

CLEARFIELD CITY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY
MEETING MINUTES
7:00 P.M. POLICY SESSION
December 11, 2018

(This meeting was held during the regularly scheduled City Council Meeting.)

PRESIDING:	Kent Bush	Chair
PRESENT:	Nike Peterson	Director
	Vern Phipps	Director
	Tim Roper	Director
	Mark Shepherd	Director
	Karece Thompson	Director
STAFF PRESENT:	JJ Allen	City Manager
	Summer Palmer	Assistant City Manager
	Stuart Williams	City Attorney
	Kelly Bennett	Assistant Police Chief
	Scott Hodge	Public Works Director
	Eric Howes	Community Services Director
	Spencer Brimley	Community Development Director
	Brad McIlrath	Senior Planner
	Rich Knapp	Finance Manager
	Lee Naylor	Accountant
	Trevor Cahoon	Communications Coordinator
	Nancy Dean	City Recorder
	Wendy Page	Deputy Recorder

VISITORS: Jeff Smith, Dean Cotter, Mack McDonald – Davis County, Nicola Corbin, Bob Bercher, Heather Christopherson, Cameron Winquist, Natalie Winquist, Jake Woodward – JW Properties, Aliza Kimabry, Craig Winder, Leslie Mascaro, Adam Hughes – Better City, Cameron Dibb – Duffin and Dibb PC, Jared Hadley, Joe Torman – Lotus

Chair Bush called the meeting to order at 9:05 p.m.

APPROVAL OF THE MINUTES FROM THE OCTOBER 9, 2018 POLICY SESSION AND THE OCTOBER 23, 2018 POLICY SESSION

Director Shepherd moved to approve the minutes from the October 9, 2018 policy session and the October 23, 2018 policy session, as written, seconded by Director Peterson. The motion carried upon the following vote: Voting AYE – Directors Peterson, Phipps, Roper, Shepherd and Thompson. Voting NO – None.

APPROVAL OF ADDENDUM 1 TO THE MEMORANDUM OF UNDERSTANDING (MOU) WITH LOTUS COMPANY FOR THE REDEVELOPMENT OF MABEY PLACE

Chair Bush mentioned the addendum was discussed in detail during the previous City Council meeting and asked if there were any additional comments.

Director Phipps commented he did not intend to disparage Lotus as a company and reputable entity but expressed concern about the uncertainty associated with whether Lotus would still hold an interest in the City five years down the road. He suggested that fact needed to be considered as the City considered it long term planning efforts.

Director Roper moved to approve Addendum 1 to the Memorandum of Understanding (MOU) with Lotus Company for the redevelopment of Mabey Place and authorize the Chair's signature to any necessary documents, seconded by Director Shepherd. The motion carried upon the following vote: Voting AYE – Directors Peterson, Roper, Shepherd and Thompson. Voting NO – Director Phipps.

APPROVAL OF THE PURCHASE AND SALE AGREEMENT WITH DAVIS COUNTY FOR THE PROPERTIES LOCATED AT 562 SOUTH 1000 EAST AND APPROXIMATELY 1 NORTH MAIN STREET

JJ Allen, City Manager, mentioned Mack McDonald the facilities director for Davis County was in attendance. He noted the purchase and sale agreement with Davis County had been discussed with the City Council and CDRA Board many times previously. He summarized the purchase and sale agreement between the CDRA and Davis County would in essence authorize the City to purchase land from the County at 562 South 1000 East and sell Lot 3 of the Clearfield Junction Subdivision to the County located at approximately 1 North Main for the construction of a new library.

Mr. Allen continued if the purchase and sale agreement was approved staff proposed a lease agreement be in place wherein the County would lease the property at 562 South 1000 East from the City until the new library could be constructed and demolition of the existing library completed. He indicated the details were included in the staff report and asked if there were any questions.

Councilmember Phipps acknowledged the proposed transactions were an opportunity and had been a governmental partnership which should be pleasing for its taxpayers. Mack McDonald, Davis County, agreed. He highlighted some of the plans for the new library with its design, technology, and location. He expressed excitement for the partnership with the City as its tenant and looked forward to design of the new library and a continued working relationship with staff moving forward with the project.

Mr. Allen pointed out the purchase and sale agreement noted the construction of the new library needed to begin by 2020; however, he was hopeful it would be sooner. He noted the agreement spelled out following the construction of the new library, the County would have one year to demolish the old building at which time the City would utilize the land for its own purposes.

Director Peterson moved to approve the Purchase and Sale Agreement with Davis County for the properties located at 562 South 1000 East and approximately 1 North Main Street and authorize the Chair's signature to any necessary documents, seconded by Director Phipps. The motion carried upon the following vote: Voting AYE – Directors Peterson, Phipps, Roper, Shepherd and Thompson. Voting NO – None.

APPROVAL OF THE LIBRARY LEASE AGREEMENT WITH DAVIS COUNTY FOR THE PROPERTY LOCATED AT 562 SOUTH 1000 EAST

Chair Bush stated the Board had approved the purchase and sale agreement with Davis County for the properties located at 562 South 1000 East and approximately 1 North Main Street.

Director Shepherd moved to approve the Library Lease Agreement with Davis County for the property located at 562 South 1000 East and authorize the Chair's signature to any necessary documents, seconded by Director Thompson. The motion carried upon the following vote: Voting AYE – Directors Peterson, Phipps, Roper, Shepherd and Thompson. Voting NO – None.

There being no further business to come before the Board, **Director Shepherd moved to adjourn as the CDRA and reconvene as the City Council in work session after a five minute break at 9:17 p.m., seconded by Director Peterson. The motion carried upon the following vote: Voting AYE: Directors Peterson, Phipps, Roper, Shepherd, and Thompson. Voting NO – None.**

The City Council policy session minutes are in a separate location.

**APPROVED AND ADOPTED
This 23rd day of April, 2019**

/s/Kent Bush, Chair

ATTEST:

/s/Nancy R. Dean, Secretary

I hereby certify that the foregoing represents a true, accurate, and complete record of the Clearfield Community Development and Renewal Agency meeting held Tuesday, December 11, 2018.

/s/Nancy R. Dean, City Recorder