

CLEARFIELD CITY COUNCIL MEETING MINUTES  
6:30 P.M. WORK SESSION  
February 28, 2017

PRESIDING:	Mark Shepherd	Mayor
PRESENT:	Kent Bush	Councilmember
	Nike Peterson	Councilmember
	Vern Phipps	Councilmember
	Tim Roper	Councilmember
	Bruce Young	Councilmember
STAFF PRESENT:	Adam Lenhard	City Manager
	JJ Allen	Assistant City Manager
	Stuart Williams	City Attorney
	Scott Hodge	Public Works Director
	Spencer Brimley	Development Services Manager
	Greg Krusi	Police Chief
	Eric Howes	Community Services Director
	Curtis Dickson	Community Services Deputy Dir.
	Summer Palmer	Administrative Services Director
	Rich Knapp	Finance Manager
	Trevor Cahoon	Communications Coordinator
	Nancy Dean	City Recorder

VISITORS: Kathryn Murray, Brady Jugler – Planning Commission

Mayor Pro Tem Bush called the meeting to order at 6:03 p.m.

Mayor Shepherd arrived at 6:07 p.m.

UPDATE ON SERVICES PROVIDED BY WASATCH INTEGRATED WASTE MANAGEMENT DISTRICT

Councilmember Phipps reported the burn plant operated by Wasatch Integrated Waste Management District was 30 years old and in need of significant repairs that would cost approximately 3.4 million dollars. He reported the Board of Directors for Wasatch Integrated Waste District would shortly vote on whether to make the repairs or shut the facility down. He also indicated the facility recently failed some EPA oriented tasks and had until January 1, 2018 to make those improvements in order to meet EPA standards at an additional cost of about 1.9 million dollars. He stated there were not enough reserves to pay cash for the repairs so the facility would need to look to another source to fund the repairs or close its doors. He continued fees would likely increase to one dollar per can for residential waste plus an increase in tipping fees for commercial haulers.

Councilmember Phipps explained the United States Air Force currently purchased steam from the burn plant but was also in the process of developing its own heat and power plant on Hill Air Force Base (HAFB) because it was under an initiative called Self Reliance with the intent to make military installations independent from surrounding communities in case of emergencies. He stated HAFB's facility would likely begin construction in August, if approved, meaning it would likely significantly decrease its purchase of steam from the burn plant over the next few years. He indicated under the circumstances Wasatch Integrated was not certain it could sell steam and had a facility that needed significant repairs if it intended to continue producing steam.

Councilmember Phipps explained there were two options for Wasatch Integrated to consider on the issue. He stated the first option was to keep the burn plant operating which would increase maintenance an additional \$300,000 per year over the regular operations budget. He explained there were a number of capital repairs that needed to be done over the next few years and a risk of more extensive repairs. He also noted there was little expectation that the Air Force would continue with the agreement to purchase steam for HAFB at the expiration of the current agreement in seven years. He reported fourteen million dollars had been put into the facility over the last few years. Councilmember Phipps noted the second option was to decommission the burn plant. He stated under that scenario the facility would cease selling steam in two months for the season, creating a window of opportunity to shut down the facility. He emphasized the facility could not be brought back into an operational state if it were shut down.

Councilmember Peterson asked if there were contaminants on the site that might prevent it from being developed for other uses in the future, if the facility were shut down. Councilmember Phipps stated he would raise that question at the next meeting.

Councilmember Phipps identified the risks of shutting down the facility.

- HAFB's plans might fall through and it would need the steam generated by the facility.
- There was a concern about breaking a community relationship with HAFB.
- There would be increased use of the landfill.

He explained Wasatch Integrated recently bought into the Lakeview Landfill in Utah County and if the burn plant were shut down Wasatch Integrated would begin building a transportation station in the next year and transferring a certain percentage of waste to Lakeview Landfill. He added the facility would still do enhanced recycling. He added the cost of building the transfer station would be covered by the cost avoidance of not continuing to run the burn plant. He stated shutting it down would be no additional cost to the user. He explained if the facility continued to operate and the Air Force did not renew its contract with the facility users would see an approximate cost increase of \$3.50 per can.

Mayor Shepherd expressed his concern about the message being sent to the Air Force and equally about the perceived message in the community that the burn plant is turning its back on the Air Force, but if kept up and running there was also the possibility of creating a negative perception of the Air Force because costs would increase to the users.

Councilmember Young asked what the cost was for shipping waste to the Lakeview Landfill. Councilmember Phipps acknowledged it would be more expensive to ship the waste to that facility but it was important to keep some capacity at the local landfill in case of emergency.

Councilmember Young asked if the cost for keeping the facility operational was the same as shipping waste to the Lakeview Landfill. Councilmember Phipps replied shutting down the facility would allow the revenues to be put toward shipping a percentage of waste to Lakeview and put toward setting aside some cash to help build a transfer station

Adam Lenhard, City Manager asked how the other members of the Board felt about shutting down the facility. Councilmember Phipps expressed his opinion the vote would be to shut down the facility, but it would not be a unanimous decision because there were members of the Board that felt like burning waste was more environmentally friendly.

Mr. Lenhard stated it was important to remember that the discussion was about repairs that had to be made immediately. He suggested the older the facility was, the more repairs it would need at a greater cost to users.

It was the consensus of the Council that option one which included the shutting down of the Energy Recovery Facility (Burn Plant) would be the best option for Wasatch Integrated's future.

DISCUSSION ON LIVE-STREAMING PUBLIC MEETINGS

Trevor Cahoon reported the City was live-streaming its City Council policy sessions through YouTube. He explained recent upgrades to the camera and changes to Facebook would now allow the City to live-stream the meetings to Facebook. He suggested the City would get greater viewing with that change. The Council agreed it was a good idea to live-stream the policy sessions on Facebook.

There being no further business to address in work session, **Councilmember Peterson moved to adjourn the work session and reconvene in policy session at 7:00 p.m. All voting AYE.**

**APPROVED AND ADOPTED**  
**This 28<sup>th</sup> day of March, 2017**

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**Mark R. Shepherd, Mayor**

**ATTEST:**

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**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 28, 2017.

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Nancy R. Dean, City Recorder