johnson, which manufactured and marketed opioids.

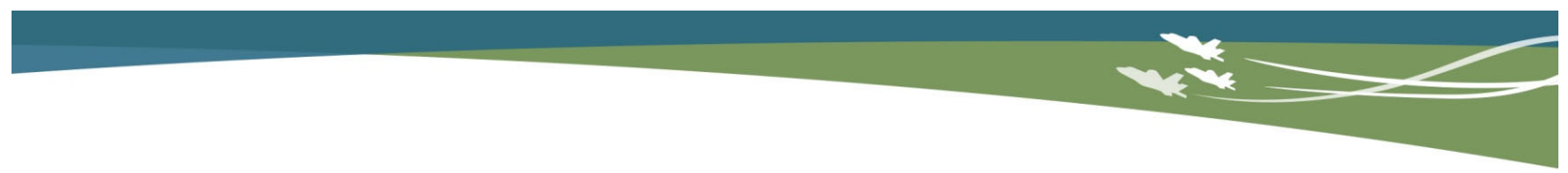
\$151 million has been earmarked for the state of Utah and that sum can be increased by an additional \$120 million, for a total of \$271 million if each county in Utah and all of the cities exceeding 10,000 people participate in the settlement.

Key Points of Settlement

- The money will be paid over 18 years.
- The money is required to be spent on prevention and treatment and cannot be used for mitigation or to pay reparations.
- ***Highly unlikely that the City will receive money directly from the settlement.***
- The money is intended to go to the state and the counties since they are the political entities most responsive in providing the human services that will receive the funding.
- Although most cities in the state won't receive funding, those that provide services related to opioid recovery (homeless services) may receive some funding from the state or counties.
- The state and counties are still negotiating how the money will be allocated.

SETTLEMENT FUNDING OVERVIEW

- The three distributors will collectively pay up to \$21 billion over 18 years.
- Johnson & Johnson will pay up to \$5 billion over nine years with up to \$3.7 billion paid during the first three years.
- The total funding distributed will be determined by the overall degree of participation by both litigating and non-litigating state and local governments.

- 
- Most of the money is to be spent on the treatment and prevention of opioid addiction.
 - Each state's share of the funding has been determined by agreement among the states using a formula that considers the impact of the crisis on the state – the number of overdose deaths, the number of residents with substance use disorder, and the number of opioids prescribed – and the population of the state.

INJUNCTIVE RELIEF OVERVIEW

- The 10-year agreement will result in court orders requiring Cardinal, McKesson, and AmerisourceBergen to:
 - Establish a centralized independent clearinghouse to provide all three distributors and state regulators with aggregated data and analytics about where drugs are going and how often, eliminating blind spots in the current systems used by distributors.
 - Use data-driven systems to detect suspicious opioid orders from customer pharmacies.
 - Terminate customer pharmacies' ability to receive shipments, and report those companies to state regulators, when they show certain signs of diversion.
 - Prohibit shipping of and report suspicious opioid orders.
 - Prohibit sales staff from influencing decisions related to identifying suspicious opioid orders.
 - Require senior corporate officials to engage in regular oversight of anti-diversion efforts.
- The 10-year agreement will result in court orders requiring Johnson & Johnson to:
 - Stop selling opioids.
 - Not fund or provide grants to third parties for promoting opioids.
 - Not lobby on activities related to opioids.
 - Share clinical trial data under the Yale University Open Data Access Project.

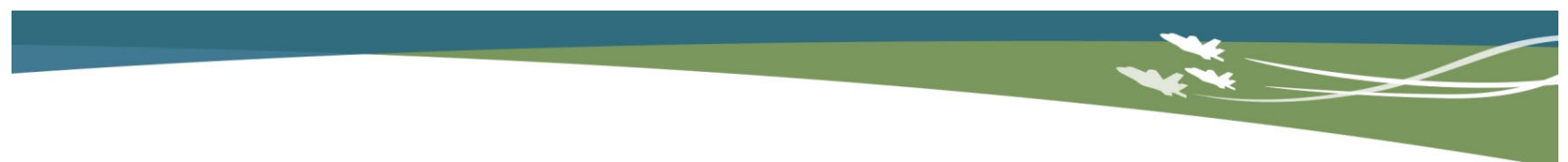
ADDITIONAL INFORMATION

Additional information regarding the National Opioid Settlement Opioid Settlement can be found at <https://attorneygeneral.utah.gov/ag-reyes-26-b-settlement-w-opioid-companies/>

HEDGEHOG ANALYSIS

A hedgehog analysis was not conducted.

- Since the City is not required by law to join the settlement and is not anticipated to benefit directly from the terms of the settlement, there is little to no downside in registering as a City with the Settlement, which may increase the allocation of settlement funding provided to the state and counties.



CORRESPONDING POLICY PRIORITY (OR PRIORITIES)

1. Providing Quality Municipal Services
2. Improving Clearfield's Image, Livability and Economy

FISCAL IMPACT

Clearfield City:	The is no negative fiscal impact by registering and participating in the National Opioid Settlement.
State & Counties:	By registering and participating in the National Opioid Settlement, the state and counties may receive a larger portion of the nationwide settlement.

ALTERNATIVES

Subject to alternative direction given by Council, Staff presents the following alternatives:

1. Approve and Adopt Resolution 2021R-24, A Resolution Recommending Registration and Participation in the National Opioid Settlement.
2. Select not to Approve and Adopt Resolution 2021R-24, A Resolution Recommending Registration and Participation in the National Opioid Settlement.
3. Select not to Approve and Adopt Resolution 2021R-24, A Resolution Recommending Registration and Participation in the National Opioid Settlement and provide staff with alternative direction.

SCHEDULE / TIME CONSTRAINTS

The terms of the settlement agreement require the City to register and participate in the National Opioid Settlement ***by December 31, 2021.***

LIST OF ATTACHMENTS

- Resolution 2021R-24, A Resolution Recommending Registration and Participation in the National Opioid Settlement.

CLEARFIELD CITY RESOLUTION 2021R-24

A RESOLUTION RECOMMENDING REGISTRATION AND PARTICIPATION IN THE NATIONAL OPIOID SETTLEMENT

WHEREAS, the opioid epidemic has had a devastating effect on communities and individuals throughout the United States including those in the Clearfield City; and

WHEREAS, multiple settlements have been reached between opioid manufacturers and litigants, including the State of Utah, who have filed claims against opioid manufacturers; and

WHEREAS, the proposed settlement amount is directly affected by the number of political subdivisions that participate in the settlement agreements; and

WHEREAS, the City has not filed suit against any opioid manufacturers but is still eligible to participate in the settlement; and

WHEREAS, in order to participate in the settlement agreements, the City must register with the National Opioid Settlement; and

WHEREAS, due to the high cost of litigation and the ability to positively increase the settlement amount received, it is in the City's best interest to register for the National Opioid Settlement;

Now, therefore, BE IT RESOLVED, by the Clearfield City Council that:

1. The Clearfield City Council recommends that the Mayor or his designee registers with the National Opioid Settlement.
2. The Council further recommends the City's participation in settlement discussions and agreements in order to assist those individuals in the City who have been negatively impacted by the opioid epidemic and in order to assist in the prevention of harm from opioid use or abuse.

APPROVED AND ADOPTED by the City Council of Clearfield City, Utah, on this 14th day of December, 2021.

ATTEST:

CLEARFIELD CITY CORPORATION

Nancy R. Dean, City Recorder

Mark R. Shepherd, Mayor

VOTE OF THE COUNCIL

AYE:

NAY:



STAFF REPORT

TO: Mayor Shepherd and City Council Members
FROM: Adam Favero, Public Works Director
MEETING DATE: December 7, 2021
SUBJECT: Award of Bid – Train Watch Pressure Regulator Valve Installation Project #229

RECOMMENDED ACTION

Approve the contract between Clearfield City and JR Burton Contractors to install a new Pressure Regulator Valve (PRV) at the Train Watch Park for the culinary water system. The contracted amount is \$183,061.75 with a contingency of \$18,306.18 for a total amount of \$201,368.00.

DESCRIPTION / BACKGROUND

The new Train Watch PRV would improve the quality of water pressure in what is now the city's largest pressure zone. With the addition of the new PRV it would allow the Public Works Department to divide the now oversized pressure zone into two separate pressure zones. The two zones will allow the operators to manage the two zones independently. Once the new PRV is installed and calibrated, it will provide a more balanced pressure and desirable working pressure.

CORRESPONDING POLICY PRIORITY (IES)

Providing Quality Municipal Services

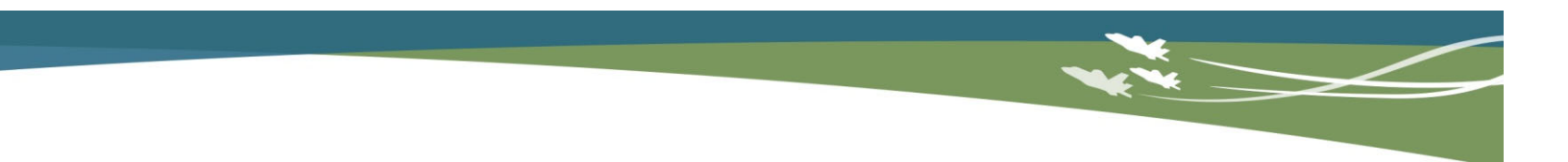
- The goal of this project is to provide customers with a more desirable working pressure and reduce water leaks caused by major pressure fluctuations.

Improving Clearfield's Image, Livability and Economy

- By reducing the amount of water leaks the water system generates also reduces the amount of road cuts and patches in city streets. Our department is dedicated to reducing cost and improving the image of our city.

HEDGEHOG SCORE

This project has a score of 20



FISCAL IMPACT

- Our previous estimates were not true to actual costs. Our current fund balance for PRV upgrades is at **\$145,000.00** leaving us with a budget shortfall of **\$56,368.00**. As part of this contract approval request, we would be asking for an additional allocation of **\$56,368.00** for this project. After discussing this subject with Finance, there are two options: using savings from the 1100 South Waterline Installation Project #230 (reallocation of funds) or increase the project budget with a future budget amendment.

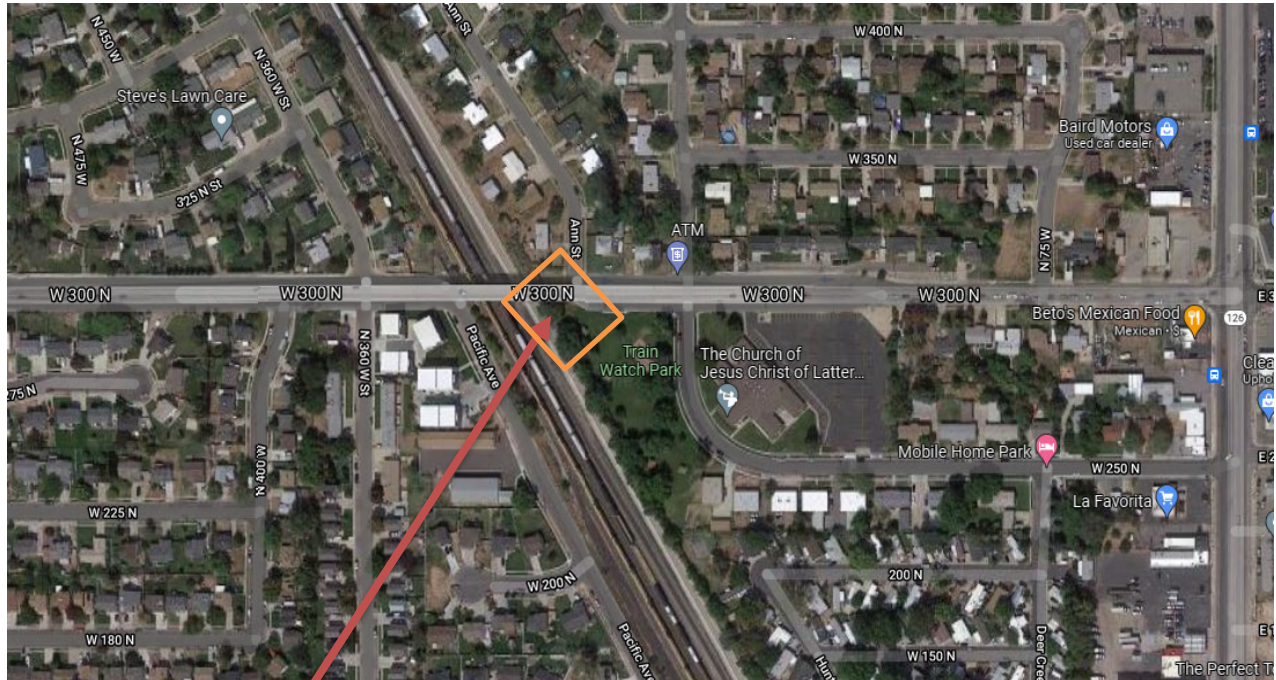
SCHEDULE / TIME CONSTRAINTS

The project is anticipated to begin in December of 2021 and continue until completed. The contract documents are allocating a 60-calendar day build time.

LIST OF ATTACHMENTS

- Project Drawings
- Bid results

PROJECT AREA MAP



2021B-15 Clearfield City Train Watch Park PRV Improvement Project

CLEA202216955

Type: **Invitation for Bid**
Event Status: **Under Evaluation**

Settings and Content >

Evaluations ▾

Vendor Responses

Tools >

Vendor Responses

Evaluation Actions ▾



1088 Invited Vendors

< > Page 1 of 6 1-200 of 1088 Results

Progress ▲	Response % Complete ▲	Vendor Name ▲	Total Bid ▲
Submitted	100%	Cliff Johnson Excavating ⓘ	186,440.00 USD
Submitted	100%	Paragon Construction Systems Inc. ⓘ	184,888.00 USD
Submitted	100%	Jr Burton Contractors ⓘ	183,061.75 USD



STAFF REPORT

TO: Mayor Shepherd and City Council Members
FROM: Braden Felix, City Engineer/Public Works Deputy Director
MEETING DATE: December 7, 2021
SUBJECT: 950 S Sewer Lateral Connections (as part of the Indigo 880 development)

DESCRIPTION / BACKGROUND

As part of the Indigo 880 project being constructed at approximately 850 S. State Street (across from the aquatic center), the developer's contractor is constructing a new sewer line to service the development. It will be running through 950 South, just west of the development, and parallel to our older, 6" sewer currently in service.

As an opportunity to provide a new sewer line due to be upgraded, the developer's contractor has agreed to connect the existing laterals to the new sewer for a total of \$19,359.00. This benefits the city by having the work done while the road is cut. The pricing appears fair and the work can be done in the spring. This sewer line is not planned a future project in the capital facilities plan, but it is undersized by the state's standards that have been updated since this line was installed.

The project was not budgeted and would require a budget amendment to accommodate for it.

CORRESPONDING POLICY PRIORITY (IES)

Providing Quality Municipal Services

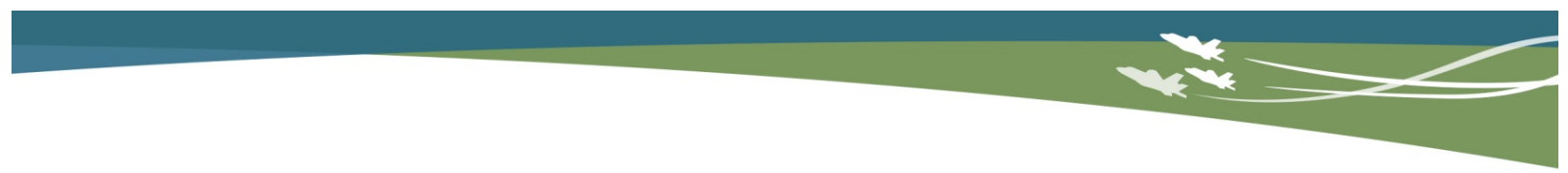
- A new sewer line will help protect from sewer blockages in the future.
- Upgrading this utility at this price is a sensible expense

Improving Clearfield's Image, Livability and Economy

- While not seen, this is small example of how the city is improving the livability and economy by providing better infrastructure with a lower cost.

FISCAL IMPACT

- The lump sum of the contract would be \$19,359.00. This has not been part of the budget yet, so it would require a budget amendment. The work is slated to happen in the spring.



SCHEDULE / TIME CONSTRAINTS

Construction of the development is underway, but work is slated for the spring when they will be able to cut the road and repave it under better temperatures.

LIST OF ATTACHMENTS

- Estimate from Danny Wall

WASATCH SAND & GRAVEL, LLC
DBA WALL EXCAVATION
PO BOX 2000, LAYTON, UT 84041

Estimate

Date	Estimate #
10/13/2021	548
Estimate is valid for 30 days.	

Name / Address
Clearfield City Brayden Felix

Job / P.O.
950 S Sewer Connections

Description	Qty	U/M	Cost	Total
CONNECT EXISTING SEWER SERVICES TO NEW SEWER LINE.	9		1,550.00	13,950.00
ASPHALT REMOVAL AND PATCHING	600	sqft	5.44	3,264.00
TRENCH IMPORT	130	ton	16.50	2,145.00
NOTE - THIS ESTIMATE IS BASED ON CLEARFIELD CITY LOCATING THE SERVICES TO BE CONNECTED BEFORE THE WORK IS PERFORMED.				
EXCLUSIONS				
BONDING / PERMITS				
EXCAVATION IN ROCK				
REMOVAL OF BURIED DEBRIS				
REPLACEMENT OF SERVICES, THIS IS FOR CONNECTION ONLY.				
			Subtotal	\$19,359.00
Phone 801-444-0001 Fax 801-444-0003		E-mail	Sales Tax (7.25%)	\$0.00
		jenny@wallcompanies.net	Total	\$19,359.00



STAFF REPORT

TO: Mayor Shepherd and City Council Members
FROM: Braden Felix, City Engineer/Public Works Deputy Director
MEETING DATE: December 7, 2021
SUBJECT: Clearfield Station TOD Construction Management (#216) and other TOD updates

DESCRIPTION / BACKGROUND

As explained previously, the City advertised the Clearfield Station TOD for construction under an estimated cost of \$15.5 million. With the lowest bid coming back just under \$26 million from Geneva Rock Products, the City, developers, engineers, and contractor (Geneva) have been collaborating to find what could be afforded with the available funds.

The developers have indicated what portions of the project can wait for a future phase. This has brought the postponement of various streets and utilities, as well as the park. These eliminations are based on the timing of incoming developments.

The public works department staff has also met with the engineers and contractors to see what adjustments can be done to reduce costs. Various material modifications and product substitutions have been suggested and applied.

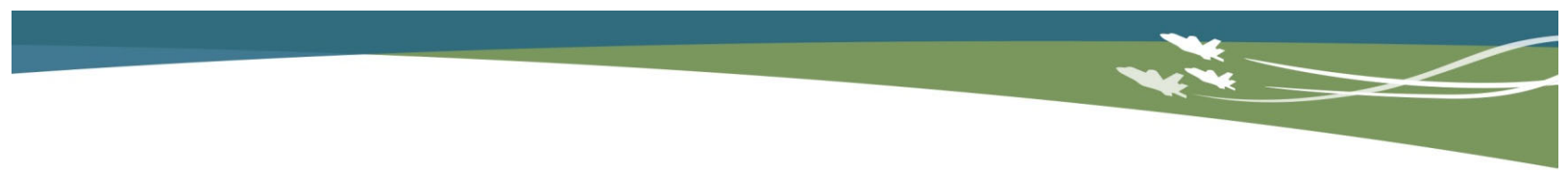
The public works staff is also meeting with the electrical subcontractor to adjust the cost of the streetlights, as that was one of the more expensive aspects of the bid.

As of the time of this writing (Dec. 1), there has not been a finalized contract scope with Geneva, but there is progression.

CORRESPONDING POLICY PRIORITY (IES)

Providing Quality Municipal Services/Improving Clearfield's Image, Livability, and Economy

- The project was designed to be a landmark development to serve residents, businesses, and visitors. The cost of the bid reflects this intent. The department will continue to make efforts to find a solution to make the project work well for the City.



FISCAL IMPACT

The contractor's portion of the project was supposed to include the civil improvements, park and landscaping, streetlights, and the UTA transit plaza. The City pulled a bond expecting it to be \$15.5 million. Other outside funds are being researched, including ARPA, Davis COG, and UTA land-sales. Note the contract should be set to allow for a 10-15% contingency.

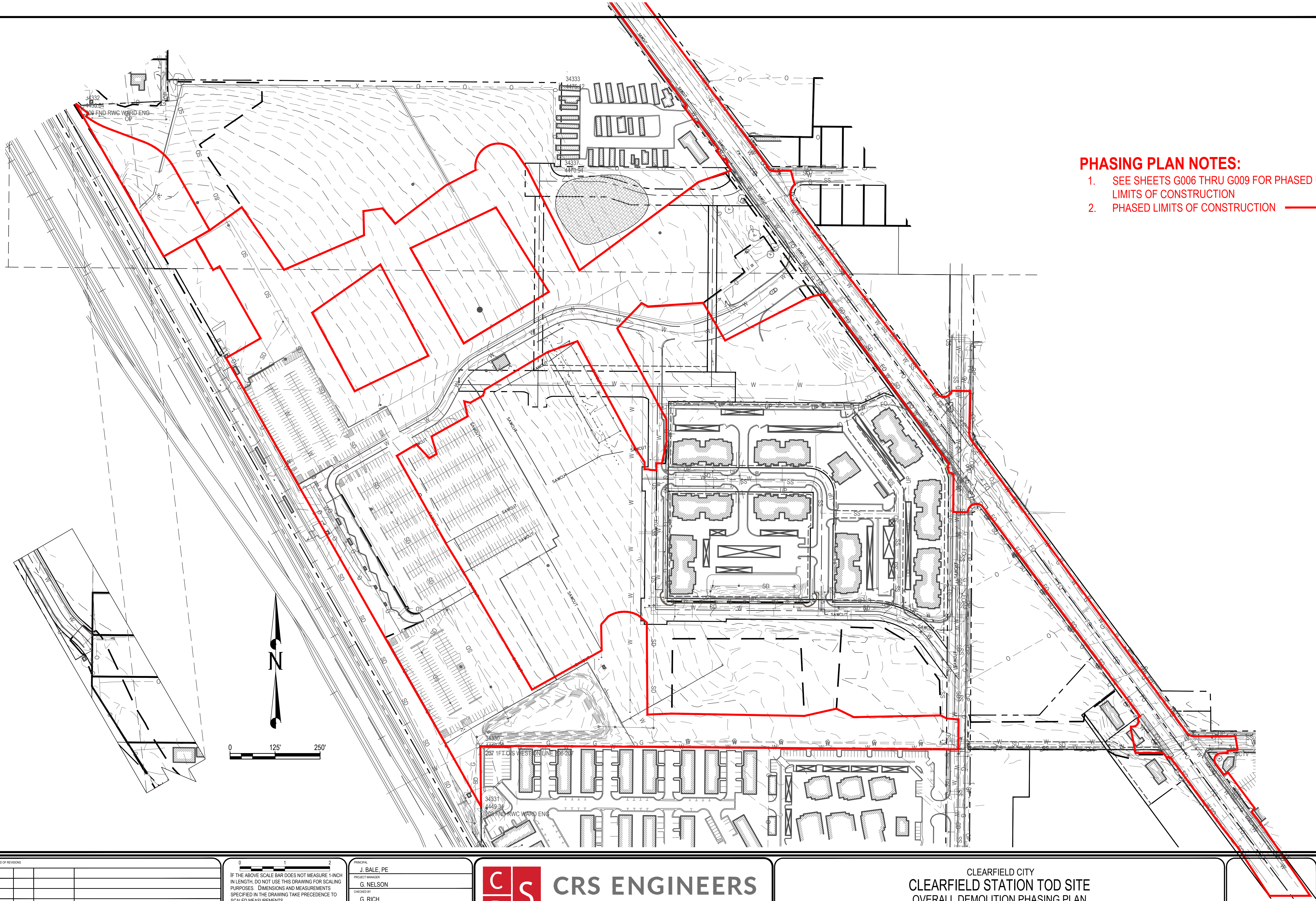
SCHEDULE / TIME CONSTRAINTS

The funds for the bond are available to spend currently and the City is motivated to begin work. Once an agreement of cost is set, the City will enter the contract with Geneva right away.

LIST OF ATTACHMENTS

- Phasing Plan

File Path: P:\2020-0526 Clearfield-Clearfield station tod site dsgr\Drawings\Sheets\G005 OVERALL DEMOLITION PHASING PLAN.dwg Nov 23, 2021 - 2:27pm



- PHASING PLAN NOTES:**
1. SEE SHEETS G006 THRU G009 FOR PHASED UTILITIES AND LIMITS OF CONSTRUCTION
 2. PHASED LIMITS OF CONSTRUCTION _____

RECORD OF REVISIONS		

0 1 2
IF THE ABOVE SCALE BAR DOES NOT MEASURE 1-INCH IN LENGTH, DO NOT USE THIS DRAWING FOR SCALING PURPOSES. DIMENSIONS AND MEASUREMENTS SPECIFIED IN THE DRAWING TAKE PRECEDENCE TO SCALED MEASUREMENTS.

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PRINCIPAL	J. BALE, PE
PROJECT MANAGER	G. NELSON
CHECKED BY	G. RICH
DRAWN BY	K. FOSTER
DRAWING SCALE	NONE
ISSUE DATE	AUGUST 19, 2021

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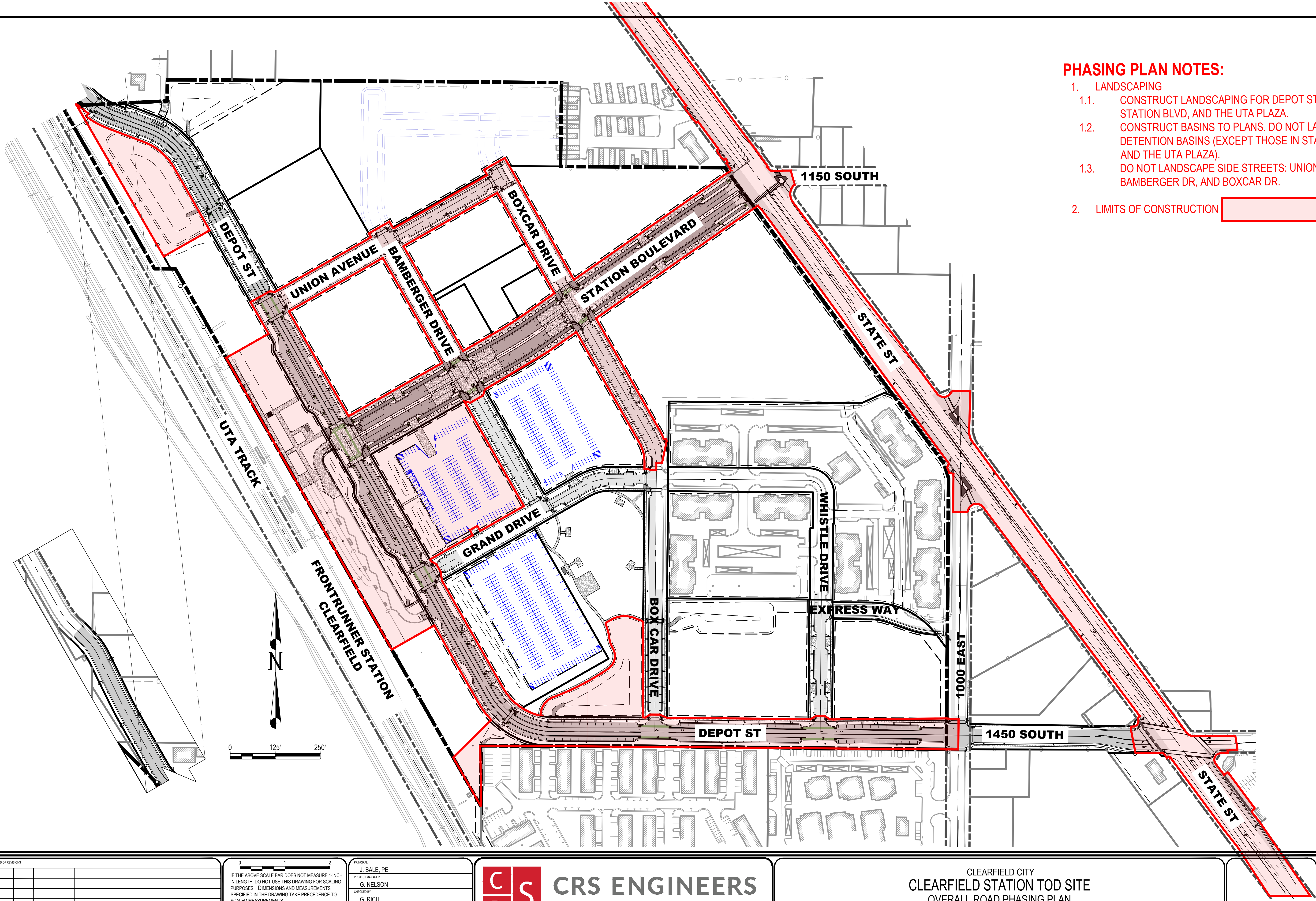
CLEARFIELD CITY
CLEARFIELD STATION TOD SITE
OVERALL DEMOLITION PHASING PLAN

1150 SOUTH STATE STREET

CLEARFIELD CITY, UTAH 84015

PROJECT NUMBER 2020-0526	
SHEET 1	OF 5
SHEET NUMBER G005	

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PHASING PLAN NOTES:

- 1. LANDSCAPING
 - 1.1. CONSTRUCT LANDSCAPING FOR DEPOT STREET, STATION BLVD, AND THE UTA PLAZA.
 - 1.2. CONSTRUCT BASINS TO PLANS. DO NOT LANDSCAPE DETENTION BASINS (EXCEPT THOSE IN STATION BLVD AND THE UTA PLAZA).
 - 1.3. DO NOT LANDSCAPE SIDE STREETS: UNION AVE, BAMBERGER DR, AND BOXCAR DR.

2. LIMITS OF CONSTRUCTION

RECORD OF REVISIONS		

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PRINCIPAL	J. BALE, PE
PROJECT MANAGER	G. NELSON
CHECKED BY	G. RICH
DRAWN BY	K. FOSTER
DRAWING SCALE	NONE
ISSUE DATE	AUGUST 19, 2021

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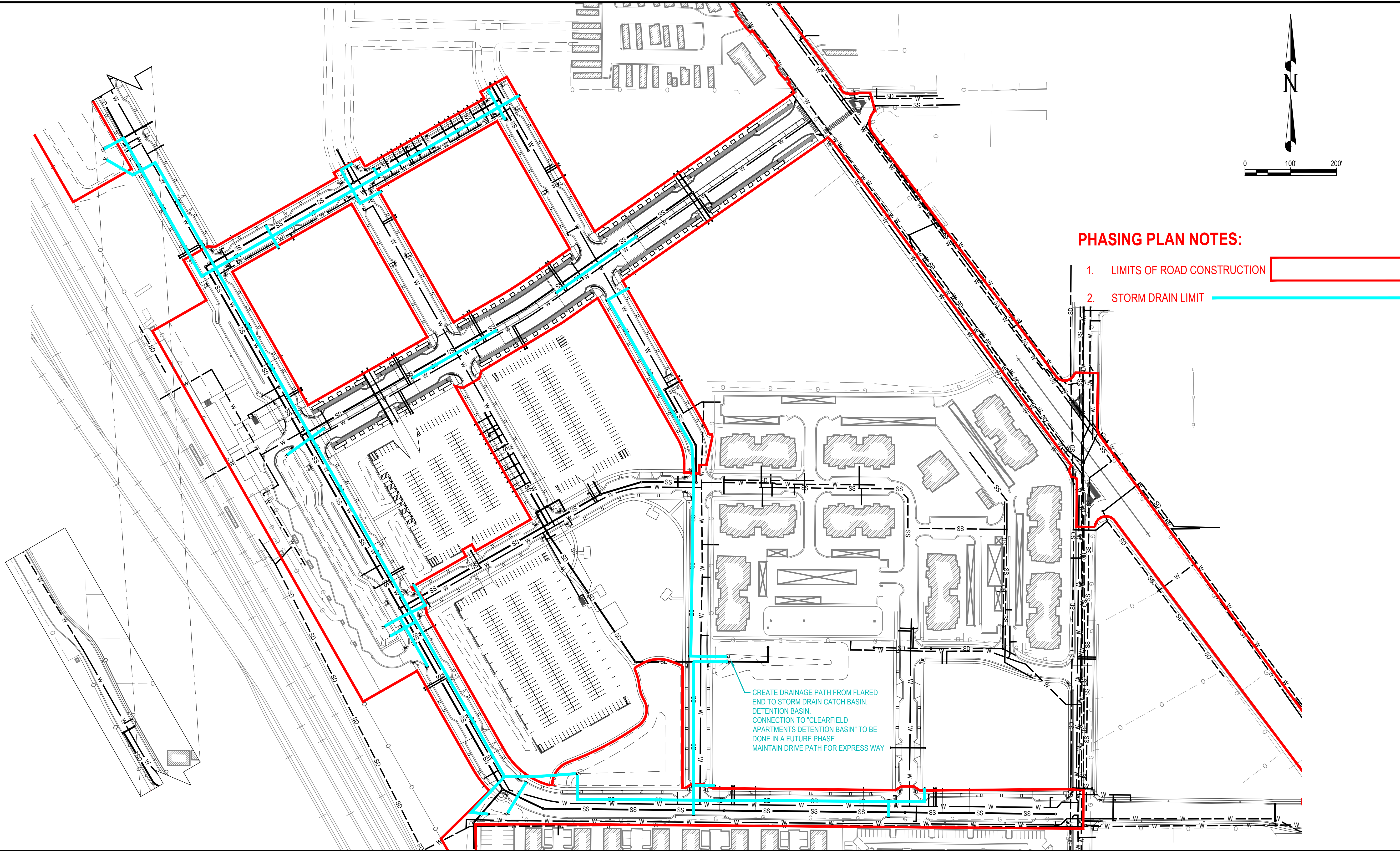
CLEARFIELD CITY
CLEARFIELD STATION TOD SITE
OVERALL ROAD PHASING PLAN

1150 SOUTH STATE STREET

CLEARFIELD CITY, UTAH 84015

PROJECT NUMBER		2020-0526
SHEET	OF	5
2		
SHEET NUMBER		
G006		

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PHASING PLAN NOTES:

1. LIMITS OF ROAD CONSTRUCTION
2. STORM DRAIN LIMIT

RECORD OF REVISIONS		

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PRINCIPAL
J. BALE, PE
PROJECT MANAGER
G. NELSON
CHECKED BY
G. RICH
DRAWN BY
K. FOSTER
DRAWING SCALE
NONE
ISSUE DATE
AUGUST 19, 2021

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CLEARFIELD CITY
CLEARFIELD STATION TOD SITE
OVERALL UTILITY PHASING PLAN - STORM DRAIN

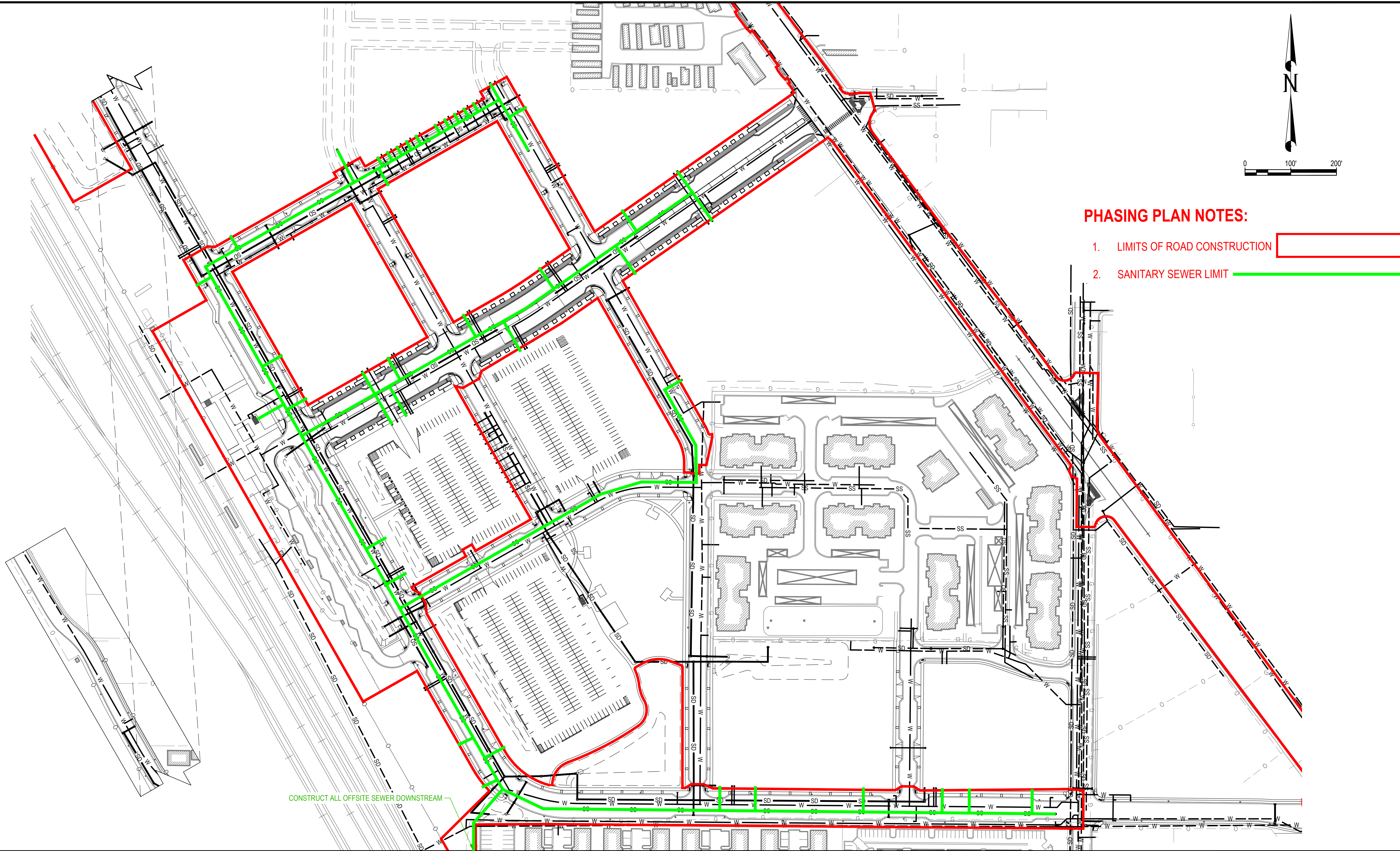
1150 SOUTH STATE STREET
CLEARFIELD CITY, UTAH 84015

PROJECT NUMBER
2020-0526

SHEET
4
OF
5

SHEET NUMBER
G008

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PHASING PLAN NOTES:

1. LIMITS OF ROAD CONSTRUCTION
2. SANITARY SEWER LIMIT

RECORD OF REVISIONS		

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PRINCIPAL
J. BALE, PE
PROJECT MANAGER
G. NELSON
CHECKED BY
G. RICH
DRAWN BY
K. FOSTER
DRAWING SCALE
NONE
ISSUE DATE
AUGUST 19, 2021

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CLEARFIELD CITY

CLEARFIELD STATION TOD SITE

OVERALL UTILITY PHASING PLAN - SANITARY SEWER

1150 SOUTH STATE STREET

CLEARFIELD CITY, UTAH 84015

PROJECT NUMBER 2020-0526	
SHEET 5	OF 5
SHEET NUMBER G009	