

CLEARFIELD CITY COUNCIL MEETING MINUTES
7:00 P.M. POLICY SESSION
March 10, 2015

PRESIDING:	Mark Shepherd	Mayor
PRESENT:	Keri Benson	Councilmember
	Kent Bush	Councilmember
	Ron Jones	Councilmember
	Mike LeBaron	Councilmember
	Bruce Young	Councilmember
STAFF PRESENT:	Adam Lenhard	City Manager
	JJ Allen	Assistant City Manager
	Brian Brower	City Attorney
	Scott Hodge	Public Works Director
	Kim Dabb	Operations Manager
	Rich Knapp	Administrative Services Director
	Nancy Dean	City Recorder
	Kim Read	Deputy City Recorder

VISITORS: There were no visitors.

Mayor Shepherd called the meeting to order at 7:00 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 Jones conducted the Opening Ceremony.

APPROVAL OF THE MINUTES FROM THE FEBRUARY 3, 2015 WORK SESSION AND THE FEBRUARY 24, 2015 POLICY SESSION

Councilmember Jones moved to approve the minutes from the February 3, 2015 work session and the February 24, 2015 policy session, as written, seconded by Councilmember Young. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A PROPOSED PROPERTY EXCHANGE AT OR NEAR 497 SOUTH MAIN WITH SUMMIT REALTY COMPANY (JENNMAR CORPORATION) TO BETTER FACILITATE THE EXPANSION AND IMPROVEMENTS TO THE CITY'S PUBLIC WORKS' FACILITIES COMPLEX

Clearfield City identified the need to expand and improve its Public Works' facilities complex. An exchange of real property with Summit Realty Company (Jennmar Corporation) was proposed to better facilitate that project. Jennmar Corporation's operations in Clearfield would

also benefit from the proposed exchange. The City and Summit Realty negotiated mutually beneficial terms for the proposed property exchange which would also provide for some financial compensation to the City through a Real Estate Exchange Agreement.

Brian Brower, City Attorney, explained the property exchange was mutually beneficial to both the City and Jennmar because it would assist with the City's plans for expansion of the Public Works' facilities and also allow Jennmar the opportunity to expand its facility. He explained because the properties weren't equal in size the City would also be receiving a small cash settlement.

Mayor Shepherd opened the public hearing at 7:05 p.m.

Mayor Shepherd asked for public comments.

There were no public comments.

Councilmember LeBaron moved to close the public hearing at 7:06 p.m. seconded by Councilmember Bush. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE DISPOSITION OF PROPERTY LOCATED AT 70 SOUTH DEPOT STREET (TIN: 12-001-0103), MORE COMMONLY KNOWN AS CLEARFIELD AUTO PARTS, TO THE CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA)

Mayor Shepherd stated the City desired to convey the specified parcel of real property to the Community Development and Renewal Agency (CDRA) in order to facilitate a project which would redevelop multiple properties already owned by the CDRA.

Mayor Shepherd opened the public hearing at 7:06 p.m.

Mayor Shepherd asked for public comments.

There were no public comments.

Councilmember Young moved to close the public hearing at 7:07 p.m. seconded by Councilmember LeBaron. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.

CITIZEN COMMENTS

Gary Carter, resident, informed the Council of the backup that took place every day at the intersection of 1000 East and SR 193 when Clearfield High was dismissed. He suggested the installation of a green arrow for traffic making a left hand turn from 1000 East onto SR 193 would contribute to better traffic flow. He also expressed concern regarding the lack of street sweeping in cul-de-sacs within the City. Mayor Shepherd stated the suggestion regarding the intersection would be passed along to UDOT. Adam Lenhard, City Manager, reported UDOT

would be completing improvements at that intersection which would include additional turn lanes and left turn signals.

APPROVAL OF RESOLUTION 2015R-05 AUTHORIZING A REAL ESTATE EXCHANGE AGREEMENT FOR PROPERTY LOCATED AT OR NEAR 497 SOUTH MAIN WITH SUMMIT REALTY COMPANY (JENNMAR CORPORATION) TO BETTER FACILITATE THE EXPANSION AND IMPROVEMENT OF THE CITY'S PUBLIC WORKS' FACILITIES COMPLEX

Councilmember LeBaron moved to approve Resolution 2015R-05 authorizing a Real Estate Exchange Agreement for property located at or near 497 South Main with Summit Realty Company (Jennmar Corporation) to better facilitate the expansion and improvement of the City's Public Works' facilities complex 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, LeBaron and Young. Voting NO – None.

APPROVAL OF RESOLUTION 2015R-06 AUTHORIZING THE DISPOSITION OF PROPERTY LOCATED AT 70 SOUTH DEPOT STREET (TIN: 12-001-0103), MORE COMMONLY KNOWN AS CLEARFIELD AUTO PARTS, TO THE CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY

Councilmember Young moved to approve Resolution 2015R-06 authorizing the disposition of property located at 70 South Depot Street (TIN: 12-001-0103), more commonly known as Clearfield Auto Parts, to the Clearfield Community Development and Renewal Agency and authorize the Mayor's signature to any necessary documents, seconded by Councilmember LeBaron. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.

APPROVAL OF RESOLUTION 2015R-07 EXPRESSING AND AUTHORIZING SUPPORT FOR THE CLEARFIELD FOUNDATION FOR ARTS, PARKS AND RECREATION, A NON-PROFIT CORPORATION

For some time Clearfield City recognized a need for a non-profit foundation in the local community to proactively seek sources for generating revenue to improve, enhance, and expand the arts, parks, and recreation opportunities in and around Clearfield. In order to fill that need, the City assisted with the creation of the Clearfield Foundation for Arts, Parks, and Recreation. The proposed resolution directed staff to make a donation from the City's general fund (as per the amended FY15 budget) to the Foundation, as well as authorized City employees, as directed by the City Manager, to do work on behalf of the Foundation.

Adam Lenhard, City Manager, explained that during the process of creating the non-profit foundation it became apparent that staff would be providing a support role to the Foundation. He continued the resolution expressed the Council's authorization for the non-profit in addition to formalizing the authorization for staff to contribute time to work in behalf of the Foundation.

Councilmember Jones moved to approve Resolution 2015R-07 expressing and authorizing support for the Clearfield Foundation for Arts, Parks and Recreation, a non-profit corporation, and authorize the Mayor’s signature to any necessary documents, seconded by Councilmember Bush. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.

APPROVAL OF THE AWARD OF BID TO KAPP CONSTRUCTION AND DEVELOPMENT TO PERFORM THE CONSTRUCTION OF THE BRUCE STREET WATER AND SEWER IMPROVEMENT PROJECT

Scott Hodge, Public Works Director, stated bids were received from four construction companies to construct the water and sewer improvements on Bruce Circle and Bruce Street from 300 North to 355 North. The scope of work consisted of installing new culinary water and sanitary sewer lines, replacing some sections of damaged curb, gutter and sidewalk and installing new asphalt. The lowest responsible bid was received from Kapp Construction and Development with the bid amount of \$211,888.25.

Councilmember Benson moved to approve the award of bid to Kapp Construction and Development to conduct the work for the Bruce Street Water and Sewer Improvement Project for the bid amount of \$211,888.25 and approve funding of the project for the bid amount of \$211,888.25 with contingency and engineering costs of \$53,736.75 for a total project cost of \$265,625.00 and authorize the Mayor’s signature to any necessary documents, seconded by Councilmember LeBaron. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.

COMMUNICATION ITEMS

Mayor Shepherd - reported he had the opportunity to attend “Red Flag” training with Adam Lenhard, City Manager, at Nellis Air Force Base with the 388th Fighter Wing and representatives from HAFB. He explained the training provided participants with real war experience. He indicated the training that took place during his visit was a combat search and rescue training. He stated it had been a privilege to be on the runway when 60 jets took off and also witnessed the “war” take place. He expressed his opinion the training was as close to war as the participants could expect and stated it had been a great experience.

Councilmember Benson – announced she had attended the Fourth of July meeting with staff last week and announced she was preparing for the “We’ve Got Talent” contest.

Councilmember Bush – nothing to report.

Councilmember Jones – nothing to report.

Councilmember LeBaron – nothing to report.

Councilmember Young – nothing to report.

Adam Lenhard, City Manager

1. Informed the Council the budget process had begun and announced staff would be using the action plan which had been reviewed during the kick-off meeting/budget retreat in February.
2. Expressed agreement with Mayor Shepherd's remarks regarding the Red Flag training experience at Nellis Air Force Base in Nevada.

STAFFS' REPORTS

Nancy Dean, City Recorder –reviewed the meeting schedule with the Council:

- No meeting was scheduled for Tuesday, March 17, 2015.
- A work session beginning at 6:00 p.m. with a policy session beginning at 7:00 p.m. was scheduled for Tuesday, March 24, 2015.

There being no further business to come before the Council **Councilmember Bush moved to adjourn at 7:24 p.m., seconded by Councilmember Benson. Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.**

**APPROVED AND ADOPTED
This 14th day of April, 2015**

/s/Mark R. Shepherd, 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, March 10, 2015.

/s/Nancy R. Dean, City Recorder