

CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
April 10, 2012 – REGULAR SESSION

City Council Chambers
55 South State Street
Third Floor
Clearfield, Utah

Mission Statement: To provide leadership in advancing core community values; sustain safety, security and health; and provide progressive, caring and effective services. We take pride in building a community where individuals, families and businesses can develop and thrive.

6:00 P.M. WORK SESSION

Update and Presentation from North Davis Sewer District
Discussion on a Facility Needs Assessment for the Public Works
and Parks Maintenance Facilities

7:00 P.M. REGULAR SESSION

CALL TO ORDER:

Mayor Wood

OPENING CEREMONY:

Youth City Councilmember Brooklyn Veazie

APPROVAL OF THE MINUTES:

March 6, 2012 – Work Session

March 27, 2012 – Policy Session

PUBLIC HEARING:

1. **PUBLIC HEARING TO CONSIDER THE DISPOSAL OF A SIGNIFICANT PARCEL OF REAL PROPERTY LOCATED ON THE NORTHEAST CORNER OF THE FREEPORT CENTER PROPERTY IN EXCHANGE FOR A NEARBY LARGER PARCEL**

BACKGROUND: Clearfield City is considering the disposition of a 0.25 acre significant parcel of real property currently being used for a detention basin. The parcel is located on the northeast corner of the Freeport Center Associates property and would be exchanged for a nearby larger parcel of property.

RECOMMENDATION: Receive public comment.

SCHEDULED ITEMS:

2. **CITIZEN COMMENTS**
3. **CONSIDER APPROVAL OF RESOLUTION 2012R-05 AUTHORIZING THE DISPOSITION OF PROPERTY LOCATED ON THE NORTHEAST CORNER OF THE FREEPORT CENTER ASSOCIATES IN EXCHANGE FOR A NEARBY LARGER PARCEL**

RECOMMENDATION: Approve Resolution 2012R-05 authorizing the disposition of a significant parcel of real property located on the northeast corner of the Freeport Center Associates property in exchange for a nearby larger parcel and authorize the Mayor's signature to any necessary documents.

4. CONSIDER APPROVAL OF THE AWARD OF PROPOSAL TO PROVIDE A FACILITIES NEEDS ASSESSMENT FOR THE PUBLIC WORKS AND PARKS MAINTENANCE FACILITIES TO ASWN& JSA ARCHITECTURE

BACKGROUND: The City solicited Requests for Qualifications from qualified professional architectural/engineering firms to provide a comprehensive, value-based assessment of the Clearfield Public Works and Parks Maintenance facilities. The objectives of the needs assessment is to evaluate the current and future needs of the different city operations at the existing site and provide a phased master plan which would provide a strategic course of action for future site improvements. Proposals were received from five qualified firms.

RECOMMENDATION: Approve the award of proposal to provide a Facility Needs Assessment of the Public Works and Parks Maintenance facilities to ASWN&JSA and authorize the Mayor's signature to any necessary documents.

5. APPOINTMENTS TO THE PARKS AND RECREATION COMMISSION

BACKGROUND: The Clearfield Parks and Recreation Commission has openings for several Parks and Recreation members and the Council recently interviewed interested individuals to serve on the Commission.

RECOMMENDATION: Approve the Mayor's recommendations to the Parks and Recreation Commission, and authorize his signature to any necessary documents.

COMMUNICATION ITEMS:

Mayor's Report
City Councils' Reports
City Manager's Report
Staffs' Reports

*****COUNCIL MEETING ADJOURN*****

Dated this 5th day of April, 2012.

/s/Nancy R. 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.

CLEARFIELD CITY COUNCIL MEETING MINUTES
6:00 P.M. WORK SESSION
March 6, 2012

PRESIDING:	Mark Shepherd	Mayor Pro Tem
PRESENT:	Kent Bush	Councilmember
	Mike LeBaron	Councilmember
	Bruce Young	Councilmember
EXCUSED:	Don Wood	Mayor
	Kathryn Murray	Councilmember
STAFF PRESENT:	Adam Lenhard	City Manager
	JJ Allen	Assistant City Manager
	Greg Krusi	Police Chief
	Scott Hodge	Public Works Director
	Kim Dabb	Operations Manager
	Eric Howes	Community Services Director
	Bob Wylie	Administrative Services Director
	Steve Guy	City Treasurer
	Jessica Hardy	Accounting Technician
	Nancy Dean	City Recorder
	Kim Read	Deputy City Recorder

VISITORS: There were no visitors.

Mayor Pro Tem Shepherd called the meeting to order at 6:00 p.m.

DISCUSSION ON A CONTRACT WITH THE STATE FUEL SYSTEM

Scott Hodge, Public Works Director, reported the City was considering participating in the State Fuel System program and changing the City's facilities at the Public Works Shops to be part of the system. He indicated the State had visited the City's facility and expressed interest in the City's participation. He stated the City's participation would require entering into an agreement and an additional increase for fuel at approximately three cents per gallon. He reported the price difference would result in an increase of approximately \$10,000 per year for the City's fuel; however, the State would take over the maintenance of the fuel tanks, pump, computers, etc. He emphasized the property would remain with the City.

Mr. Hodge reported Layton City and Syracuse City were on the program and more and more entities were choosing to participate in the State's fuel system. He expressed his opinion this would be a benefit to the City.

Councilmember Young inquired what the City's current maintenance costs were for the equipment. Mr. Hodge responded there currently wasn't much in the form of maintenance costs; however, the pumps were considered "older." He informed the Council that if the City incurred a fuel spill it would be very expensive to clean up. He added the City hadn't invested significant funds in the past few years and the system's infrastructure was aging.

Councilmember LeBaron inquired about the costs to upgrade the facility. Mr. Hodge responded he hadn't been made aware what improvements the State would be making to upgrade the facility.

Mr. Hodge explained the specifics of the agreement to the Council. Mr. Lenhard pointed out certain costs associated with the fuel system would be incurred by the City whether or not it entered into an agreement with the State. He emphasized the City's current system was functioning at the current time. He commented the City could enter into the State program at any time as well as cancel its participation.

Mr. Hodge informed the Council consideration for entering the program would come before the Council for approval at the next policy session. Councilmember LeBaron requested the projected costs to upgrade the City's current system as opposed to participating in the State's fuel system before the Council considered it for approval. Councilmember Shepherd asked how old the City's fuel tank was. Mr. Hodge responded it was approximately 20 years old. Councilmember LeBaron clarified the fuel storage tank was above ground.

DISCUSSION ON THE 2012/2013 FISCAL YEAR BUDGET

Bob Wylie, Administrative Services Director, reported staff had been working on the 2013 fiscal year budget for approximately six weeks. He stated the evening's discussion would be specific to the enterprise fund which consisted of utility, water, sewer, storm sewer and solid waste.

Mr. Wylie distributed the working budget and directed the Council to the first page. He pointed out there were no new full time employee positions proposed for the funds. He explained the difference between the utility admin fund and the water meter fund and how the late fees related to both funds. He explained there were approximately 1000 residents paying their utility bills late and reported during the month of January the City started mailing the late notices as opposed to delivering door hangers. He explained the procedures used by staff in attempting to collect the late payments and stated 150 out of those 1000 were being shut-off.

Mr. Wylie reviewed all other utility accounts with the Council and stated it was anticipated water rates would need small increases for several years in the future to pay for the identified water capital projects. Scott Hodge, Public Works Director, reviewed with the Council the proposed water capital projects which would need to be completed. Mr. Wylie pointed out how the identified projects would be funded and the resulted impact to the water enterprise fund.

Councilmember Bush inquired how a rate increase from Weber Basin Water would affect the City's proposed rate increase. Mr. Wylie responded the City had a contract designating the specific acreage of water for the City's purchase. Mr. Hodge added the water itself was a contracted amount but there could be an increase if overhead or maintenance costs increased.

Mr. Wylie reviewed the sanitary sewer revenue and indicated staff was proposing a small two percent increase until 2014 in order to complete infrastructure improvements. He pointed out the North Davis Sewer District (NDS) had indicated it would be proposing a rate increase beginning in July and stated the figures didn't include that increase. He reminded the Council the last time the District experienced a rate increase the City passed it straight through to the resident. Mr. Hodge reviewed the proposed sanitary sewer capital projects with the Council. He clarified how each project was prioritized. Mr. Wylie pointed out how cleaning out the sewer and storm sewer lines on a rotational basis had benefited the City.

Mr. Wylie reviewed the revenues associated with the storm sewer account and Mr. Hodge reviewed the proposed capital projects for the storm sewer account. Mr. Wylie emphasized the account had sufficient funds to complete the identified projects. He added small rate increases had been included in the presented scenarios. Mr. Lenhard suggested the City request some reimbursement from Utah Transit Authority (UTA) for the 24-inch storm drain line which would directly benefit any future development at the Transit Oriented Development (TOD) site.

Mr. Wylie reviewed the solid waste fund with the Council and reported the City was currently in the bid process for solid waste collection services. He expressed his opinion the account was healthy. He stated he was hopeful a new contract would be awarded in March and the new contract rates would be included in the tentative budget. He indicated there were no capital projects identified for the fund and staff would not be proposing any rate increases.

Adam Lenhard, City Manager, distributed two handouts. He reminded the Council about the handout which had been previously used at the budget retreat. He stated the City had eight different project areas. He explained the City's approach during this year's budget process had been to separate the funds specific to each area. He reviewed the prepared budget summary with the Council and explained how the numbers had been assembled and additionally reviewed the identified projects and expenditures associated with each EDA or RDA project area.

- EDA 1 – Cowley Adams @ Legend Hills
- EDA 2 – 1700 South
- EDA 3 – ATK
- RDA 6 0 North Freeport
- RDA 7 – West Side CBD
- RDA 8 – North Gate East Side CBD
- RDA 9 – South CBD
- RDA 10 – Wilcox Farms

A lengthy discussion took place regarding the identified project areas and Mr. Lenhard requested direction from the Council regarding allocation of funds specific to EDA 1. The Council determined to fund the proposed water projects in EDA 1 using increment funds as the funding source. Mr. Lenhard suggested since there were no new planned projects for EDA 2, the funds could be appropriated for the Sales Tax Bond Payment. He pointed out the City didn't have discretion regarding project funds for EDA 3, the ATK project area. He reviewed project area RDA 6 with the Council and suggested reimbursement to the general fund associated with the 200 South/Center Street bridge which was a direct economic development expense; furthermore, he emphasized those funds should be specifically designated toward economic development. Mr. Lenhard explained RDA 7 also encompassed part of the 200 South/Center Street bridge and pointed out the same strategy could be used. Councilmember Bush inquired if the landscaping of the bridge could be a qualified use of the funds. Mr. Lenhard responded in the affirmative and indicated that project should be identified when appropriating funds.

Councilmember Bush inquired if the designated RDA areas could be refigured. Mr. Lenhard responded the City couldn't change boundaries of the designated areas without approaching the taxing entity committee. He added the City had a significant number of RDA's and cautioned the Council about doing that. Councilmember Bush pointed out residential homes were included in RDA 6 and expressed his opinion the inclusion of Freeport Center extending to 1000 West would be a greater benefit to the City. Mr. Lenhard suggested the City would want to designate a project area for the Utah Transit Authority (UTA) property in the future and believed that request would be more beneficial.

Mr. Lenhard stated the City was obligated to pay the revenue bond debt service specific to RDA 8, which encompassed the area near the Municipal Campus including Lakeside Square. He added the new 650 North interchange in conjunction with Falcon Hill was also included in the area. Councilmember Shepherd inquired what contribution the City would be obligated to contribute to the 650 North improvements. Mr. Lenhard responded the Utah Department of Transportation (UDOT) would complete all improvements with the exclusion of landscaping, which could be an allowed improvement. Mr. Lenhard pointed out it that even though the intersection was not geographically included in the RDA area, there would be a direct economic benefit because the intersection was a significant gateway to the City.

Mr. Lenhard explained how RDA 9 would be affected with the SR 193 extension and the possibility to fund the \$200,000 Depot Street Improvement Project with remaining funds to be appropriated to the Sales Tax Revenue Bond payment.

Mr. Lenhard commented the Wilcox Farms area, RDA 10, would be developed sometime in the future.

Mr. Lenhard directed the Council to the colored chart reflecting each project area and reviewed each area's budget. A lengthy discussion took place regarding possible projects and the Council agreed to appropriate the following:

- 10" water line in EDA 1 project area for approximately \$204,500.
- 18" water line in EDA 1 project area for approximately \$234,500.
- Depot Street Improvement Project for RDA 9 project area for approximately \$200,000 and the remainder appropriated for the Sales Tax Bond payment.
- Sales Tax Bond payment for RDA 10.
- Appropriate all other the fund balance for future transfers to the general fund to be appropriated toward future projects once operation costs, Sales Tax Bond payment, for RDA's 6, 7 and 8 were paid.
- EDA 2 - appropriate funds toward the Sales Tax Bond payment.

Mr. Lenhard emphasized the appropriations would result in a remaining balance of approximately one million dollars which could be used for future projects within the RDA areas.

The meeting adjourned at 8:25 p.m.

CLEARFIELD CITY COUNCIL MEETING MINUTES
7:00 P.M. REGULAR SESSION
March 27, 2012

PRESIDING:	Don Wood	Mayor
PRESENT:	Kent Bush	Councilmember
	Mike LeBaron	Councilmember
	Kathryn Murray	Councilmember
	Mark Shepherd	Councilmember
	Bruce Young	Councilmember
STAFF PRESENT:	Adam Lenhard	City Manager
	JJ Allen	Assistant City Manager
	Brian Brower	City Attorney
	Greg Krusi	Police Chief
	Scott Hodge	Public Works Director
	Eric Howes	Community Services Director
	Bob Wylie	Administrative Services Director
	Stacy Millgate	CDBG Coordinator
	Sean Montierth	IT Manager
	Nancy Dean	City Recorder
	Kim Read	Deputy City Recorder

VISITORS: Lance Allen – Waste Management, Joy Brown – American Legion Post 134, Ambrya Hinshaw, Briana Allred – Youth City Council, Miranda Cheney, Megan Godwin – Weber State University, Shelley Godwin, Amberlee Bauman – Big Brothers Big Sisters

Mayor Wood informed the citizens present that if they would like to comment during Citizen Comments or the Public Hearing there were forms to fill out by the door.

Youth City Councilmember Briana Allred conducted the Opening Ceremony.

APPROVAL OF THE MINUTES FROM THE FEBRUARY 28, 2012 WORK SESSION AND THE FEBRUARY 28, 2012 REGULAR SESSION

Councilmember LeBaron moved to approve the minutes from the February 28, 2012 work session and the February 28, 2012 regular session, as written, seconded by Councilmember Shepherd. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, LeBaron, Murray, Shepherd and Young. Voting NAY – None.

APPROVAL OF THE ADOPTION OF THE HEARING OFFICER'S RECOMMENDATION TO UPHOLD THE CITY BUSINESS LICENSING OFFICIAL'S DENIAL OF LICENSES

Brian Brower, City Attorney, informed the Council that City ordinance allowed the applicant of a denied Sexually Oriented Business License or Employee License to appeal the decision of the Business License Official. He reported an appeal had been filed on each of these license renewals and the appeals were heard by a designated hearing officer. He stated the hearing officer accepted the evidence presented, heard from the applicant and his attorney, and considered the arguments offered and had since issued Findings of Fact, Conclusions of Law, and a Recommendation to the City Council, pursuant to City ordinance. He continued it was now up to the Council to determine whether to adopt those Findings, Conclusions and Recommendation. He reported no objections were filed by either the City or the applicant to the hearing officer's Findings, Conclusions and Recommendation, which opportunity was also provided for in the City's ordinance.

Councilmember Shepherd moved to approve the adoption of the hearing officer's recommendation to uphold the City Business Licensing Official's denial of licenses, seconded by Councilmember Murray. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, LeBaron, Murray, Shepherd and Young. Voting NAY – None.

Mayor Wood also stated he concurred with the hearing officer's Findings, Conclusions and Recommendation and wanted that reflected in the record.

Councilmember Young moved to adjourn as the City Council and reconvene as the Community Development and Renewal Agency at 7:08 p.m., seconded by Councilmember LeBaron. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, LeBaron, Murray, Shepherd and Young. Voting NAY – None.

The minutes for the CDRA are in a separate location

PUBLIC HEARING ON THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ONE-YEAR ACTION PLAN FOR PROGRAM YEAR JULY 1, 2012 TO JUNE 30, 2013

Council received a copy of the proposed 2012-2013 Community Development Block Grant (CDBG) One-Year Action Plan. Citizens were given the opportunity to review the One-Year Action Plan in the Community Development Department from March 28, 2012 until April 26, 2012. The final copy will be presented to the Council on May 8, 2012.

Stacy Millgate, CDBG Coordinator, explained the City expected to receive approximately \$217,000 in CDBG funds next year. She reviewed the proposed following allocations:

- \$14,000 to the Youth Resource Center
- \$9,000 to the Family Connection Center
- \$9,000 to the Davis Community Learning Center
- \$25,000 for CDBG Administrative costs
- \$159,000 for an infrastructure project within the City. She added the project had not yet been identified.

Mayor Wood declared the public hearing open at 7:21 p.m.

Mayor Wood asked for public comments.

Amberlee Bauman, Big Brothers Big Sisters of Utah, expressed appreciation to the City for its consideration of CDBG funds in the amount of \$3,050. She reported the program served 1500 “at risk” children in the State of Utah with 21 children coming from Clearfield. She added 14 mentoring volunteers were also Clearfield residents. She informed the Council that the funds would be used for the school based mentoring program offered once a week at the schools located within the City. She reported some of the results of the program were an increase in school achievement as well as a meaningful relationship with an adult.

Mayor Wood expressed appreciation to Ms. Bauman and commented it was always difficult to determine the recipients of the grant funding and explained the application process to the Council. He expressed his opinion it was unfortunate all requests couldn't be funded.

Councilmember Bush moved to close the public hearing at 7:24 p.m., seconded by Councilmember Murray. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, LeBaron, Murray, Shepherd and Young. Voting NAY – None.

SCHEDULED ITEMS

CITIZEN COMMENTS

Joy Brown, American Legion, expressed appreciation to the City for the article which appeared in the City newsletter regarding the Easter Egg Hunt. She reported approximately 10,000 plastic eggs had been filled with candy and reported members of the Legion were looking forward to the City's Easter Egg Hunt. She informed the Council of the volunteers associated with filling the eggs. Mayor Wood expressed appreciation to members of the American Legion and the Clearfield ROTC for their volunteer efforts.

APPROVAL OF THE AWARD OF BID FOR THE 100 NORTH COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) IMPROVEMENT PROJECT TO KAPP CONSTRUCTION AND DEVELOPMENT

Adam Lenhard, City Manager, explained bids were received from seven construction companies to perform work for the 100 North Street CDBG Improvement Project. The work would consist of upgrading the culinary water and sanitary sewer lines, installing a new storm drainage system and replacing the curb, gutter and sidewalk, and installing new asphalt pavement on 100 North Street from North Main to 300 East. The lowest responsible bid was received from Kapp Construction with a bid of \$575,409.

Scott Hodge, Public Works Director, stated the City had completed a number of infrastructure projects within the past four years and Kapp Construction completed most of those projects. He anticipated the project would begin around the first of May and believed it would be completed in approximately 75 days.

Councilmember Young moved to approve the award of bid to Kapp Construction and Development to perform the construction work associated with the 100 North CDBG Improvement Project for the bid amount of \$575,409, and approve funding of the project for the bid amount of \$575,409 with contingency and engineering costs of \$128,592 for a total project cost of \$704,001; and authorize the Mayor's signature to any necessary documents, seconded by Councilmember LeBaron. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, LeBaron, Murray, Shepherd and Young. Voting NAY – None.

APPROVAL OF THE AWARD OF PROPOSAL FOR INDIGENT CRIMINAL DEFENSE SERVICES (PUBLIC DEFENDER) FOR THE CLEARFIELD JUSTICE COURT TO THE LAW OFFICE OF RYAN J. BUSHELL

JJ Allen, Assistant City Manager, explained it recently became necessary for the City to solicit Request for Proposals (RFP) for public defender services. He indicated the City had completed the RFP process and evaluated the submitted proposals. Based upon the criteria stated in the Request for Proposal (RFP), the proposal submitted by the Law Office of Ryan J. Bushell was determined to be most advantageous to the City. The initial term of the contract would be effective through June 2013, with an option to renew.

Councilmember Murray inquired who the City had used previously for these services. Mr. Allen responded Attorney Paul Olds had previously been providing the services and that contract had expired.

Councilmember Shepherd moved to approve the award of proposal for indigent criminal defense services for the Clearfield Justice Court to the Law Office of Ryan J. Bushell and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Bush. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, LeBaron, Murray, Shepherd and Young. Voting NAY – None.

APPROVAL OF THE AWARD OF PROPOSAL FOR RESIDENTIAL SOLID WASTE COLLECTION

Bob Wylie, Administrative Services Director, explained the City's current agreement for residential solid waste collection services would expire on July 1, 2012. A Request for Proposal (RFP) was issued for new services beginning July 1, 2012 for a two year period. Four vendors responded with qualified bids. Waste Management of Utah, Inc. had the best qualified proposal based on the criteria set forth in the RFP.

Councilmember Murray moved to approve the award of proposal for residential solid waste collection services to Waste Management of Utah, Inc. and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Young. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, LeBaron, Murray, Shepherd and Young. Voting NAY – None.

APPROVAL OF THE CONSOLIDATED FUEL NETWORK AND SITE MANAGEMENT AGREEMENT WITH THE STATE OF UTAH DEPARTMENT OF ADMINISTRATIVE SERVICES, DIVISION OF FLEET AND SURPLUS SERVICES FUEL NETWORK

Adam Lenhard, City Manager, stated Clearfield City currently maintained a refueling station at the Public Works shops facilities. By the City entering into this agreement, the State of Utah would manage and maintain the City's refueling facilities. Clearfield City would become a member in the State's fueling network which would allow City owned vehicles to refuel at any member station within the State.

Councilmember LeBaron expressed appreciation to Scott Hodge, Public Works Director, for providing the additional information he requested during the March 6, 2012 work session.

Councilmember LeBaron moved to approve the Consolidated Fuel Network and Site Management Agreement with the State of Utah and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Shepherd. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, LeBaron, Murray, Shepherd and Young. Voting NAY – None.

COMMUNICATION ITEMS**Mayor Wood**

1. Reported he attended the ribbon cutting for the Northrop Grumman facility at the Falcon Hill Development. He stated Governor Herbert, Senator Hatch and Congressman Bishop were all in attendance and spoke at the event. He indicated the City would be working on possible opportunities to fill the vacancy at the old Northrop Grumman building.
2. Reminded the Council of the accident a few months ago at the intersection of 700 South/1000 West and reported new information had become available which indicated a possible west entry/exit for Freeport Center at the intersection. He stated another option had surfaced in that the industrial park developer for the property located in Syracuse at 200 South/1000 West had expressed interest in assisting with the improvements to the intersection. Scott Hodge, Public Works Director, reported he had discussed the mentioned possibilities with representatives from Freeport Center and had been informed they would not be pursuing an exit to the west at this time. Adam Lenhard, City Manager, added the developer of the industrial park in Syracuse had recognized that intersection improvements along 1000 West at 700 South would be beneficial to its development as well as the entire area. The developer of the Ninigret project had proposed some of the increment from the economic development project area might be used to offset infrastructure improvements to the intersection. He believed the City would have an opportunity to participate with the improvements and expressed his opinion it would be a win/win scenario for the City. He continued the project had been identified during the budget process; however, funding would not be available in the immediate future. Mayor Wood desired to make the Council aware of the discussions as residents from the area had been vocal about the intersection and could contact members of the Council individually. Mr. Lenhard commented he had no time reference as to when any action could be expected to take place.

Councilmember Bush

1. Reported he attended the Kiwanis meeting on Thursday, March 22, 2012.
2. He also reported he had attended the Wasatch Front 2040 Consortium during which UTA had discussed the development of rail sites. He stated he visited with Michael Christensen, Thackeray, regarding the proposed rail stop located in the City.
3. Informed the Council that the Wasatch Front Regional Council would be holding a transportation committee meeting here at City Hall. He stated projects would be identified which would be forwarded on to determine priority for future road projects. He indicated he would be willing to represent the City's desires for identified projects and requested input.

Councilmember LeBaron

1. Reported he had shopped at For Your Kitchen and stated it had everything possible for your kitchen.
2. Informed the Council a team consisting of Clearfield High students and instructors had participated in a CyberPatriot tournament in Washington DC. He explained the background associated with CyberPatriot tournament and reported the Clearfield High team finished third in the nation. Mayor Wood added it was the second time a team from Clearfield had finished at the National level.

Councilmember Murray – nothing to report.

Councilmember Shepherd – Reported the first session of Clearfield University was held on Thursday, March 22, 2012. He stated there had been a great turnout for the program and indicated there were two vacancies for available participants. Mayor Wood expressed appreciation for Councilmember Shepherd's and Shannon Anderson's efforts in the implementation of the program. He also expressed appreciation to City staff involved with Clearfield University.

Councilmember Young –nothing to report.

Adam Lenhard, City Manager

1. Expressed his opinion the first session of Clearfield University had gone very well. He explained the eight week program and expressed appreciation to Councilmember Shepherd and Shannon Anderson for their work with the program.
2. Expressed appreciation for staff's attendance at the Vision 2020 Open House previously held today at 5:00 p.m. He stated the Vision 2020 plan would be updated over the next few months and explained the timeline. He indicated there would be additional public meetings with the Planning Commission and the original committee during which items would be added. He added a final plan would come before the Council for adoption.
3. Reported he would be out of town beginning Tuesday, April 3, 2012 until Monday, April 16, 2012 and stated Bob Wylie, Administrative Services Director, would be covering his responsibilities in his absence.

STAFFS' REPORTS

Nancy Dean, City Recorder

1. Reminded the Mayor and Council of their scheduled lunch with Davis School Superintendency on, Wednesday, March 28, 2012 at 12:00 noon at Clearfield High School.
2. Informed the Council no meeting was scheduled for Tuesday, April 3, 2012. She stated the next meeting would be Tuesday, April 10, 2012 with a work session beginning at 6:00 p.m. followed by the policy session.
3. Reminded the Council of the Utah League meetings beginning on Wednesday, April 11, 2012.
4. Requested the Council quickly move to the executive conference room after adjourning the meeting to complete the Parks & Recreation Commission interviews.

There being no further business to come before the Council in policy session, **Councilmember Shepherd moved to adjourn the policy session and reconvene in a work session at 7:50 p.m., seconded by Councilmember Young. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, LeBaron, Murray, Shepherd, and Young. Voting NAY – None.**

CLEARFIELD CITY RESOLUTION 2012R-05

A RESOLUTION AUTHORIZING AND DIRECTING CONVEYANCE OF A SIGNIFICANT PARCEL OF REAL PROPERTY TO FREEPORT CENTER ASSOCIATES IN EXCHANGE FOR A LARGER ADJACENT PARCEL

WHEREAS, Clearfield City Corporation (the “City”) currently owns a significant parcel of real property (.25 acre) located near the northeast corner of the Freeport Center in Clearfield which is currently undeveloped and sits vacant; and

WHEREAS, the City has no current valuable or beneficial use for this smaller, narrow strip of property; and

WHEREAS, Freeport Center Associates (FCA) currently owns a larger (.84 acre) parcel of real property adjacent to the City’s above described parcel which could be beneficially used by the City to expand and improve one of its current storm water detention basins as well as to help facilitate the SR-193 expansion project; and

WHEREAS, the benefits to the City, its residents, property and business owners derived from obtaining the larger parcel of property far outweighs the benefit of maintaining the smaller parcel; and

WHEREAS, both the City and FCA are ready, willing and able to exchange the aforementioned parcels of real property; and

WHEREAS, upon recommendation from staff and careful consideration of the benefits to the City, the Clearfield City Council hereby finds that conveying this .25 acre significant parcel of real property located near the northeast corner of the Freeport Center in exchange for a larger, .84 acre adjacent parcel is in the public interest for Clearfield City, its residents and the surrounding community;

NOW THEREFORE BE IT RESOLVED, by the Clearfield City Council that for the reasons set forth in the recitals above:

A portion (.25 acre) of Davis County Tax ID Parcel No. 12-022-0030, located in Clearfield, Davis County, Utah with the legal description set forth in the attached Quit-Claim Deed and as shown on the aerial map (parcel A) provided by the Utah Department of Transportation dated August 18, 2011 attached hereto, is hereby declared to be a significant parcel of real property to be conveyed to Freeport Center Associates for the nominal sum of TEN DOLLARS (\$10.00) and in exchange for a Warranty Deed from Freeport Center Associates conveying a portion (.84 acre) of Davis County Tax ID Parcel No. 12-021-0026, located in Clearfield, Davis County, Utah with the legal description set forth in the attached Warranty Deed and as shown on the attached aerial map (parcel B) provided by UDOT. Any costs or fees associated with the transaction to be borne by the receiving party.

Passed and adopted by the City Council at its regular meeting on the 10th day of April, 2012.

ATTEST

CLEARFIELD CITY CORPORATION

Nancy R. Dean, City Recorder

Donald W. Wood, Mayor

VOTE OF THE COUNCIL

AYE:

NAY:

WHEN RECORDED, MAIL TO:
Freeport Center Associates
P.O. Box 160466
Clearfield, Utah 84016

Quit Claim Deed

(CITY)

Affected Tax ID No. 12-022-0030

Parcel No. 28-parcel A

Davis County

Clearfield City, a municipal corporation of the State of Utah, Grantor, hereby QUIT CLAIMS to Freeport Center Associates, a corporation of the State of Utah, Grantee, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described parcel of land in Davis County, State of Utah, to-wit:

A parcel of land in fee, being part of an entire tract of property, situate in the SE1/4 of Section 2, in T.4N., R.2W., S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning at a point on the easterly boundary line of said entire tract said point being 1852.99 feet S.0°12'50"W. along the east line of said section and 954.95 feet S.89°58'52"W. from the East Quarter corner of said Section 2; and running thence S.12°35'19"E. 49.57 feet along said easterly boundary line of said tract to the southeasterly corner thereof; thence S.58°08'21"W. 227.31 feet along the southerly boundary line to the southwesterly corner thereof; thence N.34°35'19"W. 46.85 feet along the westerly boundary line of said entire tract; thence N.58°08'21"E. 245.90 feet to the point of beginning. The above described parcel of land contains 11,072 square feet or 0.25 acre in area.

Continued on page 2

CITY RW-05CY (12-01-03)

IN WITNESS WHEREOF, said _____ has caused this instrument to be executed by its proper officers thereunto duly authorized, this ____ day of _____, A.D. 20 ____.

STATE OF UTAH) _____
) ss.
COUNTY OF) By _____

On the date first above written personally appeared before me, _____, who, being by me duly sworn, did say that he is the _____ of _____, a municipal corporation of the State of Utah, and that the within and foregoing instrument was signed in behalf of said municipal corporation by authority of a resolution adopted at a regular meeting of the _____ held on the ____ of _____ A.D. 20 ____, and said acknowledged to me that said municipal corporation executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

Notary Public

WHEN RECORDED, MAIL TO:
Clearfield City
55 South State Street
Clearfield, UT 84015

Warranty Deed

(CORPORATION) Affected Tax ID No. 12-021-0026
Parcel No. 29-Parcel B

Davis County

Freeport Center Associates, a corporation of the State of Utah, Grantor, hereby CONVEYS AND WARRANTS to Clearfield City, a municipal corporation of the State of Utah, Grantee, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described parcel of land in Davis County, State of Utah, to-wit:

A parcel of land in fee, being part of an entire tract of property, situate in the SE1/4 of Section 2, in T.4N., R.2W., S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the proposed southwesterly highway right of way line of SR-193 and a Southwesterly boundary line of said entire tract. Said point of beginning is 1402.81 feet S.0°12'50"W. along the East line of said section and 1057.16 feet S.89°58'52"W. from the East Quarter corner of said Section 2; and running thence S.34°42'15"E. 29.46 feet to a point of tangency with a 7845.00-foot radius curve to the right; thence Southeasterly 406.13 feet along the arc of said curve (Note: Chord to said curve bears S.33°13'16"E. for a distance of 406.08 feet); thence S.58°08'21"W. 163.33 feet; thence N.12°35'19"W. 461.24 feet to the point of beginning. The above described parcel of land contains 36,423 feet or 0.84 acre in area.

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