

CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
October 22, 2013 – 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.

7:00 P.M. REGULAR SESSION

CALL TO ORDER:

Mayor Wood

OPENING CEREMONY:

Councilmember Young

PRESENTATIONS:

1. PRESENTATIONS TO CHRISTIAN CARLSON, TRISTEN HOWE AND TANNER POE FOR RECOGNITION OF RECEIVING THE RANK OF EAGLE SCOUT

BACKGROUND: Christian Carlson, Tristen Howe and Tanner Poe have completed the requirements to receive the rank of Eagle Scout. Mayor Wood and the City Council desire to recognize Christian and acknowledge his achievement.

*****ADJOURN AS THE CITY COUNCIL AND RECONVENE AS THE CDRA*****

1. APPROVAL OF THE CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA) MINUTES FROM THE AUGUST 20, 2013 REGULAR SESSION, THE SEPTEMBER 10, 2013 WORK SESSION AND THE OCTOBER 16, 2013 WORK SESSION

PUBLIC HEARING:

2. PUBLIC HEARING FOR CONSIDERATION OF THE DRAFT PROJECT AREA PLAN AND DRAFT PROJECT AREA BUDGET FOR THE CLEARFIELD STATION COMMUNITY DEVELOPMENT AREA (CDA)

BACKGROUND: The Clearfield Station Community Development Area (CDA) and its subsequent Draft Project Area Plan and Budget contemplate and facilitate the development of the Utah Transit Authority's property located at approximately 1250 South State Street as well as the development and redevelopment of surrounding properties. Clearfield Station is expected to be a mixed use development that enhances job creation, provides housing and fosters the development of a variety of business and commercial uses. Notice of the proposed project area was provided to required affected entities. It was also published in the Standard Examiner on October 6, 2013.

RECOMMENDATION: Receive public comment.

SCHEDULED ITEMS:

3. CONSIDER APPROVAL OF RESOLUTION 2013R-03 APPROVING THE OFFICIAL PROJECT AREA PLAN FOR CLEARFIELD STATION COMMUNITY DEVELOPMENT AREA

RECOMMENDATION: Approve Resolution 2013R-03 approving the official project area plan for the Clearfield Station Community Development Area and authorize the Chair's signature to any necessary documents.

4. CONSIDER APPROVAL OF RESOLUTION 2013R-04 APPROVING THE PROPOSED DRAFT OF THE COMMUNITY DEVELOPMENT PROJECT AREA BUDGET FOR THE CLEARFIELD STATION COMMUNITY DEVELOPMENT AREA

RECOMMENDATION: Approve Resolution 2013R-04 approving the proposed draft of the Community Development Project Area budget for the Clearfield Station Community Development Area and authorize the Chair's signature to any necessary documents.

*****ADJOURN AS THE CDRA AND RECONVENE AS THE CITY COUNCIL*****

2. CONSIDER APPROVAL OF ORDINANCE 2013-12 ADOPTING THE CLEARFIELD STATION COMMUNITY DEVELOPMENT PROJECT AREA PLAN, AS APPROVED BY THE CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA), AS THE OFFICIAL COMMUNITY DEVELOPMENT PROJECT AREA PLAN FOR THE CLEARFIELD STATION COMMUNITY DEVELOPMENT AREA AND DIRECTING THAT NOTICE OF THE ADOPTION BE GIVEN AS REQUIRED BY STATE STATUTE

BACKGROUND: Clearfield City can best serve the needs of its residents and business owners by continuing to foster and support quality economic development within its borders. The development of the Utah Transit Authority's property located at approximately 1250 South State Street, also known as Clearfield Station, will be a mixed use development that enhances job creation, provides housing and fosters the development of a variety of business and commercial uses. This ordinance formally adopts the community development project area plan for the Clearfield Station Community Development Area as approved by the Board of the Clearfield Community Development and Renewal Agency (CDRA) pursuant to State Statute.

RECOMMENDATION: Approve Ordinance 2013-12 adopting the Clearfield Station Community Development Project Area Plan, as approved the Clearfield Community Development and Renewal Agency (CDRA), as the official Community Development Project Area Plan for the Clearfield Station Community Development Area and directing that notice of the adoption be given as required by State Statute and authorize the Mayor's signature to any necessary documents.

3. CONSIDER APPROVAL OF RESOLUTION 2013R-18 APPROVING AN INTERLOCAL COOPERATION AGREEMENT BETWEEN THE CITY AND THE CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY RELATING TO THE CLEARFIELD STATION COMMUNITY DEVELOPMENT AREA (CDA)

BACKGROUND: The City desires to enter into this agreement with the Clearfield Community Development and Renewal Agency (CDRA) to remit a portion of property tax increment generated within the Clearfield Station Community Development Area back to the Agency. The funds will be used to pay for public infrastructure, land assembly and other uses that may benefit the Project Area.

RECOMMENDATION: Approve Resolution 2013R-18 approving an Interlocal Cooperation Agreement between the City and the Clearfield Community Development and Renewal Agency (CDRA) and authorize the Mayor's signature to any necessary documents.

4. CONSIDER APPROVAL OF THE CDBG (COMMUNITY DEVELOPMENT BLOCK GRANT) ONE YEAR ACTION PLAN AMENDMENTS FOR PROGRAM YEAR 2011-2012 AND 2012-2013

BACKGROUND: Attached is a copy of the proposed CDBG (Community Development Block Grant) amendments for the 2011-2012 and 2012-2013 program years. A work session was held on October 8, 2013 to discuss the proposed amendments. A 30-day comment period will run until November 22, 2013 and a public hearing will be held on December 10, 2013 to finalize the amendments.

RECOMMENDATION: Discuss the CDBG Amendments and begin the 30-day comment period.

5. CONSIDER APPROVAL OF THE AWARD OF BID TO SHEARER AND ASSOCIATES, INC. TO CONSTRUCT A REPLACEMENT 1.5 MILLION GALLON WATER STORAGE TANK AT THE FREEPORT CENTER

BACKGROUND: Bids were received from two construction companies to construct a replacement water storage tank at the Freeport Center. The proposed project would consist of removing the old above grade concrete water storage tank, re-grading the site and constructing a new above grade glass-fused-to-steel water storage tank at the location of the old water tank. The lowest responsible bid was received from Shearer and Associates, Inc. with the bid of \$983,254.40.

RECOMMENDATION: Approve the award of bid to Shearer and Associates, Inc. to construct a replacement 1.5 Million Gallon Water Storage Tank at the Freeport Center for the bid amount of \$983,254.40 and approve funding for the bid amount of \$983,254.40 with contingency and engineering costs of \$149,745.60, for a total project cost of \$1,133,000.00; and authorize the Mayor's signature to any necessary documents.

6. CONSIDER APPROVAL OF A MEMORANDUM OF UNDERSTANDING (MOU) WITH NORTH DAVIS JUNIOR HIGH SCHOOL FOR USE OF THE CLEARFIELD AQUATIC CENTER

BACKGROUND: North Davis Junior High School (NDJHS) has again received Title I grant funding for the upcoming school year. NDJHS Principal, Ryan Hansen, would like to use those grant funds to purchase annual passes to the Clearfield Aquatic Center (CAC) for teachers at the junior high school. The total grant awarded to NDJHS is \$10,000 and the request is to purchase passes for sixty (60) teachers at a reduced cost. Last year's agreement with NDJHS proved to be a mutually beneficial arrangement and the program is likely to continue on an annual basis should the school continue to receive Title I grant funding in future years.

RECOMMENDATION: Approve a Memorandum of Understanding (MOU) with North Davis Junior High School for use of the Clearfield Aquatic Center and authorize the Mayor's signature to any necessary documents.

COMMUNICATION ITEMS:

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

****ADJOURN AS THE CITY COUNCIL AND RECONVENE AS THE CDRA****

SCHEDULED ITEM:

5. CONSIDER APPROVAL RESOLUTION 2013R-05 APPROVING AN INTERLOCAL COOPERATION AGREEMENT BETWEEN THE CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA) AND THE CITY RELATING TO THE CLEARFIELD STATION COMMUNITY DEVELOPMENT AREA

BACKGROUND: The Clearfield Community Development and Renewal Agency (CDRA) desires to enter into this agreement to receive a portion of property tax increment generated within the Clearfield Station Community Development Area back from the City. The funds will be used to pay for public infrastructure, land assembly and other uses that may benefit the Project Area.

RECOMMENDATION: Approve Resolution 2013R-05 approving an Interlocal Cooperation Agreement between the Clearfield Community Development and Renewal Agency (CDRA) and the City and authorize the Chair's signature to any necessary documents.

****ADJOURN AS THE CDRA****

Dated this 17th day of October, 2013.

/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.