

CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
August 11, 2015 – POLICY SESSION

Meetings of the City Council of Clearfield City may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207 as amended. In such circumstances, contact will be established and maintained via electronic means and the meetings will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.

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

7:00 P.M. POLICY SESSION

CALL TO ORDER:

Mayor Shepherd

OPENING CEREMONY:

Councilmember LeBaron

APPROVAL OF MINUTES:

July 28, 2015 – Policy Session

August 4, 2015 – Work Session

PUBLIC HEARING:

1. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON 1) TRUTH IN TAXATION TO CONSIDER MAINTAINING THE CITY'S TAX RATE AT 0.001800, 2) THE BUDGETED TRANSFER OF RESOURCES FROM THE WATER FUND TO THE GENERAL FUND, AND 3) THE ADOPTION OF THE 2015/2016 FISCAL YEAR BUDGET

BACKGROUND: The Clearfield City Council held a public hearing on the proposed budget on June 9, 2015. The Council is now proposing to adopt the fiscal year 2015/2016 budget, which includes a tax rate of 0.001800. This would maintain the same tax rate as the last few years, but would be higher than the certified tax rate of 0.001614, consequently requiring a “truth in taxation” hearing. The proposed budget also includes a transfer of resources from the Water Fund to the General Fund, with an estimated value of \$92,400.00 (for water used at City-owned facilities), which also requires a public hearing. City staff has prepared and submitted to the Council a balanced final budget for FY 2015/2016, which began July 1, 2015 and ends June 30, 2016.

RECOMMENDATION: Receive public comment and close the public hearing.

SCHEDULED ITEMS:

2. CITIZEN COMMENTS
3. CONSIDER APPROVAL OF RESOLUTION 2015R-16 SETTING THE TAX RATE FOR ALL REAL AND PERSONAL PROPERTY IN CLEARFIELD AT 0.0018

RECOMMENDATION: Approve Resolution 2015R-16 setting the tax rate for all real and personal property in Clearfield at 0.0018 and authorize the Mayor's signature to any necessary documents.

4. CONSIDER APPROVAL OF RESOLUTION 2015R-17 ADOPTING THE FISCAL YEAR 2015/2016 BUDGET

BACKGROUND: City staff prepared and submitted to the Council a balanced final budget for fiscal year 2015/2016 which began July 1, 2015 and ends on June 30, 2016.

RECOMMENDATION: Approve Resolution 2015R-17 adopting the fiscal year budget for 2015/2016 and authorize the Mayor's signature to any necessary documents.

5. UPDATE ON THE 2015 FISCAL YEAR END FINANCIAL STATUS

COMMUNICATION ITEMS:

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

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

1. APPROVAL OF THE CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA) MINUTES FROM THE JUNE 9, 2015 AND THE JUNE 23, 2015 POLICY SESSIONS

SCHEDULED ITEMS:

2. CONSIDER APPROVAL OF RESOLUTION 2015R-04 ADOPTING THE CDRA 2015/2016 FISCAL YEAR BUDGET

BACKGROUND: The City Council and the Clearfield Community Development and Renewal Agency (CDRA) held a public hearing on the proposed budget on June 9, 2015. Utah Code requires cities to hold a public hearing relating to the approval of the upcoming fiscal year budget. City staff has prepared and submitted to the Board a balanced final budget for fiscal year 2015/2016 which began July 1, 2015 and ends June 30, 2016.

RECOMMENDATION: Approve Resolution 2015R-04 adopting the CDRA 2015/2016 fiscal year budget and authorize the Chair's signature to any necessary documents.

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

Dated this 6th day of August, 2015.

/s/Kimberly S. Read, Deputy 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
7:00 P.M. POLICY SESSION
July 28, 2015

PRESIDING: Mark Shepherd Mayor

PRESENT: Keri Benson Councilmember
Kent Bush Councilmember
Ron Jones Councilmember
Bruce Young Councilmember

EXCUSED: Mike LeBaron Councilmember

STAFF PRESENT: JJ Allen Assistant City Manager
Brian Brower City Attorney
Scott Hodge Public Works Director
Kelly Bennett Police Lieutenant
Eric Howes Community Services Director
Rich Knapp Administrative Services Director
Nancy Dean City Recorder
Kim Read Deputy City Recorder

EXCUSED: Adam Lenhard City Manager

VISITORS: William Soule – Weber State University, Bob Bercher, Kathryn Murray, Nike Peterson, Joni Phillips, Kaleb Phillips, Karsen Phillips

Mayor Shepherd called the meeting to order at 7:01 p.m.

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

Councilmember Bush conducted the Opening Ceremony.

APPROVAL OF THE MINUTES FROM THE MAY 26, 2015 WORK SESSION, THE JUNE 9, 2015 WORK SESSION, THE JUNE 23, 2015 POLICY SESSION AND THE JULY 7, 2015 WORK SESSION

Councilmember Bush requested corrections be made to the May 26, 2015 and July 7, 2015 work session. He requested the word “grated” be changed to reflect “graded” in the May 26, 2015 work session minutes and also requested “Spencer Brimley” be added as a visitor to the July 7, 2015 meeting.

Councilmember Young moved to approve the minutes from the May 26, 2015 work session and the July 7, 2015 work session as amended; the June 9, 2015 work session, the June 23, 2015 policy session, as written, seconded by Councilmember Jones. The motion carried

upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones and Young. Voting NO – None. Councilmember LeBaron was not present for the vote.

PUBLIC HEARING TO RECEIVE COMMENT ON A PROPOSED ZONING TEXT AMENDMENT TO TITLE 11, CHAPTERS 3 AND 14, OFF STREET PARKING AND LOADING, AMENDING PARKING LOT STANDARDS AND CREATING STANDARDS FOR PARKING GARAGES

Clearfield City Code § 11-14-2B required that all parking stalls be 9’x20’ listed as 180 square feet. The City’s desire for a more urban form of commercial development was in conflict with the “one size fits all” approach to parking stall sizes and types. Jared Nielson, developer of Sandridge Apartment project, located at approximately 50 South State Street, proposed that a “Compact Car” parking stall standard be considered. The proposal would allow a certain percentage of parking stalls to be developed at a smaller standard. Compact car parking standards would provide flexibility in parking lot design and land utilization for Clearfield City’s small lots and redevelopment parcels. The Planning Commission considered the proposed amendments on July 1, 2015 and recommended approval.

JJ Allen, Assistant City Manager, clarified the proposed amendment would add a definition for “compact parking stalls” which would allow the dimensions of 8’6”x18’ which was smaller from the City’s standard 9’x20’. He also stated the City could allow ten percent of the surface stalls to be “compact” stalls and one hundred percent of the parking stalls in the parking garage to be “compact”. He also pointed out the width of the travel lanes between the two rows of parking stalls could be a minimum 24’ wide, with the exception that the travel lane closest to the building must be 26’.

Mayor Shepherd opened the public hearing at 7:11 p.m.

Mayor Shepherd asked for public comments.

There were no public comments.

Councilmember Young moved to close the public hearing at 7:12 p.m. seconded by Councilmember Bush. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones and Young. Voting NO – None. Councilmember LeBaron was not present for the vote.

Councilmember Bush requested clarification if the ten percent surface parking was sufficient. Mr. Allen responded it was sufficient for the Sandridge project and indicated it was consistent with Layton City’s ordinance. He pointed out the City had considered the research completed by Logan City. He believed the proposed ordinance was more conservative than other cities regarding smaller stall parking spaces, while still allowing the flexibility need by the developer.

Councilmember Bush emphasized if approved, the ordinance would be applicable citywide and could affect other developments within the City.

Councilmember Young expressed his opinion smaller cars weren't as common in this area and expressed concern with the statistic that twenty five percent of owned vehicles were compact cars.

Councilmember Benson asked why one hundred percent of the underground parking needed to be designated for "compact" cars. Mr. Allen explained how the underground parking influenced the design layout of the apartments and stated if the developer was required to comply with the current ordinance it would require a larger footprint for the development which equated to more cost. He added the purpose for a 26' drive lane was for fire truck access and pointed out since the parking structure was required to have a sprinkler/fire suppression system, the road width wouldn't need to accommodate those vehicles. He emphasized the developer wouldn't want to build a product which would be difficult to lease.

Councilmember Benson shared a personal experience she had with underground parking and a large vehicle. She pointed out if one hundred percent of the underground parking was specific for compact cars there was no other parking option for residents. She also inquired about insurance and liability concerns since most Utah residents have larger vehicles. She expressed her opinion the one hundred percent compact car parking was extreme.

Jared Neilson, MV Properties, developer, stated the stalls in the parking garage would consist of a 9' width and mentioned they needed the modification specific to the depth of the stall. He explained how the parking garage accommodated the concrete columns with the parking stalls. He further explained how the layout/design of the residential component would be impacted if the parking stalls were required to be compliant with the current ordinance.

Councilmember Young pointed out the purpose for City ordinances was to maintain and ensure quality developments were taking place and questioned whether the one hundred percent at the 8'6" could potentially cause problems with another developer of an entirely different project in the future with the smaller stalls. A discussion took place regarding language in the ordinance specific to the size of parking stalls.

Mr. Neilson suggested the ordinance could identify a standard for stalls designated in a parking garage and also designating a standard for surface parking.

CITIZEN COMMENTS

There were no citizen comments.

APPROVAL OF ORDINANCE 2015-13 APPROVING THE ZONING TEXT AMENDMENT TO TITLE 11, CHAPTERS 3 AND 14, DEFINITIONS AND OFF STREET PARKING AND LOADING, AMENDING PARKING LOT STANDARDS AND CREATING STANDARDS FOR PARKING GARAGES

Councilmember Young moved to approve Ordinance 2015-13 approving the zoning text amendments to Title 11, Chapters 3 and 14, Definitions and Off Street Parking and Loading, amending parking lot standards and creating standards for parking garages with

the addition of changing the parking structure ordinance to require parking stalls be a minimum of 9' wide and 18" deep, and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Jones. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones and Young. Voting NO – None. Councilmember LeBaron was not present for the vote.

APPROVAL OF THE AWARD OF BID FOR THE PUBLIC WORKS AND PARKS FACILITIES UPGRADE – PHASE 1A IMPROVEMENT PROJECT TO AXIS RECLAMATION AND CONSTRUCTION

Bids were received from four construction companies for the Public Works and Parks Facilities Upgrade – Phase 1A Improvement Project. The scope of work consisted of removing and relocating the Salt Storage Building, Parks and Cemetery Storage Building and the Sander Storage Rack as well as the installation of new fencing. The lowest responsible bid was received from Axis Reclamation and Construction with the bid amount of \$226,757.10

Scott Hodge, Public Works Director, reviewed the scope of work to be completed by Axis Reclamation and Construction and stated it was outside the abilities of City staff. He indicated the City had no previous experience in working with the contractor.

Councilmember Bush inquired if CEC Engineering had previous experience with the construction company. Mr. Hodge responded although they knew some of the employees they also have no previous experience in working with them.

Councilmember Jones moved to approve the award of bid for the Public Works and Parks Facilities Upgrade – Phase 1A Improvement Project to Axis Reclamation and Construction with the bid amount \$226,757.10 with contingency and engineering costs of \$50,242.90 for a total project cost of \$277,000; and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Benson. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones and Young. Voting NO – None. Councilmember LeBaron was not present for the vote.

APPROVAL OF RESOLUTION 2015R-18 AUTHORIZING THE AGREEMENT WITH UDOT (UTAH DEPARTMENT OF TRANSPORTATION) FOR THE SAFE SIDEWALK GRANT

Clearfield City had been chosen by UDOT (Utah Department of Transportation) to receive funds through its Safe Sidewalk Program FY16 for sidewalk improvements on SR-107 from 825 West to 985 West. The project was approved for \$83,250 of which UDOT would participate at 65 percent with the City responsible for the remaining 35 percent.

Scott Hodge, Public Works Director, explained this was the second time the City had applied for the sidewalk grant funds and explained the City had committed to contribute thirty five percent of the costs with the State contributing sixty five percent. He stated the curb, gutter and sidewalk would be installed on the south side of 300 North from 825 West to the Maverik Convenience Store. He emphasized the new sidewalk improvements would provide a safe walking route for students attending Holt Elementary School.

Councilmember Bush inquired if additional paving was included with the project. Mr. Hodge responded the City would be obligated to complete the paving on the road shoulder between the existing road shoulder and the proposed new sidewalk.

Councilmember Bush moved to approve Resolution 2015R-18 authorizing the agreement with UDOT (Utah Department of Transportation) for the Safe Sidewalk Grant for sidewalk improvements on SR-107 from 825 West to 985 West and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Jones. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones and Young. Voting NO – None. Councilmember LeBaron was not present for the vote.

COMMUNICATION ITEMS

Mayor Shepherd

1. Informed the Council he had the opportunity to meet with the Secretary of Air Force regarding the maintenance of the F-35 aircraft. He announced the aircrafts would soon be arriving in September.
2. Announced AAA had located in the old Northrop Grumman building and indicated he had participated in a tour of the facility as well as an informational video. He indicated they were excited to be located in Clearfield City.

Councilmember Benson

1. Informed the Council she had received positive feedback regarding the new recycle program. She commented she had received comments regarding the dumpster program.
2. Announced she had the opportunity to throw the first pitch at the Ogden Raptors baseball game on Friday, July 17, 2015.
3. Invited residents to participate in Clearfield University and stated she had been invited to participate in a video to be accessed from the City's webpage highlighting the program.
4. Expressed appreciation to Adam Favero, Parks Department, for his involvement with her son's Eagle Scout Project. She complimented him for supervising 30 volunteers and stated he was very thorough.

Councilmember Bush

1. Expressed his opinion the Fourth of July celebration was a great success and complimented Councilmember Benson for her efforts in organizing the "We've Got Talent" competition.
2. Announced he had participated in some Eagle Scout projects in conjunction with Parks' staff. He shared some specifics associated with each one.
3. Informed the Council of a concern he received from a resident regarding the 300 North overpass re-construction specific to dust.
4. Stated he had visited some of the City's road projects and complimented the various construction companies.

Councilmember Jones

1. Informed the Council he had received both negative and positive feedback regarding the new recycle program.
2. Requested he be excused from the meeting scheduled for Tuesday, August 4, 2015.

Councilmember Young – expressed appreciation and complimented staff for a successful Fourth of July.

JJ Allen, Assistant City Manager

1. Complimented City Staff and volunteers associated with the Fourth of July celebration. He expressed appreciation for everyone's efforts and involvement.
2. Announced "National Night Out Against Crime" would take place on Tuesday, August 4, 2015, beginning at 6:00 p.m. at Barlow Park. He indicated there would be free food for the first 500 attendees.
3. Announced the new City Planner, Spencer Brimley, would begin his employment with the City on Monday, August 3, 2015

STAFFS' REPORTS

Nancy Dean, City Recorder

1. Reviewed the Council's calendar:
 - Tuesday, August 4, 2015 – Special Session beginning at 5:30 p.m., followed by "Night Out Against Crime" at 6:00 p.m.
 - Tuesday, August 11, 2015 – Policy Session during which the Truth In Taxation public hearing would take place.
 - Tuesday, August 18, 2015 – Work Session during which the Council will be reviewing the Sandridge Development.
 - Tuesday, August 25, 2015 – Policy Session during which the Sandridge Development documents will come before the Council for consideration
2. Expressed apologies to Davis School District and the Council for the technical difficulties associated with their presentation.

The City Council moved to the Executive Conference Room to accommodate Davis School District's visual presentation.

PRESENTATION ON THE DAVIS SCHOOL DISTRICT BOND ELECTION SCHEDULED FOR TUESDAY, NOVEMBER 3, 2015

Chris Williams, Robbie Kinghorn, and Gwen Hill, Davis Schools, shared a presentation about the Davis School District 2015 Building Improvement and Construction Plan in association with the District's Bond Election scheduled for Tuesday, November 3, 2015. The presentation pointed out and emphasized the following:

- "Learning First" the mission of the Davis Schools
- The improvements to Clearfield High, Wasatch Elementary and North Davis Junior High which benefitted students within Clearfield City
- The school district had been growing exponentially which resulted in the following:
 - The addition of portable classrooms
 - The use of "common areas" for classrooms
 - Boundary adjustments
 - Year-round schedules
- The projected growth for schools within the District
- The proposed location for the new schools:
 - A high school in Farmington
 - Junior high school in West Layton
 - 2 elementary schools to be located in the northwest portion of the District, to be determined by the need in a specific area

Mr. Williams highlighted the proposed new schools and schools which would need remodeling/rebuilt within the District.

- The proposed impact/tax liability to residents and the ballot language

Councilmember Young inquired how much funding the District received in the form of Impact Fees associated with new growth. Mr. Williams responded he didn't have that information and couldn't speak to that.

Mayor Shepherd asked if the District had any intentions of moving or rebuilding North Layton Junior High away from one of its major commercial corridors. Mr. Williams responded Layton City was the only entity talking about that and stated the District didn't have the land or the money for such a proposition and indicated Layton City would have to contribute significantly for that to come to fruition.

Mayor Shepherd commented the proposed Clearfield Station Project included an elementary school and reminded Mr. Williams of discussions in which the District would have first right of refusal for that school. He continued if it wasn't in the long term planning for the District a charter school would most likely locate within the development. Mr. Williams responded discussions regarding a possible school at that location hadn't taken place specific to the bond and a discussion took place regarding charter schools.

Councilmember Bush asked if the District had considered closing some of the older schools within the County as "new" growth happens elsewhere. Mr. Williams responded the District hadn't needed to do that as the use of portables had accommodated excess growth allowing for the school to operate as it was originally intended.

JJ Allen, Assistant City Manager, asked if the bond was approved by the voters how soon would the district begin with the proposed projects. Mr. Williams responded probably spring of 2016 and stated the high school was currently in the design process.

Robbie Kinghorn, Wasatch Elementary Principal, spoke to the security at the school building and suggested the new renovations would provide that same security at other locations.

Mr. Williams invited the Council to submit letters of endorsement of the proposed bond if any were so inclined. He also invited the Council to view the four minute video presentation from the District's website.

There being no further business to come before the Council **Councilmember Jones moved to adjourn at 8:20 p.m., seconded by Councilmember Bush. Voting AYE – Councilmembers Benson, Bush and Young. Voting NO – None.** Councilmember LeBaron was not present for the vote.

CLEARFIELD CITY COUNCIL MEETING MINUTES
5:30 P.M. SPECIAL SESSION
August 4, 2015

PRESIDING:	Mark Shepherd	Mayor
PRESENT:	Keri Benson Kent Bush Mike LeBaron Bruce Young	Councilmember Councilmember Councilmember Councilmember
EXCUSED:	Ron Jones	Councilmember
STAFF PRESENT:	JJ Allen Brian Brower Kodi Nelson Kim Read	Assistant City Manager City Attorney Court Clerk Supervisor Deputy Recorder
EXCUSED:	Adam Lenhard Nancy Dean	City Manager City Recorder

VISITORS: Kimberly Brower, Vern Phipps – City Council Candidate, Dylan Brower, Sandy Allen

Mayor Shepherd called the meeting to order at 5:34 p.m.

RATIFICATION OF THE MAYOR’S APPOINTMENT OF CLEARFIELD CITY’S JUSTICE COURT JUDGE

Mayor Shepherd reminded the Council with the retirement of Judge Sandberg in July there was a need to appoint a Justice Court Judge. He informed the Council he had conducted interviews with the four candidates submitted by the committee and announced he was recommending the appointment of Brian Brower as the Justice Court Judge for Clearfield City with an effective date to be determined. He explained this would allow him to continue with his duties as the City Attorney during the recruitment process. He added Mr. Brower would be attending judge training next week. He suggested the Court could continue with a substitute judge until the official appointment takes place.

Councilmember LeBaron moved to ratify the Mayor’s appointment of Brian Brower as Clearfield City’s Justice Court Judge and authorize the Mayor’s signature to any necessary documents, seconded by Councilmember Young. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, LeBaron and Young. Voting NO – None. Councilmember Jones was not present for the vote.

Mayor Shepherd commented Mr. Brower had been asset to the City during his tenure as City Attorney and would obviously be missed in this capacity.

Brian Brower, City Attorney, expressed appreciation to the Mayor and Council for their confidence with this appointment. He emphasized he was honored to serve the City in this capacity and stated he would assume this new role and responsibilities seriously. He stated he looked forward to the new opportunity in working with the Court staff and commented he would miss the relationships he had with City staff. He thanked the City staff for the working relationships he had developed over the previous eight years as the City Attorney.

There being no further business to come before the Council **Councilmember Bush moved to adjourn at 5:40 p.m., seconded by Councilmember Benson. Voting AYE – Councilmembers Benson, Bush, LeBaron and Young. Voting NO – None.** Councilmember Jones was not present for the vote.

DRAFT

Staff Report



To: Mayor Mark Shepherd and City Councilors
From: Rich Knapp, Administrative Services Director
Date: August 6, 2015
Re: Certified Tax Rate

Recommended Action

Staff recommends adopting the certified tax rate.

Description / Background

In June 9, 2015 Council Meeting, the Council received comment on the FY16 budget. Normally the City would have adopted the final budget and adopted certified tax rate in that meeting, however the city decided to move forward with maintaining the overall rate property tax rate, which required the Utah truth in taxation process. The city is proposing a decrease from last year in the GO bond portion and an increase in the general operations portion.

	Last Year's Rate	County Calculated Rate	City Proposed Rate
General Operations	.001037	.000992	.001178
Interest and Bond	.000763	.000622	.000622
Total	.001800	.001614	.001800

The average home assessment in Clearfield increased in value from \$153,000 to \$157,000 this year. Because assessed values went up, the calculated rate went down from .0018 to .001614, a practice required by state law that maintains the City's revenue the same as the previous year. If the City uses the new calculated rate of .001614, the average resident will pay \$139.78 to the city. If the city maintains the rate at .0018, the average resident will pay \$155.89 in property taxes for the year to the City, or \$16.11 more than with the calculated rate. Clearfield City's tax rate has remained unchanged at .0018 since 2011.

Fiscal Impact

The additional general revenue to the City at a rate of .0018 vs .001614 is \$220,861. This additional revenue will be used to supplement funding for Clearfield City's continual efforts to maintain and enhance its infrastructure and services to the public. These efforts include maintenance and reconstruction of City roads, and irrigation repair at Steed Park. The additional revenue will also be used to strengthen the City's reserves in order to be more prepared in an emergency.

Attachments

- Property Tax Explained

PROPERTY TAXES EXPLAINED - CLEARFIELD CITY

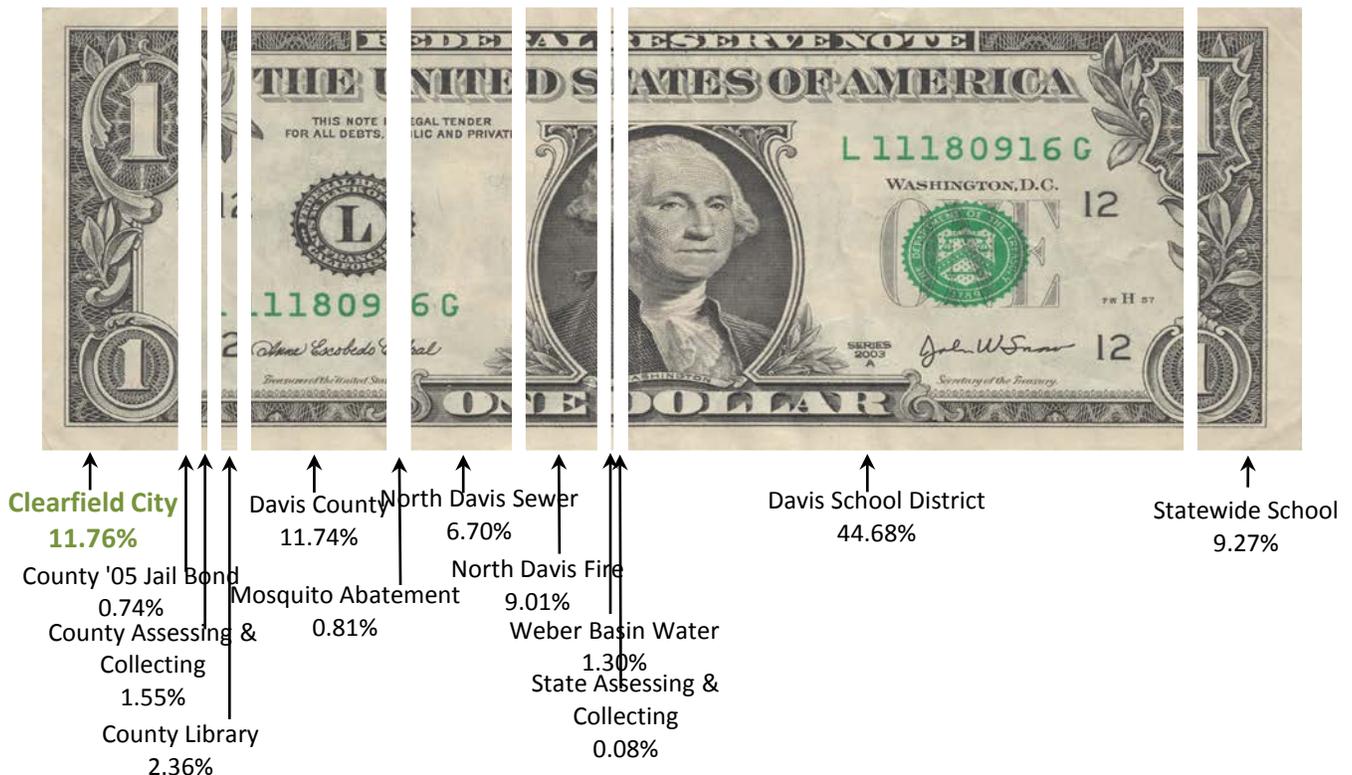


Understanding Property Taxes

A recent poll sponsored by the Utah League of Cities and Towns showed that most residents were uncertain how much of their property taxes go to their city or town. Property taxes can be a difficult subject to understand. For that reason we want to provide a brief explanation and some facts about property taxes in Clearfield City. Property taxes are not as scary when you understand them.

Who Receives the Property Taxes I Pay?

In Clearfield City, Davis School District receives the largest portion of your property taxes, typically about 45 percent of the total amount collected, followed by Clearfield City and Davis County, both at about 12 percent.



How Does Clearfield City Use my Property Tax Money?

Money collected from property taxes goes into the city's general fund which pays for government services such as police protection, emergency services, parks and recreation, road maintenance and construction, sidewalks and trails. Property taxes cover only a fraction of what the city needs in order to provide these services. In fiscal year 2016, Clearfield City will receive about \$1.2 million in general fund property tax revenue. To put this in perspective, this amount is less than half of the amount budgeted for our police department for 2016. Sales and use taxes, grants, fines and user fees cover the rest of the city's general costs. Collectively, these funding sources enable the city to provide necessary services for Clearfield city residents.

How is my Property's Value Assessed?

The value of your home or business property is determined by the County Assessor, not the city you live in. Property values always fluctuate. The market itself drives property values and throughout the year, as homes sell, some areas go up in value, some go down, and others don't change at all. The Assessor uses this information to value each property. Some property values may change dramatically in a single year, while other property values may change little in a given year. The following year, the reverse may be true.

Homeowners only pay taxes on 55% of the assessed value of their home. In the State of Utah there is a 45% exemption on primary residential properties. So, if the County Assessor determines that the value of a home is worth \$200,000, and that home is the primary residence for someone, the owner would pay taxes on that property as if it were worth \$110,000 (55 percent of the full value). Commercial properties and second homes are assessed taxes on 100 percent of the value.

Why do my Property Taxes Change from Year to Year?

There are a couple of things to keep in mind when considering how your property taxes might change from one year to the next.

1. There is no "cost-of-living" or inflation adjustment to the property tax. The amount of money the city receives from property taxes is fixed, regardless of inflation.
2. Unless a city holds a Truth in Taxation hearing and raises property taxes, they can only receive the same amount of property tax they received in the prior year, plus any increase from new development (additional property taxes from new homes or buildings added to the city). If the city wants to receive an increase in funds from property taxes, they must hold a Truth in Taxation Hearing. This process serves as a "brake" on revenue windfalls associated with increased property values. State law requires that if the city intends to increase property taxes, a full page advertisement must be published in the newspaper and a public hearing must be held. The full page advertisement will state the impact, or estimated increase in property taxes that would be realized by the home owner.
3. Property taxes don't go up just because the value of your property goes up. State law requires that, all other things being equal, if a home's value goes up by 15 percent, the tax rate by the city (or any other taxing entity) be reduced by 15 percent, so that the homeowner pays the same amount of taxes as the previous year. Conversely, if property values drop by 15 percent in a given year, property tax rates increase by 15 percent so that again, the homeowner pays the same amount of taxes as the previous year.

However, there are additional factors which cause property taxes to fluctuate from year to year.

A) First of all, as you see on from the dollar diagram, the city is one of several entities which can charge a property tax. If taxes go up, one of the other entities may have raised taxes after a Truth in Taxation hearing.

B) Second, as mentioned earlier, property values are assessed county wide by the County Assessor. Also as mentioned earlier, the city is only allowed to receive in property taxes the same amount of revenue which they received the previous year, plus taxes on new growth. So, if property values go up, the rate goes down proportionately, and the amount the property owners pay stays the same. However, consider a scenario where property values on average increased by 15 percent, but in one part of the city they increase by 20 percent, and in another part of the city, they only increase by 10 percent. The property tax rate would drop by 15 percent (proportionate to the average property value increase). But the part of the city which had a 20 percent increase in property values would pay slightly more property taxes than the previous year. The portion of the city which had a property value increase of 10 percent would pay slightly less in property taxes than the year before. This same principle applies to all agencies, such as Davis County, Davis School District, and special districts.

C) Third, as some entities have bonds which were approved by voters and are paid for from property tax revenues, property taxes dedicated to the repayment of the bonds fluctuate as bond payments change from year to year.

What is the Certified Tax Rate?

Remember, the city receives the same amount in property taxes as they received the previous year (not counting new development). While the city sets the property tax rate as a base rate, the Davis County Auditor determines the "certified tax rate" based on the previous years assessed valuations across the entire city and the amount of property tax received. This "certified tax rate" will go up or down as needed to arrive at that "same amount of tax" figure - the rate which will give the city the same amount of property taxes as the prior year. The only way the city can get more property taxes than allowed by the "certified tax rate" is to hold a Truth in Taxation hearing and make a case for a tax increase to the public.

CLEARFIELD CITY RESOLUTION 2015R-16

A RESOLUTION SETTING THE REAL AND PERSONAL PROPERTY TAX RATE FOR FISCAL YEAR 2015/2016

WHEREAS, pursuant to Utah Code Ann. § 59-2-919, following an appropriately noticed public hearing, the City Council has determined to maintain the previous tax rate of .001800 for all real and personal property located within Clearfield by levying that same tax rate for fiscal year 2016;

Be it resolved by the City Council of Clearfield City Corporation;

There is hereby adopted and levied a final tax rate on all real property and personal property located within the municipality, which is not otherwise exempted by law, as follows:

General Purpose Fund	.001178
Interest & Bond Fund	<u>.000622</u>
Total Tax Rate	.001800

Dated this 11th day of August, 2015.

CLEARFIELD CITY CORPORATION

Mark R. Shepherd, Mayor

ATTEST

Nancy R. Dean, City Recorder

VOTE OF THE COUNCIL

AYE:

NAY:

CLEARFIELD CITY RESOLUTION 2015R-17

A RESOLUTION APPROVING AND ADOPTING A BUDGET FOR CLEARFIELD CITY FOR FISCAL YEAR 2016, BEGINNING JULY 1, 2015 AND ENDING JUNE 30, 2016, AND APPROPRIATING FUNDS FOR THE PURPOSES SET FORTH THEREIN

WHEREAS, a tentative and proposed budget has been prepared and presented to the City Council as required by law; and

WHEREAS, on May 12, 2015, the City Council of Clearfield approved the tentative budget; and

WHEREAS, a public hearing was advertised as provided by law for Tuesday, June 9, 2015 at 7:00 p.m.; and

WHEREAS, said public hearing was duly held and all persons present to be heard having been heard; and

WHEREAS, the creation of the budget is governed by established financial policies and statements; and

WHEREAS, pursuant to Utah Code Ann. § 59-2-919, following an appropriately noticed public hearing, the City Council has determined to maintain the previous tax rate of .001800 for all real and personal property located within Clearfield by levying that same tax rate for fiscal year 2016;

WHEREAS, the City Council has duly and fully considered the proposed budget and it now being necessary that a final budget for fiscal year 2016, beginning July 1, 2015 and ending June 30, 2016, be passed and adopted for said Clearfield City, Utah;

NOW, THEREFORE, be it resolved by the City Council of Clearfield that the Clearfield City fiscal year 2016 budget, a copy of which is attached hereto and incorporated herein by this reference, is approved and adopted this Eleventh day of August, 2015.

CLEARFIELD CITY CORPORATION

Mark R. Shepherd, Mayor

ATTEST:

Nancy R. Dean, City Recorder

VOTE OF THE COUNCIL

AYE:

NAY:

CLEARFIELD CITY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY
MEETING MINUTES
7:00 P.M. POLICY SESSION
June 9, 2015

(This meeting was held following the regularly scheduled City Council Meeting.)

PRESIDING:	Bruce Young	Chair
PRESENT:	Keri Benson	Director
	Kent Bush	Director
	Ron Jones	Director
	Mike LeBaron	Director
	Mark Shepherd	Director
STAFF PRESENT:	Adam Lenhard	City Manager
	JJ Allen	Assistant City Manager
	Brian Brower	City Attorney
	Greg Krusi	Police Chief
	Scott Hodge	Public Works Director
	Scott Hess	Development Services Manager
	Eric Howes	Community Services Director
	Curtis Dickson	Community Services Deputy Dir.
	Rich Knapp	Administrative Services Director
	Nancy Dean	City Recorder
	Kim Read	Deputy City Recorder

VISITORS: Trent Nelson, Kathryn Murray

Chair Young called the meeting to order at 7:26 p.m.

APPROVAL OF THE CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA) MINUTES FROM THE MAY 26, 2015 POLICY SESSION

Director LeBaron moved to approve the Clearfield Community Development and Renewal Agency (CDRA) minutes from the May 26, 2015 policy session as written, seconded by Director Shepherd. The motion carried upon the following vote: Voting AYE – Directors Benson, Bush, Jones, LeBaron and Shepherd. Voting NO – None.

PUBLIC HEARING TO RECEIVE COMMENT ON THE CDRA 2015/2016 FISCAL YEAR BUDGET

Utah Code required a public hearing regarding the adoption of the CDRA's upcoming fiscal year budget. Staff prepared and submitted to the Board a balanced tentative budget for the fiscal year 2015/2016 which would begin July 1, 2015 and would end June 30, 2016. The submitted tentative budget was adopted on May 12, 2015 and included all funds.

Rich Knapp, Administrative Services Director, reported due to the Truth in Taxation process the final budget would not be approved until Tuesday, August 11, 2015.

Chair Young opened the public hearing at 7:27 p.m.

Chair Young asked for public comments.

There were no public comments.

Director LeBaron moved to close the public hearing at 7:27 p.m. seconded by Director Shepherd. The motion carried upon the following vote: Voting AYE – Directors Benson, Bush, Jones, LeBaron and Shepherd. Voting NO – None.

There being no further business to come before the Community Development and Renewal Agency, **Director Bush moved to adjourn as the Community Development and Renewal Agency and reconvene in a work session as the City Council at 7:28 p.m., seconded by Director Jones. The motion carried upon the following vote: Voting AYE – Directors Benson, Bush, Jones, LeBaron and Shepherd. Voting NO – None.**

DRAFT

CLEARFIELD CITY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY
MEETING MINUTES
7:00 P.M. POLICY SESSION
June 23, 2015

(This meeting was held following the regularly scheduled City Council Meeting.)

PRESIDING:	Bruce Young	Chair
PRESENT:	Kent Bush	Director
	Ron Jones	Director
	Mike LeBaron	Director
	Mark Shepherd	Director
PRESENT VIA TELEPHONE:	Keri Benson	Director
EXCUSED:	Mark Shepherd	Director
STAFF PRESENT:	Greg Krusi	Police Chief
	Scott Hodge	Public Works Director
	Curtis Dickson	Community Services Deputy Dir.
	Lee Naylor	Accountant
	Nancy Dean	City Recorder
	Kim Read	Deputy City Recorder
PRESENT VIA TELEPHONE:	Adam Lenhard	City Manager
	JJ Allen	Assistant City Manager
	Brian Brower	City Attorney
	Eric Howes	Community Services Director
	Rich Knapp	Administrative Services Director
VISITORS:	Trent Nelson, Vern Phipps – Candidate	

Chair Young called the meeting to order at 7:20 p.m.

APPROVAL OF THE CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA) MINUTES FROM THE APRIL 28, 2015 AND MAY 12, 2015 WORK SESSIONS

Director LeBaron moved to approve the Clearfield Community Development and Renewal Agency (CDRA) minutes from the April 28, 2015 and May 12, 2015 work sessions as written, seconded by Director Jones. The motion carried upon the following vote: Voting AYE – Directors Benson, Bush, Jones, LeBaron. Voting NO – None. Director Shepherd was not present for the vote.

APPROVAL OF AMENDMENTS TO THE CDRA 2014/2015 FISCAL YEAR BUDGET

State Law required a public hearing before the Board approved amendments to the CDRA budget. Rich Knapp, Administrative Services Director, had prepared some proposed amendments for the 2014/2015 fiscal year budget.

Chair Young pointed out the most significant change was the inclusion of the ATK incentive should they qualify prior to the end of the fiscal year.

Chair Young opened the public hearing at 7:22 p.m.

Chair Young asked for public comments.

There were no public comments.

Director Bush moved to close the public hearing at 7:22 p.m. seconded by Director Jones. The motion carried upon the following vote: Voting AYE – Directors Benson, Bush, Jones, LeBaron. Voting NO – None. Director Shepherd was not present for the vote.

APPROVAL OF RESOLUTION 2015R-03 AMENDING THE CDRA 2014/2015 FISCAL YEAR BUDGET

Director LeBaron moved to approve Resolution 2015R-03 adopting amendments to the CDRA 2014/2015 fiscal year budget and authorize the Chair's signature to any necessary documents, seconded by Director Jones. The motion carried upon the following vote: Voting AYE – Directors Benson, Bush, Jones, LeBaron. Voting NO – None. Director Shepherd was not present for the vote.

There being no further business to come before the Community Development and Renewal Agency, **Director Bush moved to adjourn as the Community Development and Renewal Agency and reconvene in a work session as the City Council at 7:23 p.m., seconded by Director Jones. The motion carried upon the following vote: Voting AYE – Directors Benson, Bush, Jones, LeBaron. Voting NO – None.** Director Shepherd was not present for the vote.

CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY

RESOLUTION 2015R-04

A RESOLUTION APPROVING AND ADOPTING A BUDGET FOR CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY FOR FISCAL YEAR 2015, BEGINNING JULY 1, 2015 AND ENDING JUNE 30, 2016, AND APPROPRIATING FUNDS FOR THE PURPOSES SET FORTH THEREIN

WHEREAS, a tentative and proposed budget has been prepared and presented to the Board as required by law; and

WHEREAS, a public hearing was advertised as provided by law for Tuesday, June 9, 2015 at 7:00 p.m.; and

WHEREAS, said public hearing was duly held and all persons present to be heard having been heard; and

WHEREAS, the creation of the budget is governed by established financial policies and statements; and

WHEREAS, the Board has duly and fully considered the proposed budget and it now being necessary that a final budget for fiscal year 2016, beginning July 1, 2015 and ending June 30, 2016, be passed and adopted for said Clearfield Community Development and Renewal Agency;

NOW, THEREFORE, be it resolved by the Board of the Clearfield Community Development and Renewal Agency, that the fiscal year 2016 budget, a copy of which is attached hereto and incorporated herein by this reference, is approved and adopted this Eleventh day of August, 2015.

CLEARFIELD COMMUNITY DEVELOPMENT
AND RENEWAL AGENCY

Bruce Young, Chair

ATTEST:

Nancy R. Dean, Secretary

VOTE OF THE BOARD

AYE:

NAY: