

SOUTH WEBER CITY CITY COUNCIL WORK MEETING

DATE OF MEETING: 06 December 2011

TIME COMMENCED: 5:07 p.m.

PRESENT: MAYOR:

Jeff Monroe

COUNCILMEMBERS:

Michael Poff
Dave Thomas
Scott Woodbury
Sara Lusk
Farrell Poll

CITY MANAGER:

Rodger Worthen

CITY RECORDER:

Erika Ahlstrom

CITY ENGINEER:

Brandon Jones & Seth Stanton

EXCUSED: COUNCILMEMBERS:

Farrell Poll
Scott Woodbury

Visitors: John Grubb, Sam Stokes, Randy Hilton.

Councilmember Woodbury moved to open the work meeting. Councilmember Poll seconded.

DISCUSSION: Canyon Meadows Restroom Design: (Design plans on file at the city office)

Rodger stated that as requested by the City Council, Brandon has provided more options for the restroom, identified as plans A, B, and C. Brandon said the plans are based on the park's master plan, which includes the existing ball diamonds (one of two), train, a playground, as well as future planned amenities such as pavilions/boweries and a splash pad. He said that given those uses he made sure the restroom meets the anticipated needs. The plans were drawn based on previous feedback from the city council. Brandon spoke with the contractor who was the lowest bidder and discovered that taking off the announcer's booth would not give a significant savings, at about \$6,000. Brandon recommended keeping the booth based on the park's potential use.

Brandon said the other issue is the location of the restroom, whether to put between existing home plate and the new one to accommodate view from the announcer's booth, or somewhere in the corridor adjacent to parking lot.

Plan A is the floor plan that was bid out; the design has been spruced up to look like train depot. Based on the current bid of \$157 sq foot, the cost would be estimated at \$125K.

Plan B is a different floor plan and more rectangular in shape, with some additional square footage. The estimated cost would be about \$169K, depending on façade and material.

Plan C is more of a T shape, with a center section and elevated with two wings. This is not as efficient, but aesthetically provides a different design. As this is larger due to the shape, the estimated cost would be \$288K.

Exterior: Masonry (Block/Brick), Hardiplank (Horizontal, Vertical), Harristone, Pebblestone, Stucco, and/or Vinyl Siding. Interior: Masonry, Wood Framing w/ Plywood & RFP (Reinforced fiberglass

panel), sheetrock. Considerations for Materials chosen would be aesthetics, maintenance of materials (painting, sealing, replacing), Vandalism-“proof” (does it attract, how easy is it to clean/fix)

Brandon presented the different options on the three plans. All of the plans have been built up for a platform feel, which would be 6-8”. Brandon stated this was done in response to the council’s direction and can be taken off.

Plan A: Aesthetic features include increasing overhanging eaves, a sign and placards, corbuls, crossing signs and a clock. Brandon provided this plan a two different color schemes. Brandon also provided a rendering for a possible loading platform/bowery for the train. (Announcers booth is only on reflected on Plan A)

Plan B: Includes roof pitches, circular vents, fake windows, gable treatment, (fake) dormers, cupola. An announcer’s booth could be added to this design due to the high roof.

Plan C: Brandon feels this design is not real feasible due to size and cost. On this design, the center section sits high so it could be larger.

Brandon said the more they worked on the new designs, the more they came back to the original plan. He said the contractor may honor the price, therefore we wouldn’t have to rebid. The changes could be accomplished through change orders. Brandon feels we currently have a favorable bid, and it is unknown what the bid environment will be later. The lowest bidder, Stacy Enterprises, gave estimates on changing from a metal roof to asphalt shingles; this is recommended because baseballs hitting a metal roof would leave dentations. Changing to the asphalt roof would save \$7,000. Another reason to go with the original plan is the construction could start now. If it is redesigned and bid out, it would probably not be completed until mid summer.

Timing, if go ahead could work on thru the winter. Redesign and rebid, start in spring, done mid summer.

Councilmember Thomas asked about the additional costs there would be for Plan A. Brandon said additions to the original bid are overhangs increased from 3 feet to 6 feet, addition of corbels, signs, and clock. Brandon does not think these would add not significant costs, but he hasn’t taken it to the contractor to find out; Brandon said he would estimate \$10-15K.

Brandon added that the advantage of cinderblock is it is the cheapest option and it serves the purpose of both sides. He recommends plexiglass for the announcer’s booth windows.

Councilmember Thomas clarified that the purpose of this meeting is getting a decision from the Council which plan and where to place it. Councilmember Poff was under the impression this meeting was to discuss the overall design of park amenities.

Councilmember Poll said he likes raised platform look, and he would prefer hardiboard for the upper level, for different texture and no maintenance. Seth said they can mix and match the materials. The Council discussed personal preferences on the materials. John Grubb, resident and train club member, said the “fake” windows could be done by recessing the brick.

Councilmember Poll said he would like a rectangular design that would add to look of depot. He suggested using this design and extending it, such as adding an awning with an open picnic area/mini bowery, and fencing enclosing two of four sides. Seth said the ridgeline would have to extend. Brandon said they could push the building out another 6-8 feet.

The Council discussed further options, as the position of the building. They discussed what amenities should be facing south, west, etc. After discussion, the council decided they would like the concession and storage areas on the plan to be switched. The extended overhang with tables would be on the south side along with concessions; the bathrooms will face the playground to the north.

Councilmember Lusk questioned why the cost is so high; she believes \$157 per sq. foot is too high. Rodger reported there were about 20 bids, and the residential bidders were high. Councilmember Lusk questioned the need for the number of toilets on the plan.

Councilmember Poff said we are going to tell people we can't afford a fire truck and can't replace a waterline. He says there are no benches at the ball diamond or in the park. He said he realized we have to start somewhere. Councilmember Lusk agreed, stating she has a problem with there being no benches for the players. Mayor Monroe said we could have Job Corps assist with the building of spectator benches.

Seth stated that the cost is more than residential due to several issues, such as plumbing fixtures are wall mounted and the flushometer type, and the types of materials you have to have in these types of environments (they have to be capable of abuse). He said you could use residential materials but they wouldn't last. Seth said a floor mount toilet with a tank is \$300 instead of a wall mount at \$1,000.

Councilmember Lusk stated she has a problem with the fact that we can't replace waterline, but we are considering paying \$157 per sq. foot on a bathroom. Rodger said it is their decision, and the funds are coming from capital.

Councilmember Poll said the council is saying "we want everything" and we are here because "we made a big fuss and the staff went to bat for us." Councilmember Lusk asked if there is anything that can be eliminated to bring down the cost. She asked if we need two stalls. Councilmember Poll said we have to build for the future use. Councilmember Lusk said she has never seen line for the bathroom at Cherry Farms (which has two stalls).

It was asked why we have to have the concession area; someone stated it can produce income. Sam Stokes mentioned we can just use the Coke wagon.

Councilmember Thomas said we might as well bite the bullet if this is going to be what we are envisioning; if we want a lot of people to go there then we should do it the right way now.

Councilmember Poff suggested getting donations to help facilitate this as there are so many builders in the city that might do it at a discounted cost. Rodger said we can't approach them as it makes challenges in the bid environment. Councilmember Thomas agreed. Councilmember Lusk pointed out that Staker Parson donated the sand; Erika stated she believes they offered the donation.

Erika reminded the council that every time they ask for different designs, it costs more money.

Rodger reminded the council that we thought we would contract this project out ourselves and obtain help from Job Corps. However, no contractors want to touch that due to the warranty, and neither does the city. Rodger said these are public funds, and the city has a fiduciary responsibility, let alone the legality. Councilmember Poff suggested structuring some sort of donation bid, such as a name on a brick. Erika said we would then bear the cost of the engraving.

Councilmember Thomas asked if the council is in favor of plan A with modifications. Councilmember Woodbury said he is. Councilmember Poll is in favor of it, but he would like to see an extension to make it rectangular. Councilmember Poff wants to go one step further and approve that this is the style for the

whole park. Councilmember Poll said there should at least be three elements, and the other end of the park could be different.

Erika asked if anyone is going to notice the rectangular or square design. Councilmember Thomas asked if we would gain anything with making it rectangular except that it would cost more money; he proposed going with plan A with the current bid, spruced up, which we know will probably cost \$125K. Councilmember Poll reiterated he would like to extend the roof with support posts, or each end of the roof on north and south with benches on each side, with corbels on the posts.

The decision made was to proceed with plan A design and original bid with the following changes: Switch the locations of the concession and storage areas on the plan. Add extended overhang on south side (for picnic area/tables) to create rectangular effect. The bathrooms will face the playground to the north as shown on the original plan.

Rodger said we will have new designs drawn up and bring them back in January.

Councilmember Woodbury moved to adjourn the work meeting at 5:57 p.m.

Minutes by _____
Erika Ahlstrom, City Recorder