

CLEARFIELD CITY COUNCIL MEETING MINUTES  
7:00 P.M. POLICY SESSION  
February 10, 2015

PRESIDING:	Mark Shepherd	Mayor
PRESENT:	Keri Benson	Councilmember
	Kent Bush	Councilmember
	Ron Jones	Councilmember
	Bruce Young	Councilmember
EXCUSED:	Mike LeBaron	Councilmember
STAFF PRESENT:	Adam Lenhard	City Manager
	JJ Allen	Assistant City Manager
	Brian Brower	City Attorney
	Greg Krusi	Police Chief
	Scott Hodge	Public Works Director
	Scott Hess	Development Services Manager
	Kim Dabb	Operations Manager
	Curtis Dickson	Community Services Deputy Dir.
	Nancy Dean	City Recorder
	Kim Read	Deputy City Recorder

VISITORS: Eric Freebairn – Ivory Homes, Park West Boy Scout Troop 513

Mayor Shepherd called the meeting to order at 7:00 p.m.

Mayor Shepherd informed the citizens present that if they would like to comment during Public Hearings or Citizen Comments there were forms to fill out by the door.

Councilmember Benson conducted the Opening Ceremony.

APPROVAL OF THE MINUTES FROM THE JANUARY 13, 2015 POLICY SESSION, THE JANUARY 20, 2015 WORK SESSION AND THE JANUARY 27, 2015 WORK AND POLICY SESSIONS

**Councilmember Young moved to approve the minutes from the January 13, 2015 policy session, the January 20, 2015 work session and the January 26, 2015 work and policy sessions, as written, seconded by Councilmember Bush. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones and Young. Voting NO – None.** Councilmember LeBaron was not present for the vote.

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A FINAL SUBDIVISION PLAT FOR A TWO LOT SUBDIVISION LOCATED AT 1039 WEST AND 1045 WEST 700 SOUTH (TINs: 12-051-0056, 12-051-0057)

The two parcels, 12-051-0056 and 12-051-0057, were created through the recording of separate Warranty Deeds in 2006 and 2007 without going through the required subdivision process. The parcels also included portions of property within the public right-of-way. The proposed plat would properly create two entitled building lots with all of the rights and protections afforded to properly subdivided land and also dedicated those areas of roadway within the public right-of-way to the City.

Scott Hess, Development Services Manager, explained there were two building lots on the plat and explained both parcels had ownership extending into the streets. He mentioned building permits were issued on the lots based on the assumption the property would be formerly subdivided at which time it was discovered the parcels were not included in any subdivision plat. He stated the current owner, Ivory Homes, assisted with completing the subdivision plat process and the Planning Commission recommended approval during its meeting on Wednesday, February 4, 2015.

Mayor Shepherd opened the public hearing at 7:04 p.m.

Mayor Shepherd asked for public comments.

There were no public comments.

**Councilmember Jones moved to close the public hearing at 7:04 p.m. seconded by Councilmember Young. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones and Young. Voting NO – None.** Councilmember LeBaron was not present for the vote.

CITIZEN COMMENTS

There were no citizen comments.

APPROVAL OF AND CONSENT TO THE MAYOR'S PROPOSED APPOINTMENT OF DEVIN PROUTY TO THE CITY'S PARKS AND RECREATION COMMISSION

The Clearfield Parks and Recreation Commission currently had one vacancy. The City solicited letters of interest from individuals who were interviewed during the work session prior to this meeting.

Nancy Dean, City Recorder, announced the appointment would fill the current vacancy through December 2015.

Mayor Shepherd stated it was his recommendation to appoint Devin Prouty as a member of the Parks and Recreation Commission until December 2015.

**Councilmember Bush moved to approve and consent to the Mayor's appointment of Devin Prouty to fill the vacancy on the Parks and Recreation Commission with a term expiring December 2015 and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Benson. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones and Young. Voting NO – None.** Councilmember LeBaron was not present for the vote.

APPROVAL OF A FINAL SUBDIVISION PLAT FOR A TWO LOT SUBDIVISION LOCATED AT 1039 WEST AND 1045 WEST 700 SOUTH (TIN's: 12-051-0056, 12-051-0057)

Scott Hess, Development Services Manager, shared an illustration of the two lots and explained the Planning Commission reviewed a Preliminary Subdivision Plat and Final Subdivision Plat for the two lots during its meeting on Wednesday, February 4, 2015 and approved the Preliminary Subdivision Plat and recommended approval as conditioned of the Final Subdivision Plat to the City Council.

Councilmember Bush requested clarification if the power corridor ran through a portion of one of the properties. Mr. Hess responded the survey line on the map that Councilmember Bush was referring was specific to the legal description of the property not a power corridor. Councilmember Bush inquired about the gap in the curb and gutter on the illustration. Mr. Hess explained there used to be a gap on the Marriott property or Lot 2 which had been addressed through the sale and purchase of the property. He continued the roadway dedication continued west and Ivory Homes had expressed willingness to complete sidewalk, curb and gutter to connect to the most westerly property owner's line and to the front of Lot 2. He stated Ivory Homes would also complete the improvement across the front of its lot terminating on the east line of its lot.

**Councilmember Bush moved to approve as conditioned by the Planning Commission the Final Subdivision Plat for a Two Lot Subdivision located at 1039 West and 1045 West 700 South (TIN's: 12-051-0056, 12-051-0057) and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Jones. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones and Young. Voting NO – None.** Councilmember LeBaron was not present for the vote.

APPROVAL OF RESOLUTION 2015R-03 AUTHORIZING AN AMENDMENT TO THE ANIMAL CONTROL SERVICES CONTRACT WITH DAVIS COUNTY

Davis County provided animal control services for the City under the authority granted by an Interlocal Agreement. Annually that agreement was amended to reflect the costs allocated to the City based upon usage.

Adam Lenhard, City Manager, explained 2015 amendment to the agreement reflected an increase an increase of approximately \$7,000 for animal control services. He stated the City appreciated the County's accountability in reporting back to the City about its services. He believed it did a

good job in measuring the work load and allocating costs. He believed the increase to be fair based on the City's usage.

**Councilmember Jones moved to approve Resolution 2015R-03 authorizing an amendment to the Interlocal Agreement with Davis County for providing Animal Control Services in Clearfield and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Benson. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones and Young. Voting NO – None.** Councilmember LeBaron was not present for the vote.

#### APPROVAL OF THE AWARD OF BID TO BRINKERHOFF EXCAVATING TO INSTALL TWO WATER CHECK VALVE STATIONS

Bids were received from 11 construction companies to construct check valve stations at 985 West 25 South and 25 East 1950 South on the culinary water system. The lowest responsible bid was received from Brinkerhoff Excavating with a bid amount of \$56,000.

Scott Hodge, Public Works Director, stated the City's water system had pressure zones throughout the City. He explained how the new check valves would allow for drops in water pressure without staff having to shut down valves in the two areas.

Councilmember Young commented there was a considerable difference between the submitted bid amounts and asked if Mr. Hodge could speak to that. Mr. Hodge responded he didn't have an answer as to why there was such a disparity between the bid amounts. He expressed his opinion some contractors were just hungry for work. He added Brinkerhoff didn't currently have jobs scheduled for the near future so that may have played into the bid amount. He commented the contractor was anxious to begin the work.

Councilmember Young requested clarification on the construction process. Mr. Hodge explained how the valve station boxes would be constructed and installed.

**Councilmember Young moved to approve the award of bid to Brinkerhoff Excavating to construct and install check valve stations at 985 West 25 South and 25 East 1950 South on the culinary water system for the bid amount of \$56,000; and approve funding of the project for the bid amount of \$56,000 with contingency and engineering costs up to \$25,000 for a total project cost of up to \$81,000; and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Bush. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones and Young. Voting NO – None.** Councilmember LeBaron was not present for the vote.

#### COMMUNICATION ITEMS

##### *Mayor Shepherd*

1. Announced he had been a presenter at the 75<sup>th</sup> Air Wing Awards Ceremony at HAFB.
2. Informed the Council that he had met with business representatives regarding sponsorships for 4<sup>th</sup> of July celebration.

3. Expressed appreciation to staff for the quality of the retreat. He expressed his opinion that the City was moving in a positive direction.
4. Informed the Council that the Standard Examiner newspaper ran an article highlighting the life-saving efforts by staff at the Aquatic Center.

***Councilmember Benson***

1. Agreed with the remarks regarding the retreat.
2. Announced she also attended the Local Officials Day. She also stated she continued to attend on Wednesday's to listen to discussion by the Legislators.

***Councilmember Bush***

1. Stated he had also attended Local Officials Day at the Legislature.
2. Reported he had attended two separate transportation meetings regarding the Wasatch Front Regional Council's transportation plan.
3. Announced he had attended the 419<sup>th</sup> Fighter Wing Banquet on Saturday, February 7, 2015.
4. Informed the Council that the director of the Community Learning Center at Wasatch Elementary had attended the Kiwanis meeting on Monday, February 9, 2015. He stated she explained the different programs offered at the facility.
5. He also complimented staff on the quality of the retreat.

***Councilmember Jones***

1. nothing to report.

***Councilmember Young*** – nothing to report.

***Adam Lenhard, City Manager***

1. Informed the Council that he would be sending an abbreviated monthly report after the meeting.

**STAFFS' REPORTS**

***Nancy Dean, City Recorder*** – informed the Council no meetings were scheduled for Tuesday, February 17, 2015. She mentioned meetings were scheduled for almost every Tuesday for the next couple of months to work on the budget.

**CITIZEN COMMENTS**

A scout from a visiting scout troop asked the Council's opinion of possibly mandating immunizations in light of the current measles outbreak. Mayor Shepherd stated the issue was something the State and the Health Department would be involved with in legislating a policy as opposed to City legislation. He indicated the City would default to the County Health Department's policies.

There being no further business to come before the Council **Councilmember Young moved to adjourn at 7:24 p.m., seconded by Councilmember Benson. Voting AYE – Councilmembers Benson, Bush, Jones and Young. Voting NO – None.** Councilmember LeBaron was not present for the vote.

**APPROVED AND ADOPTED  
This 24<sup>th</sup> day of February, 2015**

**/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, February 10, 2015.

**/s/Nancy R. Dean, City Recorder**