

CLEARFIELD CITY COUNCIL MEETING MINUTES  
6:00 P.M. WORK SESSION  
April 20, 2011

PRESIDING:	Don Wood	Mayor
PRESENT:	Marilyn Fryer Kathryn Murray Bruce Young	Councilmember Councilmember Councilmember
EXCUSED:	Mark Shepherd Doyle Sprague	Councilmember Councilmember
STAFF PRESENT:	Chris Hillman Adam Lenhard Tracy Heun Gary Cohen Kim Read	City Manager Community Development Dir. Community Services Director Recreation Director Deputy City Recorder
EXCUSED:	Nancy Dean	City Recorder

VISITORS: Becky Hawkins – Method Studio, Joe Smith – Method Studio, Gretchen Myers, Alyn Bone

Mayor Wood called the meeting to order at 6:10 p.m.

Joe Smith, Method Studio, reviewed the evening’s agenda with the Council. He informed the Council of the key points identified during a lunch meeting with Tracy Heun, Community Services Director.

Councilmember Young arrived at 6:15 p.m.

He requested feedback regarding Mr. Lind’s presentation specific to a film festival idea for using the theatre facility. A discussion took place.

Mr. Smith reviewed the revised vision with the Council highlighting the following:

- Cultural facility which encompasses all arts programs
- Self-sufficient premiere destination
- Provide positive experience to all age demographics
- Inviting facility
- Marketable to other cities

Ms. Heun explained the calendaring event her staff participated in and commented the City was already providing a full spectrum of arts which could be completed in the building and shared results with the Council.

Mayor Wood pointed out more than one event could take place in the Community Center because of the number of rooms in the facility. A discussion took place specific to scheduling and expected revenue streams associated with possible programs such as dance classes.

Mr. Smith shared a visual presentation illustrating proposals for optional floor plans and a discussion took place regarding each option. It was determined there was a specific need for a child care area for parents participating in the choir, band or theatre to bring their children. A discussion took place specific to a storage room for band instruments. He explained the challenges associated with removing the ceiling of the first floor in the theatre for a balcony and expressed his opinion that option would not be cost effective. He suggested raking the theatre floor and replacing the seats to accommodate staggered seating.

Councilmember Murray left the meeting at 6:55 p.m.

Mr. Smith shared a visual presentation of exterior suggestions which could be used on the Community Center building. He suggested relocating some of the adjacent handicapped parking spaces to accommodate a plaza area with landscaping amenities such as benches, trees and flowering plants. He emphasized the outdoor amenities would enhance the "experience." A discussion took place specific to parking space. Tracy Heun, Community Services Director, pointed out parking would be available with the rebuilding of Wasatch Elementary School in addition to the parking currently available at the City Building.

Alyn Bone arrived at 7:05 p.m.

Ms. Heun expressed the need for more restrooms and the available space to accommodate more restrooms. Mr. Smith explained all possible options including construction of a small addition for nothing other than restrooms. Ms. Heun also inquired about the need for a "mother's" room which could be used by employees at the City Building. A discussion took place regarding different floor plan options. Mr. Smith believed it would be possible to relocate the restrooms where the kitchen storage room and office were located near the kitchen. Ms. Heun agreed with Mr. Smith's suggestions as they would be ADA (American Disability Act) compliant. Mr. Smith cautioned that once major remodeling/construction began to take place, building code would require the entire building be brought into earthquake and ADA compliance.

Ms. Bone also explained the challenge with a wall near the stage and moving in scenery or a piano. She commented the elimination of the wall and installing a curtain would meet the needs. Ms. Heun believed the wall was a false wall. During the discussion it was suggested to move the entrance doors toward the end of the theatre be moved eliminating lighting problems and locating the rest rooms near those doors.

Mr. Smith explained the phasing options associated with the remodeling of the proposed Community Arts Center. He pointed out it was important to identify priorities if it were determined to proceed with the phasing option as opposed to completing the project all at once. A discussion took place specific to the two options. Mr. Smith reported if the project were completed all at once it would be cheaper in the long term and believed the City would receive more value. He reviewed the estimated costs with the Council and a discussion took place. Mr. Smith roughly estimated the cost for the renovations could be approximately 1.5 million dollars.

Mr. Hillman explained the possible funding options to the Council and a discussion took place specific to bonding and prioritization compared to roads, parks and tennis courts. The Council also discussed whether it would be best to remodel the existing facility or build new and the risks associated with remodeling the current facility. Mr. Smith emphasized the structural engineer had expressed his opinion the building was quite structurally sound and believed the life of the existing building would be at least another 20 years. He pointed out the original building was built at a higher code than required for the time period.

Mr. Hillman reminded the Council operation costs associated with the proposed facility specific to staffing should be considered with the project. A discussion took place regarding possible operation costs. Ms. Heun pointed out participants of classes primarily pay for the instructional costs. Ms. Hawkins reminded the Council of Mr. Lind's comments from the March 23, 2011 meeting regarding facilities which were self sufficient and indicated that information would be provided in the final report of the feasibility study. A discussion took place regarding the costs to the City associated with maintaining the current facility over the previous ten years. Mr. Smith suggested the City could solicit sponsors in conjunction with the project such as purchasing a brick paver or chair in the theatre.

Mayor Wood commented about the recent improvements made to the downtown area using the CDRA with the Health Department, a possible reception/meeting facility and expressed his opinion the Community Arts Center would be another component of the City's vision for downtown. Mr. Hillman stated he would mention the possible use of RDA funds for part of the improvements to Randy Sant, RDA Consultant. He believed the funds would be restricted for the use of landscaping and not necessarily the facility.

Ms. Hawkins reported adjustments would be made to the study and a final assessment would be provided to the Council. She stated a final presentation would be shared with the Council in a formal setting accompanying a final report during a future City Council meeting.

The meeting adjourned at 8:27 p.m.

**APPROVED AND ADOPTED  
This 28<sup>th</sup> day of June, 2011**

**/s/Don Wood, Mayor**

**ATTEST:**

**/s/Nancy R. Dean, City Recorder**

I hereby certify that the foregoing represents a true, accurate, and complete record of the Clearfield City Council meeting held Wednesday, April 20, 2011.

/s/Nancy R. Dean, City Recorder