

CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
June 26, 2018 – POLICY SESSION
Revised: June 25, 2018

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.

City Council Chambers
55 South State Street
Third Floor
Clearfield, Utah

7:00 P.M. POLICY SESSION

CALL TO ORDER:

Mayor Pro Tem Peterson

OPENING CEREMONY:

Councilmember Roper

APPROVAL OF MINUTES:

May 22, 2018 – Policy Session

June 14, 2018 – Neighborhood Party

PUBLIC HEARINGS:

1. **PUBLIC HEARING TO CONSIDER AMENDMENTS TO THE FISCAL YEAR 2017/2018 BUDGET**

BACKGROUND: Staff has identified expenditures necessary for City operations which were not included in its current budget. Rich Knapp, Finance Manager, has prepared some proposed amendments for the 2017/2018 fiscal year budget. State law requires a public hearing before the City Council approves amendments to the City budget.

RECOMMENDATION: Receive public comment.

SCHEDULED ITEMS:

2. **OPEN COMMENT PERIOD**

The Open Comment Period provides an opportunity to address the Mayor and City Council regarding concerns or ideas on any topic. To be considerate of everyone at this meeting, public comment will be limited to three minutes per person. Participants are to state their names for the record. Comments, which cannot be made within these limits, should be submitted in writing to the City Recorder at nancy.dean@clearfieldcity.org.

The Mayor and City Council encourage civil discourse for everyone who participates in the meeting.

Comments pertaining to an agenda item that includes a public hearing or public input should be given as that item is being discussed during the meeting.

3. CONSIDER APPROVAL OF RESOLUTION 2018R-09 AUTHORIZING AMENDMENTS TO THE FISCAL YEAR 2017/2018 BUDGET

RECOMMENDATION: Approve Resolution 2018R-09 authorizing amendments to the fiscal year 2017/2018 budget and authorize the Mayor's signature to any necessary documents.

4. CONSIDER APPROVAL OF RESOLUTION 2018R-10 CORRECTING THE PREVIOUSLY SET REAL AND PERSONAL PROPERTY TAX RATE FOR FISCAL YEAR 2018/2019 TO THE ACTUAL TAX RATE OF 0.001607

BACKGROUND: On June 12, 2018, the City Council adopted Resolution 2018R-7 which set the tax rate of 0.001547 for all real and personal property located within Clearfield for fiscal year 2019, as was recommended for the certified tax rate by Davis County and the Utah State Tax Commission. On June 21, 2018, staff was notified by the Utah State Tax Commission it had provided an incorrect rate for the City's consideration. The corrected certified tax rate for fiscal year 2019 is 0.001607. Resolution 2018R-10 accurately reflects the corrected tax rate.

RECOMMENDATION: Approve Resolution 2018R-10 correcting the previously set real and personal property tax rate for Fiscal Year 2018/2019 to the actual tax rate of 0.001607, and authorize the Mayor's signature to any necessary documents.

5. CONSIDER APPROVAL OF GROUND LESSOR'S CONSENT, NONDISTURBANCE, ATTORNMENT AND ESTOPPEL AGREEMENT BETWEEN CLEARFIELD CITY, CLEARFIELD 888, LLC, AND KEYBANK NATIONAL ASSOCIATION RELATING TO THE PROPERTY LOCATED AT 888 SOUTH UNIVERSITY PARK BOULEVARD

BACKGROUND: 888 Associates, LLC owner of the office building at 888 South University Park Boulevard is in the process of selling the property. Because it leases property from the City and CDRA to provide additional parking for the building, KeyBank is requiring the City and CDRA to give assurances that the lease hold interest currently held by 888 is in effect and free from default, and that the ground lease landlord (the City and CDRA) will accept that KeyBank will have the right and ability to keep the ground lease in effect.

RECOMMENDATION: Approve the Ground Lessor's Consent, Nondisturbance, Attornment and Estoppel agreement between Clearfield City, Clearfield 888, LLC, and KeyBank National Association relating to the property located at 888 South University Park Boulevard, 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 COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA)****

COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA) AGENDA

1. CONSIDER APPROVAL OF THE MINUTES FROM JUNE 12, 2018 POLICY SESSION

PUBLIC HEARING:

2. PUBLIC HEARING TO CONSIDER AMENDMENTS TO THE FISCAL YEAR 2017/2018 BUDGET

BACKGROUND: Staff has identified expenditures necessary for CDRA operations which were not included in its current budget. Rich Knapp, Finance Manager, has prepared the proposed amendment for the 2017/2018 fiscal year budget. State law requires a public hearing before the City Council approves amendment to the City budget.

RECOMMENDATION: Receive public comment.

SCHEDULED ITEMS:

3. CONSIDER APPROVAL OF RESOLUTION 2018R-02 AUTHORIZING AN AMENDMENT TO THE FISCAL YEAR 2017/2018 BUDGET

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

4. CONSIDER APPROVAL OF THE GROUND LESSOR'S CONSENT, NONDISTURBANCE, ATTORNMENT AND ESTOPPEL AGREEMENT BETWEEN THE COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA), CLEARFIELD 888, LLC, AND KEYBANK NATIONAL ASSOCIATION RELATING TO THE PROPERTY LOCATED AT 888 SOUTH UNIVERSITY PARK BOULEVARD

BACKGROUND: 888 Associates, LLC owner of the office building at 888 South University Park Boulevard is in the process of selling the property. Because it leases property from the City and CDRA to provide additional parking for the building, KeyBank is requiring the City and CDRA to give assurances that the lease hold interest currently held by 888 is in effect and free from default, and that the ground lease landlord (the City and CDRA) will accept that KeyBank will have the right and ability to keep the ground lease in effect.

RECOMMENDATION: Approve the Ground Lessor's Consent, Nondisturbance, Attornment and Estoppel agreement between CDRA, Clearfield 888, LLC, and KeyBank National Association relating to the property located at 888 South University Park Boulevard, and authorize the Mayor's signature to any necessary documents.

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

Dated this 25th day of June, 2018.

/s/Wendy Page, Deputy 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.