

CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING-SPECIAL SESSION
ANCHOR LOCATION: CITY HALL
10 EAST CENTER STREET, NORTH SALT LAKE
DECEMBER 14, 2022

FINAL

Mayor Horrocks welcomed those present at 4:04 p.m.

PRESENT: Mayor Brian Horrocks
Councilmember Lisa Watts Baskin via Zoom
Councilmember Natalie Gordon via Zoom
Councilmember Ted Knowlton via Zoom
Councilmember Stan Porter

EXCUSED: Councilmember Alisa Van Langeveld

STAFF PRESENT: Ken Leetham, City Manager; Heidi Voordeckers, Finance Director; Wendy Page, City Recorder; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Cameron Wright, Chief Building Official; Via Zoom: Thad Torres, First Service Mechanical.

1. CONSIDERATION OF A REQUEST TO AUTHORIZE THE CITY MANAGER TO PURCHASE A NEW BOILER FOR THE CITY OFFICES IN THE AMOUNT OF \$49,450

Ken Leetham reported that Thad Torres with First Service Mechanical (FSM) had recommended replacement of the boiler at this time. He also said Cameron Wright, the City's Chief Building Official, had been involved with the HVAC system and current issues. He mentioned staff had been working on improving the HVAC system at City Hall for several years and the time had come to replace one boiler. He explained if the replacement was not done more repair calls would likely be necessary and are estimated to cost between \$12,000 and \$13,000. Mr. Leetham spoke on the number of repair calls and consequences for staff when the HVAC system was not functioning properly. He indicated this was an unbudgeted expense so a future budget amendment would be necessary. He stated staff recommended the City Council authorize the City Manager to enter into a purchase agreement for \$49,450 to purchase a 5,000 BTU RBI boiler that would work with the existing boiler to provide more reliable heat to the building.

Ken Leetham commented that there were potential rebates from Dominion Energy with the purchase of this boiler and the City would see savings on the monthly gas bill.

Thad Torres, First Service Mechanical, provided some history on the issues with the HVAC system. He said in their investigation the two existing boilers were 1,000,000 BTU boilers but the blueprints for the system only called for two 500,000 BTU boilers. He reported this meant the boilers were twice the size needed and caused the units to short cycle. He indicated a storage tank was installed and the balancing of the system was upgraded to smooth things out. He stated the new boiler would be the primary boiler and would modulate to provide an even temperature and avoid short cycling. Mr. Torres said he spoke with Dominion Energy and found there would be a \$1,750 rebate which they could help obtain. He noted there would also be monthly gas bill savings as well as the anticipated reduction in number of service calls.

Thad Torres commented the second boiler would need to be replaced within the next two to three years. He explained the reason the original boilers were too big was due to the wrong model number on the blueprints. He mentioned after replacement of both existing boilers the new boilers would be the correct size for the building. Mr. Torres said at this time all the controls were upgraded and reset as well as an installation of new balancing valves.

Ken Leetham said this would be a great improvement and allow for a significant savings as each service call had been up to several thousand dollars.

Mayor Horrocks asked about the timeframe for installation. Thad Torres replied it was eight to ten weeks out. He said currently the system was running on one boiler which was causing alarms and repair parts would be \$9,000.

Mayor Horrocks asked if a property management contract was in place with FSM at this time. Ken Leetham replied affirmatively.

Councilmember Gordon asked if it was better to replace both boilers now to save costs. Cameron Wright responded that he felt it would be better to keep the existing boiler that was still functioning to work in conjunction with the new boiler. He recommended having one new boiler and one older boiler running together so the replacement cycle would be staggered and there would always be at least one that was very reliable.

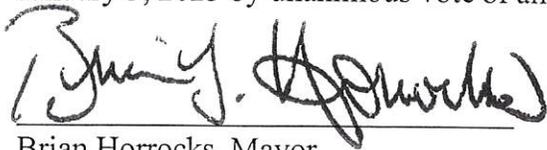
Thad Torres commented that they would remove the functioning parts off the old boiler to use as spare parts.

Councilmember Gordon moved to authorize the City Manager to purchase a new boiler for the City offices in the amount of \$49,450. Councilmember Porter seconded the motion. The motion was approved by Councilmembers Baskin, Gordon, Knowlton, and Porter. Councilmember Van Langeveld was excused.

2. ADJOURN

Mayor Horrocks adjourned the meeting at 4:18 p.m.

The foregoing was approved by the City Council of the City of North Salt Lake on Tuesday January 3, 2023 by unanimous vote of all members present.

A handwritten signature in black ink, appearing to read "Brian Horrocks", written over a horizontal line.

Brian Horrocks, Mayor

A handwritten signature in blue ink, appearing to read "Wendy Page", written over a horizontal line.

Wendy Page, City Recorder