

CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
June 13, 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

Parks and Recreation Commission Interview

Discussion on the Parks and Recreation Commission Appointments

Discussion on the Planning Commission Appointment

Discussion on the Award of Bid for the Public Works Building Phase 2 Project

Discussion on Amendments to the Consolidated Fee Schedule

Discussion on the Rezone Request by Silver Peak Engineering for Property Located at approximately 1250 South State Street from M-1 (Manufacturing) to M-1-SP (Manufacturing with a Special Purpose Overlay)

Discussion on the 2017/2018 Fiscal Year Budget

Discussion on the 800 North Rights-of-Way

Discussion on Green Waste Disposal

(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 Peterson

April 18, 2017 – Work Session

April 25, 2017 – Work Session

May 2, 2017 – Work Session

May 9, 2017 – Work Session

May 23, 2017 – Policy Session

May 30, 2017 – Work Session

PUBLIC HEARINGS:

1. **PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE REZONE REQUEST BY SILVER PEAK ENGINEERING FOR PROPERTY LOCATED AT APPROXIMATELY 1250 SOUTH STATE FROM M-1 (MANUFACTURING) TO M-1-SP (MANUFACTURING WITH A SPECIAL PURPOSE OVERLAY)**

BACKGROUND: The approximately 24 acres of property, as a portion of the entire 70-acre site known as Clearfield Station was previously granted conditional approval of a rezone from M-1, Manufacturing to M-U, Mixed-Use, in 2014. The conditions of the 2014 approval included the approval of a Master Development Plan (MDP) and Master Development Agreement (MDA). However, the MDA was not executed causing the rezone specific to the approximate 24 acres to revert to its original M-1, Manufacturing zone. The current rezone would facilitate a portion of the site to be developed as light manufacturing by Stadler Rail. One of the conditions of the rezone would be the execution of a development agreement that would be recorded against the property.

RECOMMENDATION: Receive public comment.

2. **PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE PROPOSED 2017/2018 FISCAL YEAR BUDGET**

BACKGROUND: Utah Code requires cities to hold a public hearing regarding the adoption of the upcoming fiscal year budget. City staff prepared and submitted to the Council a balanced tentative budget for the fiscal year 2017/2018 which begins July 1, 2017 and ends June 30, 2018. The submitted tentative budget was adopted on May 9, 2017 and included all funds.

RECOMMENDATION: Receive public comment.

3. **PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE PROPOSED TRANSFER OF RESOURCES FROM THE WATER ENTERPRISE FUND TO THE GENERAL FUND FOR WATER USED BY THE CITY'S GENERAL OPERATION IN THE 2017/2018 FISCAL YEAR BUDGET**

BACKGROUND: The City's 2017/2018 fiscal year budget includes a transfer of resources from the Water Enterprise Fund to the General Fund in the amount of \$100,000. The transfer recognizes water used by the City's general operation for which the City's water fund was not compensated.

RECOMMENDATION: Receive public comment.

4. **PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE PROPOSED TRANSFERS OF FUNDS FROM THE ENTERPRISE FUNDS TO THE GENERAL FUND FOR THE COST OF PROVIDING SERVICES NECESSARY FOR THE FUNDS TO OPERATE IN THE 2017/2018 FISCAL YEAR BUDGET**

BACKGROUND: The City's 2017/2018 fiscal year budget includes transfers of funds from the Enterprise Funds to the General Fund. The transfers compensate the General Fund for the cost of providing services necessary for the funds to operate. The budget transfers are \$143,942 from the

Utility Admin Fund, \$269,109 from the Water Fund, \$319,546 from the Sewer Fund, \$241,787 from the Storm Water fund, and \$26,963 from the Solid Waste Fund.

RECOMMENDATION: Receive public comment.

SCHEDULED ITEMS:

5. CITIZEN COMMENTS

6. CONSIDER APPROVAL OF AND CONSENT TO THE MAYOR'S PROPOSED APPOINTMENTS OF INDIVIDUALS TO THE PARKS AND RECREATION COMMISSION

BACKGROUND: The Parks and Recreation Commission has three vacancies. Interviews were held on two separate occasions to fill the vacancies.

RECOMMENDATION: Approve and consent to the Mayor's proposed appointments for the Parks and Recreation Commission with terms expiring December 31, 2019.

7. CONSIDER APPROVAL OF ORDINANCE 2017-11 AUTHORIZING THE REZONE OF PROPERTY LOCATED AT APPROXIMATELY 1250 SOUTH STATE STREET FROM M-1 (MANUFACTURING) TO M-1-SP (MANUFACTURING WITH A SPECIAL PURPOSE OVERLAY)

RECOMMENDATION: Approve Ordinance 2017-11 authorizing the rezone of property located at approximately 1250 South State Street from M-1 (Manufacturing) to M-1-SP (Manufacturing with a Special Purpose Overlay) and authorize the Mayor's signature to any necessary documents.

8. CONSIDER APPROVAL OF RESOLUTION 2017R-05 SETTING THE TAX RATE FOR ALL REAL AND PERSONAL PROPERTY IN CLEARFIELD AT 0.001745

RECOMMENDATION: Approve Resolution 2017R-05 setting the tax rate for all real and personal property in Clearfield at 0.001745 and authorize the Mayor's signature to any necessary documents.

9. CONSIDER APPROVAL OF RESOLUTION 2017R-06 ADOPTING THE 2017/2018 FISCAL YEAR BUDGET

RECOMMENDATION: Approve Resolution 2017R-06 adopting the 2017/2018 fiscal year budget and authorize the Mayor's signature to any necessary documents.

10. CONSIDER APPROVAL OF THE AWARD OF BID FOR THE PUBLIC WORKS BUILDING PHASE 2 PROJECT TO NORTH RIDGE CONSTRUCTION

BACKGROUND: Staff solicited bids to build a new facility for the Parks maintenance operations and the Public Works administrative offices at 497 South Main, the current location of the City's Public Works facilities. Eleven bids were received. The lowest responsible bid was received from North Ridge Construction with a bid amount of \$4,043,000. Staff met with the architect and North Ridge Construction to value engineer the project to determine if there were any cost saving

measures that could be taken to reduce the cost of the project without compromising it. The process identified savings of \$222,715 and was agreed to by North Ridge Construction bringing the bid amount for the project to \$3,820,285.

RECOMMENDATION: Approve the award of bid for the Public Works Building Phase 2 Project to North Ridge Construction with a value engineered bid amount of \$3,820,285 and contingency fees in the amount of \$204,715 for a total project cost of \$4,025,000; and authorize the Mayor's signature to any necessary documents.

11. CONSIDER APPROVAL OF RESOLUTION 2017R-07 FINDING THAT A SECTION OF PROPERTY LOCATED IN THE VICINITY OF 343 WEST 300 NORTH IS NOT A SIGNIFICANT PARCEL OF PROPERTY AND DIRECTING STAFF TO MOVE FORWARD WITH THE EXCHANGE OF SAID PROPERTY FOR THREE OTHER SECTIONS OF PROPERTY TO ADJUST THE PACIFIC STREET RIGHT-OF-WAY ALIGNMENT

BACKGROUND: The City will be making improvements to Pacific Street from 300 North to 75 North which require minor adjustments to the current street right-of-way to better facilitate the project. Robert and Cheryl Landon own property at 343 West 300 North and have mutually agreed to exchange sections of their property with a section of property owned by the City as well as other betterments.

RECOMMENDATION: Approve Resolution 2017R-07 finding that a section of property located in the vicinity of 343 West 300 North is not a significant parcel of property and directing staff to move forward with the exchange of said property for sections of property currently owned by Robert and Cheryl Landon as well as other betterments and authorize the Mayor's signature to any necessary documents.

12. CONSIDER APPROVAL OF ORDINANCE 2017-10 AMENDING THE CONSOLIDATED FEE SCHEDULE ADJUSTING AQUATIC CENTER AND RECREATION FEES AND ADDING CHICKEN LICENSES

BACKGROUND: Staff is recommending amendments to the City's Consolidated Fee Schedule specific to Aquatic Center and Recreation Fees and the addition of the chicken license.

RECOMMENDATION: Approve Ordinance 2017-10 amending the Consolidated Fee Schedule adjusting Aquatic Center and Recreation Fees and adding chicken licenses and authorize the Mayor's signature to any necessary documents.

COMMUNICATION ITEMS:

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

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

COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA) AGENDA

1. CONSIDER APPROVAL OF THE MINUTES FROM MARCH 28, 2017 POLICY SESSION, APRIL 11, 2017 WORK AND POLICY SESSIONS, APRIL 18, 2017 WORK SESSION AND MAY 9, 2017 POLICY SESSION

PUBLIC HEARING:

2. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE PROPOSED 2017/2018 FISCAL YEAR BUDGET

BACKGROUND: Utah Code requires a public hearing regarding the adoption of the upcoming fiscal year budget. City staff prepared and submitted to the Board a balanced budget for the fiscal year 2017/2018 which begins July 1, 2017 and ends June 30, 2018. The submitted tentative budget was adopted on May 9, 2017.

RECOMMENDATION: Receive public comment.

SCHEDULED ITEMS:

3. CONSIDER APPROVAL OF RESOLUTION 2017R-02 ADOPTING THE 2017/2018 FISCAL YEAR BUDGET

RECOMMENDATION: Approve Resolution 2017R-02 adopting the 2017/2018 fiscal year budget and authorize the Chair's signature to any necessary documents.

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

Dated this 8th day of June, 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.