

CLEARFIELD CITY COUNCIL MEETING MINUTES  
6:00 P.M. SPECIAL SESSION  
January 3, 2017

PRESIDING:	Mark Shepherd	Mayor
PRESENT:	Kent Bush	Councilmember
	Nike Peterson	Councilmember
	Tim Roper	Councilmember
	Bruce Young	Councilmember
EXCUSED:	Vern Phipps	Councilmember
STAFF PRESENT:	Adam Lenhard	City Manager
	JJ Allen	Assistant City Manager
	Stuart Williams	City Attorney
	Scott Hodge	Public Works Director
	Summer Palmer	Administrative Services Director
	Trevor Cahoon	Communications Coordinator
	Kim Read	Deputy City Recorder
EXCUSED:	Nancy Dean	City Recorder

VISITORS: There were no visitors.

Mayor Shepherd called the meeting to order at 6:00 p.m.

APPROVAL OF THE REAL ESTATE PURCHASE CONTRACT FOR PROPERTY  
LOCATED AT 932 EAST 450 SOUTH (TIN: 12-004-0168)

The City had selected a single family residential lot located at 932 East 450 South (TIN: 12-004-0168) to be purchased with Community Development Block Grant (CDBG) funds budgeted for that purpose in the current fiscal year. The lot was intended to be donated to an organization which would build a home for a low-to moderate-income family. The new home will also help revitalize the neighborhood in which it is built. The lot is 0.40 acres in size and has a 2016 assessed value of \$55,460.

Adam Lenhard, City Manager, explained \$50,000 had been appropriated in the FY2017 budget for CDBG funds designated for a real estate purchase of a residential building lot. He continued the lot would be donated to an organization for the purpose of constructing a home benefitting a low-to-moderate income family. He indicated the intent was to revitalize one of the neighborhoods within the City. He explained the location of the lot and shared a brief history regarding the lot and the reason for the lien placed on the property by the City. He announced Windermere Realty, which was Mayor Shepherd's real estate company, was involved in the property deal.

Mayor Shepherd announced an associate of his, Jim Barber, was representing the City during the property purchase and stated he personally wouldn't financially benefit from the transaction. He shared information regarding previous interest and intentions for the vacant lot and expressed his opinion the opportunity for a newly constructed home would be an improvement to the neighborhood. He informed the Council that the organization would select the beneficiary based not only on income, but also needs.

Mr. Lenhard stated the City was waiting for an Addendum reflecting Clearfield City, not the CDRA, as the purchaser.

Councilmember Bush inquired about utilities at that location and Mayor Shepherd responded utilities for the lot were currently located in the street and would need to be connected.

**Councilmember Bush moved to approve the Real Estate Purchase Contract for property located at 932 East 450 South (TIN: 12-004-0168) and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Peterson. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, and Young. Voting NO – None.** Councilmember Phipps was not present for the vote.

There being no further business to come before the Council, **Councilmember Young moved to adjourn at 6:10 p.m., seconded by Councilmember Peterson. Voting AYE - Councilmembers Bush, Peterson, Roper and Young. Voting NO – None.** Councilmember Phipps was not present for the vote.

**APPROVED AND ADOPTED  
This 24<sup>th</sup> day of January, 2017**

**/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, January 3, 2017.

/s/Nancy R. Dean, City Recorder