

CLEARFIELD CITY COUNCIL  
AGENDA AND SUMMARY REPORT  
December 13, 2016 – 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.*

Executive Conference Room  
55 South State Street  
Third Floor  
Clearfield, Utah

**6:00 P.M. WORK SESSION**

Discussion on Fiscal Year 2017 Budget Amendments

Discussion on the Dollar Tree Subdivision located at approximately 567 North Main Street

**\*\*ADJOURN AS THE CITY COUNCIL AND IMMEDIATELY RECONVENE  
AS THE CDRA IN A WORK SESSION \*\***

**CDRA WORK SESSION**

Discussion on the Addendum to the ATK TIF (Tax Increment Funding) Agreement

**\*\*ADJOURN AS THE CDRA AND IMMEDIATELY RECONVENE  
AS THE CITY COUNCIL IN A WORK SESSION \*\***

**CITY COUNCIL WORK SESSION**

Discussion on the Better City Feasibility Study

Update on the Development of Clearfield Station located at approximately 1250 South State Street

*(Any items not fully addressed prior to the Policy Session will be addressed in a Work Session immediately following the Policy Session)*

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 Bush

APPROVAL OF MINUTES:

October 11, 2016 – Work Session

October 18, 2016 – Work Session

October 25, 2016 – Work Session

November 8, 2016 – Work Session

November 22, 2016 – Work Session

November 22, 2016 – Policy Session

December 6, 2016 – Special Session

**PRESENTATION:**

1. RECOGNITION OF CLEARFIELD'S YOUTH FOOTBALL TEAM

BACKGROUND: Clearfield City's Junior Mites Football Team consisting of seven and eight year olds had a successful season and advanced to the Wasatch Front Football League (WFFL) Mini-Bowl Championship game at Weber State University on Saturday, October 29, 2016. Mayor Shepherd desires to recognize the players and coaches for their 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 SEPTEMBER 13, 2016 POLICY SESSION

**PUBLIC HEARINGS:**

2. PUBLIC HEARING TO CONSIDER AMENDMENT NO. 1 TO THE ATK ECONOMIC DEVELOPMENT AREA (EDA) PROJECT AREA PLAN

BACKGROUND: The Project Area Plan for the ATK Economic Development Area (EDA) was adopted on July 25, 2011, to facilitate an expansion project by ATK's aerospace structures division. However, the original boundaries of the Project Area do not match the properties that ATK actually came to occupy with its project, leaving the CDRA unable to capture the intended tax increment generated by the project. The primary purpose of this amendment is to match the boundaries of the Project Area with the properties that ATK actually occupies- removing two parcels from the Project Area and adding two others. The Taxing Entity Committee considered the proposed amendment earlier in the day.

RECOMMENDATION: Receive public comment.

3. PUBLIC HEARING TO CONSIDER AMENDMENTS TO THE CDRA FISCAL YEAR 2017 BUDGET

BACKGROUND: A public hearing was noticed to consider amendments to the CDRA Fiscal Year 2017 Budget; however, no amendments are necessary.

RECOMMENDATION: Open and Close the Public Hearing.

**SCHEDULED ITEM:**

4. CONSIDER APPROVAL OF RESOLUTION 2016R-03 AUTHORIZING AMENDMENT NO. 1 TO THE ATK ECONOMIC DEVELOPMENT AREA (EDA) PROJECT AREA PLAN

RECOMMENDATION: Approve Resolution 2016R-03 authorizing Amendment No. 1 to the ATK Economic Development Area (EDA) Project Area Plan and authorize the Chair's signature to any necessary documents.

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

***PUBLIC HEARING:***

2. PUBLIC HEARING TO AMEND THE FISCAL YEAR 2017 BUDGET

BACKGROUND: State Law requires a public hearing before the City Council approves amendments to the City budget. Rich Knapp, Finance Manager, will be presenting amendments for the Fiscal Year 2017 Budget.

RECOMMENDATION: Receive public comment.

***SCHEDULED ITEMS:***

3. CITIZEN COMMENTS

4. CONSIDER APPROVAL OF RESOLUTION 2016R-27 ADOPTING AMENDMENTS TO THE FISCAL YEAR 2017 BUDGET

RECOMMENDATION: Approve Resolution 2016R-27 adopting amendments to the Fiscal Year 2017 budget and authorize the Mayor's signature to any necessary documents.

5. CONSIDER APPROVAL OF THE FINAL SUBDIVISION PLAT FOR DOLLAR TREE LOCATED AT 567 AND 585 NORTH MAIN STREET

BACKGROUND: The Planning Commission previously approved the Site Plan for the Dollar Tree subdivision located at 567 and 585 North Main. The applicant now desires to adjust the lot line farther north to increase the size of the southernmost parcel. The adjustment of the property line requires approval through a legal subdivision process. Conditions of approval for the final plat are identical to those which were imposed and approved by the Planning Commission for the preliminary plat. The Planning Commission heard this request at its meeting on December 7, 2016 and recommends approval.

RECOMMENDATION: Approve the Final Subdivision Plat for Dollar Tree located at 567 and 585 North Main Street and authorize the Mayor's signature to any necessary documents.

6. CONSIDER APPROVAL OF ORDINANCE 2016-10 AUTHORIZING THE AMENDMENT NO. 1 TO THE ATK EDA PROJECT AREA PLAN

BACKGROUND: The Project Area Plan for the ATK Economic Development Area (EDA) was adopted on July 25, 2011, to facilitate an expansion project by ATK's aerospace structures division. However, the original boundaries of the Project Area do not match the properties that ATK actually came to occupy with its project, leaving the CDRA unable to capture the intended tax increment generated by the project. The primary purpose of this amendment is to match the boundaries of the Project Area with the properties that ATK actually occupies- removing two parcels from the Project Area and adding two others. The CDRA considered Amendment No. 1 to the ATK EDA Project Area Plan earlier in the meeting.

RECOMMENDATION: Approve Ordinance 2016-10 authorizing the Amendment No. 1 to the ATK EDA Project Area Plan and authorize the Mayor's signature to any necessary documents.

7. CONSIDER APPROVAL OF RESOLUTION 2016R-28 AUTHORIZING THE INTERLOCAL COOPERATIVE AGREEMENT WITH LAYTON CITY FOR INSTALLATION OF A HIGH INTENSITY ACTIVATED CROSSWALK SIGNAL (HAWK) LOCATED AT 1287 NORTH 2200 WEST, LAYTON

BACKGROUND: Layton City desires to install a pedestrian crossing on the rail trail using a High Intensity Activated crosswalk signal (HAWK) near 1287 North 2200 West, Layton. The equipment needed to operate the HAWK on the west side of 2200 West will be installed in the street right-of-way which is in Clearfield City's park strip area on the west side of 2200 West. This Interlocal Cooperative Agreement acknowledges that Clearfield City is desirous of cooperating with Layton City to allow the necessary use and access to Layton City in the Clearfield City right-of-way. Layton City will install and maintain all of the HAWK signal equipment.

RECOMMENDATION: Approve Resolution 2016R-28 authorizing the Interlocal Cooperative Agreement with Layton City for use of Clearfield City right-of-way for a HAWK Crossing Signal Pole and Associated Improvements near 1287 North 2200 West, Layton; and authorize the Mayor's signature to any necessary documents.

8. CONSIDER APPROVAL OF RESOLUTION 2016R-29 AUTHORIZING A SPONSORSHIP FOR THE FALCONS ARE FABULOUS CAMPAIGN AT CLEARFIELD HIGH SCHOOL

BACKGROUND: The student-body of Clearfield High School has a spirit week every year known as Falcons Are Fabulous in which different school activities are combined with a fund raising opportunity to benefit the Davis Education Foundation Child Spree every fall. Clearfield High approached the City requesting use of the Aquatic Center as part of its campaign. This would be an in-kind sponsorship for use of the City's facility.

RECOMMENDATION: Consideration of approval of Resolution 2016R-29 authorizing a sponsorship for the Falcons Are Fabulous campaign at Clearfield High School 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\*\***

5. CONSIDER APPROVAL OF RESOLUTION 2016R-04 AUTHORIZING ADDENDUM NO. 1 TO THE PARTICIPATION AGREEMENT BETWEEN THE CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY AND ATK SPACE SYSTEMS INC

BACKGROUND: Addendum No. 1 has been prepared in conjunction with the Amendment to the ATK EDA Project Area Plan and will allow for more simplified and accurate administration of the Project Area and the incentive owed to ATK. It will clarify the job creation requirements so they mirror those of ATK's EDTIF tax credit agreement with the Governor's Office of Economic Development, incorporate the Project Area boundary amendment considered earlier in the

meeting and acknowledge the overpayment to ATK of tax increment revenue and establish an understanding of how that overpayment is expected to affect future payments over the life of the original Agreement.

RECOMMENDATION: Approve Resolution 2016R-04 authorizing Addendum No. 1 to the Participation Agreement between the Clearfield Community Development and Renewal Agency and ATK Space Systems Inc. and authorize the Chair's signature to any necessary documents.

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

Dated this 9<sup>th</sup> day of December, 2016.

/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.