

CLEARFIELD CITY COUNCIL  
AGENDA AND SUMMARY REPORT  
January 24, 2017 – 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**

Interview Planning Commission Candidates  
Discussion on Planning Commission Appointments  
Discussion on Gateway Signage

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

**CDRA WORK SESSION**

Discussion on the Creation of a CRA (Community Reinvestment Area) at Legend Hills

*(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:

OPENING CEREMONY:

APPROVAL OF MINUTES:

Mayor Shepherd  
Councilmember Phipps  
December 13, 2016 – Work Session  
January 3, 2017 – Special Session  
January 10, 2017 – Work Session  
January 10, 2017 – Policy Session

**PRESENTATION:**

1. **PRESENTATION TO JOSHUA HARRISON FOR RECOGNITION OF RECEIVING THE RANK OF EAGLE SCOUT**

**BACKGROUND:** Joshua Harrison has completed the requirements to receive the rank of Eagle Scout. Mayor Shepherd and the City Council desire to recognize Joshua and acknowledge his achievement.

***PUBLIC HEARING:***

2. PUBLIC HEARING FOR AN AMENDMENT TO THE LEGEND HILLS PHASE 3 SUBDIVISION PLAT

BACKGROUND: The request is to adjust the property line between lots 305 and 306 of the Legend Hills Subdivision Phase 3 amended plat. The lot has long been an area used for detention. Development of the parcel is consistent with plans for the area and will not have detrimental impacts on detention moving forward. The use that is being proposed in conjunction with the request is for a professional office building. Site Plan approval for the office building was given by the Planning Commission during its meeting on Wednesday, January 4, 2017. Staff and the applicant are finalizing site design and infrastructure plans at this time.

RECOMMENDATION: Receive public comment.

***SCHEDULED ITEMS:***

3. CITIZEN COMMENTS

4. CONSIDER APPROVAL OF THE AMENDMENT TO THE LEGEND HILLS PHASE 3 SUBDIVISION PLAT

RECOMMENDATION: Approve the amendment to the Legend Hills Subdivision Phase 3 amended plat and authorize the Mayor's signature to any necessary documents.

5. CONSIDER APPROVAL OF THE AWARD OF BID TO KAPP CONSTRUCTION FOR THE Z STREET CULINARY WATER AND SANITARY SEWER IMPROVEMENT PROJECT IN FREEPORT CENTER

BACKGROUND: Bids were received from seven companies to complete the work for the Z Street Culinary Water and Sanitary Sewer Improvement Project in Freeport Center. The lowest responsible bid was received from Kapp Construction with the bid amount of \$556,116.50. This bid amount exceeded the \$430,000 budgeted for the project. The Public Works staff and City Engineers reviewed the advertised scope of work for the project and were able to modify and/or remove the installation of 357 linear feet of 12-inch and 263 linear feet of 6-inch culinary water pipe from the project reducing the bid amount by \$101,757.30. The City will allocate additional funding from the water fund in the amount of \$85,000 to provide the remaining funding for the project.

RECOMMENDATION: Approve the award of bid to Kapp Construction for the Z Street Culinary Water and Sanitary Sewer Improvement Project in Freeport Center for the modified bid amount of \$454,359.20 and approve funding for the project for the modified bid amount of \$454,359.20 with contingency and engineering of \$60,000 for a total project cost of \$514,359.20; and authorize the Mayor's signature to any necessary documents.

6. FINANCIAL UPDATE

***COMMUNICATION ITEMS:***

Mayor's Report  
City Council Reports  
City Manager's Report  
Staff Reports

**\*\*COUNCIL ADJOURN TO JOINT WORK SESSION\*\***

Multi-Purpose Room  
55 South State Street  
Second Floor  
Clearfield, Utah

**JOINT WORK SESSION WITH PLANNING COMMISSION IMMEDIATELY FOLLOWING  
THE CITY COUNCIL POLICY SESSION**

Discussion and update for the project known as Clearfield Station

**\*\*ADJOURN AS THE CITY COUNCIL AND PLANNING COMMISSION\*\***

Dated this 19<sup>th</sup> day of January, 2017.

/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.