

CLEARFIELD CITY COUNCIL MEETING MINUTES
6:00 P.M. WORK SESSION
February 14, 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
	Nancy Dean	City Recorder
	Kim Read	Deputy City Recorder

VISITORS: There were no visitors.

Mayor Wood called the meeting to order at 6:04 p.m.

DISCUSSION ON THE FARMERS MARKET

JJ Allen, Assistant City Manager, informed the Council that the Farmers Market had been operating for five years and although there had not been extensive costs associated with the event there had been significant staff time spent organizing and supporting the event. He directed the Council to the memo provided in the agenda packet. He briefly reviewed the issues regarding the Farmers Market:

- popularity for the Farmers Market was never realized,
- funds could be better used toward the proposed Wing Fest in conjunction with the Fourth of July celebration, and,
- lack of participation specific to produce at the Farmers Market compared to other merchandise.

Adam Lenhard, City Manager, stated even though the cost associated with the Farmers Market was not extensive the cost of staffing was significant. Mayor Wood believed local farmers providing opportunities to purchase their produce directly may have detrimentally affected the success of the Farmers Market.

Councilmember Bush asked if the City could provide a central location for local farmers to sell their produce. Mayor Wood believed current City ordinances would prevent that allowance unless the farmer applied for a temporary business license. Brian Brower, City Attorney, stated

that staff's oversight of the event was necessary to make sure it was organized and ordinance compliant. He suggested the City might not want to get involved in providing a centralized location without having that type of control over the event.

Mayor Wood commented the Farmers Market used City resources without receiving a benefit. Councilmember Murray believed the funds appropriated for the Farmers Market might be better used elsewhere. Councilmember LeBaron complimented Natalee Flynn and Marliiss Scott, Special Events Coordinators, for their efforts associated with the Farmers Market but believed the City should consider other events for funding. Mr. Allen agreed that Ms. Flynn and Ms. Scott had made every effort to make the event successful for the City.

The Council agreed to discontinue the Farmers Market and appropriate the funds and time to the Wing Fest.

DISCUSSION ON THE DISPOSITION OF PROPERTY LOCATED AT 88 E CENTER STREET, MORE COMMONLY KNOWN AS THE CLEARFIELD FIRE STATION TO THE NORTH DAVIS FIRE DISTRICT (NDFD)

Adam Lenhard, City Manager, reported the City had received a draft of the purchasing contract from the North Davis Fire District (NDFD) for the purchase of the fire station at \$400,000 and described the details of how the transaction had been drafted to take place if approved by the Council. He noted there was a suggestion to have the agreement include a first right of refusal clause should the NDFD decide to dispose of the property at a later date. He suggested the City might want to consider that option if it were done at the agreement's purchase price. Mayor Wood commented the agreement could reflect the first right of refusal at the agreement's purchase price but allow for lower depreciation based on improvements that might be made in the future by the NDFD. He suggested first right of refusal was necessary if the City wanted to retain some control over possible future uses of the building. He stated the zoning could address future uses of the property.

Brian Brower, City Attorney, pointed out the NDFD could potentially sell the property for a use which would be permitted in a Public Facility (PF) zone. Mayor Wood pointed out the City would want to make sure any future use of the building continued to fit within the scope of a "Municipal Campus".

Mr. Brower stated the PF zone would allow for the building to function as a church. Mayor Wood expressed concern with that possibility and shared some examples regarding churches located within commercial zones of the City. Councilmember Young suggested the Council may want to address if it were appropriate to permit churches within the PF zone.

Councilmember Murray inquired if no comments were made during the public hearing how would the Council want to approve the sale with the discussed additions. Mr. Lenhard pointed

out specific verbiage would need to be included in the motion. Mr. Brower clarified how verbiage in the motion could be made specific to the first right of refusal if NDFD determined to sale the property.

Councilmember LeBaron didn't believe there was a need for additional language even if the zoning allowed for a church. He indicated any higher use would be controlled by the zone. Councilmember Bush agreed and stated he didn't believe any change was necessary because a possible church would not be detrimental to the City or the area. Mayor Wood expressed concern regarding the integrity of the Municipal Campus if the property were ever sold by the NDFD sometime in the future.

Mr. Brower reviewed specific permitted uses for the PF zone as well as conditional uses in the zone. Based on that review, the Council agreed the verbiage should be included that the City would have the first right of refusal. Mr. Lenhard commented the issue would need to be considered during the policy session.

Councilmember LeBaron expressed concern about whether addition of the verbiage would delay the sale of the property to the NDFD. He indicated the NDFD intended to address the purchase of the property at its board meeting later in the week. Mr. Brower responded any addendum could be drafted and presented in time for consideration by the NDFD board later in the week.

DISCUSSION ON THE VACATION OF UTILITY EASEMENTS AT FREEPORT CENTER

Scott Hodge, Public Works Director, explained the SR 193 extension project required the relocation of utilities in the area. He stated Freeport Center granted a new easement for the storm drain and requested the City vacate its current easement upon relocation of the utility. He stated he didn't see any problem with vacating the old easement upon the relocation. He showed the Council a map showing the current easement and the proposed new easement.

Councilmember Murray inquired who was funding the relocation. Mr. Hodge responded UDOT was reimbursing the City for all utility relocations associated with the road extension.

DISCUSSION ON THE CLEARFIELD UNIVERSITY

Councilmember Shepherd reported 16 residents had expressed interest in participating in Clearfield University. He expressed his confidence the program would be beneficial to the residents. He explained the first night would be a great introduction and shared some of the items which would be discussed. He continued T-shirts would be provided to each participant.

He stated Natalee Flynn and Marliiss Scott, Special Events Coordinators, had been soliciting businesses to provide food and other freebies to the participants. He explained the various presenters would include:

- North Davis Sewer District
- Weber Basin Water
- Freeport Center
- Job Corps
- Each City department

He stated a graduation ceremony would take place during a City Council meeting in June at the conclusion of the classes. He also commended Shannon Anderson, resident, who had been instrumental in getting the event planned and underway.

Councilmember Murray asked if there were a fee to participate in the classes. Councilmember Shepherd responded there was no fee. Councilmember Murray asked who would be providing the T-shirts. Councilmember Shepherd replied businesses located within the community would donate for that purpose.

The meeting adjourned at 6:34 p.m.

**APPROVED AND ADOPTED
This 28th day of February, 2012**

/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 Tuesday, February 14, 2012.

/s/Nancy R. Dean, City Recorder