

CLEARFIELD CITY COUNCIL MEETING MINUTES
7:00 P.M. POLICY SESSION
June 9, 2015

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

VISITORS: Trent Nelson, Kathryn Murray

Mayor Shepherd called the meeting to order at 7:01 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 Bush conducted the Opening Ceremony.

APPROVAL OF THE MINUTES FROM THE MAY 26, 2015 POLICY SESSION, THE
MAY 27, 2015 APPEAL HEARING AND THE JUNE 2, 2015 WORK SESSION

Councilmember Young moved to approve the minutes from the May 26, 2015 policy session, the May 27, 2015 appeal hearing, and the June 2, 2015 work session, as written, seconded by Councilmember Benson. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.

PUBLIC HEARING TO RECEIVE COMMENT ON THE 2015/2016 FISCAL YEAR
BUDGET

Utah Code required 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 2015/2016 which would begin July 1, 2015 and end June 30, 2016. The submitted tentative budget was adopted on May 12, 2015 and included all funds.

Rich Knapp, Administrative Services Director, informed the Council that the public hearing was not legally required since the City was not adopting its final budget and would be conducting the Truth in Taxation process. He stated he had completed a study about the effects of what to expect if the City adopted the certified tax rate provided by Davis County compared to maintaining its current tax rate. He explained the City's assessed property tax values had increased; therefore, the tax rate decreased and staff was proposing the rate remain the same.

Mr. Knapp referred to the handout distributed during the work session and explained the figures highlighted in blue were indicative of next fiscal year and the first blue column reflected figures if the City were to adopt the tax rate provided by Davis County and the second blue column reflected figures if the City maintained its current tax rate. He clarified the first column highlighted in orange reflected figures for the current 2015 fiscal year. He emphasized the first blue column also included the reduction in the General Obligation Bond levy.

Mr. Knapp referred to the handout and pointed out the average home value for the current fiscal year was \$153,000 which paid \$151.47 to the City and if the tax rate was maintained on the average home value for this current fiscal year of \$157,464 the City would receive \$155.89, which would be an additional \$4.42 per year. He clarified if the City didn't maintain the tax rate the City's revenue from property taxes would decrease to \$139.78. He summarized the difference was approximately \$4.42.

Mr. Knapp announced the budget would not be adopted until Tuesday, August 11, 2015, because of the requirements associated with the Truth in Taxation process. He stated the City would be operating under the tentative budget beginning July 1, 2015 until then. He added a public hearing for the Truth in Taxation process would also take place on Tuesday, August 11, 2015.

Mayor Shepherd opened the public hearing at 7:09 p.m.

Mayor Shepherd asked for public comments.

There were no public comments.

Councilmember LeBaron moved to close the public hearing at 7:09 p.m. seconded by Councilmember Young. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.

CITIZEN COMMENTS

There were no citizen comments.

APPROVE CLEARFIELD CITY'S ANALYSIS OF IMPEDIMENTS (AI) TO FAIR HOUSING CHOICE 2015

The Council had an opportunity to review the Analysis of Impediments (AI) to Fair Housing Choice 2015. Citizens were given the opportunity to review the plan in the Community Development Department from May 11, 2015 to May 26, 2015. Comments on the plan were submitted from City staff as well as Michele Hutchins with HUD's Office of Fair Housing & Equal Opportunity.

Scott Hess, Development Services Manager, explained the plan was part of the City's Community Development Block Grant program. He stated the Analysis of Impediments to Fair Housing Choice 2015 reflected interesting analysis and highlighted the following:

- The City had adequate low income housing but not enough high end housing. The study suggested holding the remainder of housing property for large lot single family housing.
- The City had a large population of minorities, disabled, low income and other protected classes. The study suggested completing a Regional Analysis of Impediments to determine populations of segregated minority clusters.
- Is the housing compatible with ADA requirements?

Mr. Hess stated the study should drive the City's CDBG funding; however, since there was a housing cap, most of the funds had been used for infrastructure projects. He reported the City contracted with Megan James to complete the study.

Councilmember Benson moved to approve Clearfield City's Analysis of Impediments (AI) to Fair Housing Choice 2015 and authorize the Mayor's signature to any necessary documents, seconded by Councilmember LeBaron. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.

APPROVAL OF ORDINANCE 2015-12 AMENDING THE CONSOLIDATED FEE SCHEDULE

Staff was recommending certain amendments to the City's Consolidated Fee Schedule including the addition of fees for curbside recycling and receptacles, adjustments to residential solid waste fees and utility fees, the elimination of the disconnect/reconnect fees and a construction water fee associated with building permits.

Rich Knapp, Administrative Services Director, summarized the following changes to the Consolidated Fee Schedule:

- Reduction in the cost for the first trash container by .50 from \$15.25 to \$14.75
- Additional trash container fee increase by .50 from \$7 to \$7.50
- Recycling fee added for curbside recycling \$3.90
- Utility service fee increase from \$25-\$35 on delinquent accounts.
- New construction jumper would have flat fee of \$50

Councilmember Bush moved to approve Ordinance 2015-12 amending the Consolidated Fee Schedule and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Young. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.

APPROVAL OF THE AWARD OF BID TO CONSOLIDATED PAVING AND CONCRETE INC. TO PERFORM WORK AS DESCRIBED FOR THE 2015 ROADWAY MAINTENANCE PROJECT

Bids were received from three construction companies to perform the work for the 2015 Roadway Maintenance Project. The scope of work consisted of reconstruction of 400 East from 1700 South to 1850 South; installation of a pavement chip seal treatment to various roads throughout the City; and installation of a slurry seal on the cemetery road. The lowest responsible bid was received from Consolidated Paving and Concrete Inc. with the bid amount of \$272,343.45.

Scott Hodge, Public Works Director, stated the project was similar to previous projects for maintenance work on City streets. He explained the project would consist of rebuilding the section of street on 400 East from 1700 South (Antelope Drive) to approximately 1850 South. He added the project also included chip seal repair on other streets and a slurry seal for the roadways in the cemetery. He reported Consolidated Paving was the low bidder and informed the Council that the City had no previous experience with the vendor.

Councilmember Jones moved to approve the award of bid to Consolidated Paving and Concrete Inc. to perform the work for the 2015 Roadway Maintenance Project for the bid amount of \$273,343.45; and approve funding of the project for the bid amount of \$273,343.45 with contingency and engineering costs of \$54,656.55 for a total project cost of \$328,000.00; 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, LeBaron and Young. Voting NO – None.

APPROVAL OF THE FINDINGS, CONCLUSIONS AND DETERMINATION OF THE APPEAL AUTHORITY REGARDING THE PLANNING COMMISSION'S DECISION TO GRANT A CONDITIONAL USE PERMIT AND SITE PLAN APPROVAL (CUP-SP 1503-0004) FOR STAKER & PARSONS COMPANIES ON PROPERTY LOCATED AT 690 WEST 1700 SOUTH

On May 27, 2015, acting in a quasi-judicial capacity as the land use appeal authority, the City Council heard appeals regarding the Planning Commission's decision to grant a Conditional Use Permit and Site Plan Approval (CUP-SP 1503-0004) for Staker & Parsons Companies on property located at 690 West 1700 South.

Councilmember LeBaron moved to approve and adopt the Findings, Conclusions and Determination of the Appeal Authority regarding the Planning Commission's decision to grant a Conditional Use Permit and Site Plan approval (CUP-SP 1503-0004) for Staker & Parsons Companies on property located at 690 West 1700 South 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, LeBaron and Young. Voting NO – None.

COMMUNICATION ITEMS

Mayor Shepherd

1. Informed the Council that he had participated in the See Me Save Me motorcycle ride last week which rode through the City. He added there were approximately 350 riders from HAFB.
2. Announced he would be attending the F-35 Maintenance Wing activation on Wednesday, June 10, 2015.

Councilmember Benson – Announced the first auditions for Clearfield’s Got Talent took place on Monday, June 8, 2015. She stated there were eight performances and announced the next audition was scheduled for Friday, June 19, 2015. She encouraged talent of any variety to participate.

Councilmember Bush

1. Stated he had enjoyed the Council Open House held at Wasatch Elementary on Tuesday, June 2, 2015.
2. Informed the Council that he liked the Clearfield Aquatic Center’s new name, “Aquatics and Fitness Center”.
3. Reported he had presented the Kiwanis’ “Hope of America” Award at five elementary schools within the community.

Councilmember Jones – expressed appreciation to staff regarding the updates and constant information being provided regarding the safety of the City’s water during Clinton and Syracuse cities E-coli contamination.

Councilmember LeBaron

1. Expressed agreement with Councilmembers Jones’ comments regarding the City’s water.
2. Complimented the Police Department and NDFD for their rapid response regarding a missing child. He stated from the time of the reverse 911 call to locating the missing child was approximately two hours. He mentioned it was great that everyone worked in unison to cover 12 square miles in a matter of two hours and reported the child was located in a neighbor’s garage.

Councilmember Young – Announced Davis County Mosquito Abatement had begun spraying for mosquitos. He mentioned it had been a wet and early season for mosquitos and stated residents could call requesting their neighborhood be sprayed.

Adam Lenhard, City Manager – nothing to report.

STAFFS’ REPORTS

Nancy Dean, City Recorder

1. Announced Declaration of Candidacy ended on Monday, June 8, 2015 at 5:00 p.m. She reported there were four candidates and announced a Primary Election would not take place on Tuesday, August 11, 2015. She stated the General Election would take place on Tuesday, November 3, 2015.
2. Reviewed the Council’s calendar:

- Tuesday, June 23, 2015 policy session. She stated several members of staff, Mayor Shepherd and Councilmember Benson would be excused and would have the opportunity to participate electronically.
- No meeting was scheduled for Tuesday, June 16, 2015.

Councilmember Jones moved to adjourn as the City Council and reconvene as the Community Development and Renewal Agency (CDRA) at 7:26 p.m., seconded by Councilmember Benson. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.

The minutes for the CDRA are in a separate location

**APPROVED AND ADOPTED
This 23rd day of June, 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, June 9, 2015.

/s/Nancy R. Dean, City Recorder