

CLEARFIELD CITY COUNCIL MEETING MINUTES
7:00 P.M. POLICY SESSION
September 8, 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
	Eric Howes	Community Services Director
	Curtis Dickson	Community Services Deputy Dir.
	Spencer Brimley	Development Services Manager
	Rich Knapp	Administrative Services Director
	Nancy Dean	City Recorder
	Kim Read	Deputy City Recorder

VISITORS: Nike Peterson, Keggan Musaalo, Freda Musaalo, Bob Bercher

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 Young conducted the Opening Ceremony.

APPROVAL OF THE MINUTES FROM THE AUGUST 11, 2015 AND AUGUST 25, 2015
POLICY SESSIONS

Councilmember LeBaron moved to approve the minutes from the August 11, 2015 and August 25, 2015 policy sessions, as written, seconded by Councilmember Jones. 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 PROPOSED DISPOSITION OF CITY PROPERTY FOR THE WEST SQUARE PROJECT LOCATED IN THE VICINITY OF 850 SOUTH 490 EAST

Through the course of development, property had been deeded to Clearfield City for the purpose of extending Depot Street south of SR-193. Now that the street extension through that property has been completed, the City was left with excess property beyond what was needed for the right-of-way. Due to its dimensions, the excess property was undevelopable, and under the current circumstances it would be the City's property to maintain. Coincidentally, the owners of the adjacent property to the east have received land use approval to develop their property (a multi-family residential project called "West Square"), and have requested the City convey to them the excess property so that it could be incorporated into their development. Due to the otherwise undevelopable nature of the property by itself and the added value to the owners of West Square if it were to be incorporated into their project, staff agreed the offer of \$10,000 for the property to be a fair price. The disposition of this property was discussed with the Council during its work on session on Tuesday, August 18, 2015.

JJ Allen, Assistant City Manager, shared a visual presentation which identified the surplus property. He stated the property had been acquired for the purpose of future development and emphasized at the completion of the West Square development, the City would have been required to maintain an odd shaped parcel. He continued the developers had inquired if the City would be willing to sell the surplus property which could be incorporated in the project. He reported the property was approximately one half acre in size (.48) and due to its dimensions could never be developed on its own. Staff recommended the Council approve the disposition of the property for the price of \$10,000.

Mayor Shepherd opened the public hearing at 7:05 p.m.

Mayor Shepherd asked for public comments.

There were no public comments.

Councilmember Bush moved to close the public hearing at 7:05 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.

PUBLIC HEARING TO RECEIVE COMMENT ON THE PROPOSED DISPOSITION OF CITY PROPERTY FOR THE SANDRIDGE LUXURY APARTMENTS PROJECT LOCATED IN THE VICINITY OF 50 SOUTH DEPOT, 70 SOUTH DEPOT AND 145 SOUTH DEPOT

The developers of the Sandridge Luxury Apartments would like to incorporate portions of two smaller remnant parcels owned by the City as well as a vacated portion of the Depot Street right-of-way into their downtown redevelopment project. The City received the two remnant parcels from UDOT when the alignment of SR-126 was reconfigured. Also, the City recently vacated an adjacent portion of the Depot Street right-of-way at the developers' request. The disposition of

the properties was discussed with the City Council during its work session on Tuesday, August 18, 2015.

JJ Allen, Assistant City Manager, reminded the Council that the CDRA would be selling the three main parcels of property for the Sandridge Development. He reported in addition to the main properties, there were some miscellaneous properties which would also need to be included in the development which were owned by the City. Mr. Allen shared a visual presentation identifying the location of the properties and oriented the Council with the map. He pointed out the parcels were undevelopable in their current state and staff was recommending deeding the properties, a total of 13,601 square feet or 0.312 acres to Clearfield Properties LLC, to be included in the Sandridge Development.

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

Mayor Shepherd asked for public comments.

There were no public comments.

Councilmember Jones moved to close the public hearing at 7:09 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.

CITIZEN COMMENTS

There were no citizen comments.

APPROVAL OF RESOLUTION 2015R-23 AUTHORIZING THE DISPOSITION OF REAL PROPERTY FOR THE WEST SQUARE PROJECT LOCATED IN THE VICINITY OF 850 SOUTH 490 EAST

Councilmember LeBaron moved to approve Resolution 2015R-23 authorizing the disposition of real property for the West Square Project located in the vicinity of 850 South 490 East 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 RESOLUTION 2015R-24 AUTHORIZING THE DISPOSITION OF REAL PROPERTY FOR THE SANDRIDGE LUXURY APARTMENTS PROJECT LOCATED IN THE VICINITY OF 50 SOUTH DEPOT, 70 SOUTH DEPOT AND 145 SOUTH DEPOT

Councilmember Young moved to approve Resolution 2015R-24 authorizing the disposition of real property for the Sandridge Luxury Apartments Project located in the vicinity of 50 South Depot, 70 South Depot and 145 South Depot 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, LeBaron and Young. Voting NO – None.

APPROVAL OF THE AWARD OF BID TO HUSKIE'Z LANDSCAPING FOR THE STEED PARK IRRIGATION PROJECT

Staff solicited bids for the Steed Park Irrigation Project. Three contractors returned qualified bids for the irrigation work that included three separate options: 1) south Steed Park, 2) north Steed Park, and, 3) the installation of a new main line for future development on the north side of the Steed Pond. The lowest responsible bidder was Huskie'z Landscaping Inc. of Riverton, Utah with a total bid amount of \$346,075 for all three options.

Eric Howes, Community Services Director, explained the bid for the project had requested vendors submit bids in three separate phases: South Steed Irrigation Project, North Steed Project and the extension of a main line from the southwest portion of the pond extending around the top of the pond. He reported when staff originally budgeted for the project the plan was to complete the South Steed Irrigation portion of the project but as the project was designed it was believed there was a possibility of completing additional work with the budget funds of \$300,000.

Mr. Howes directed the Council to the bid tabulation included in the packet and reported three bids were received and all bids exceeded the available budget for the total package of the project. He commented because South Steed Irrigation was the main focus of the project, Huskie'z Landscaping was determined to be the lowest responsible bid. He reported staff was recommending awarding the bid to Huskie'z Landscaping for the South Steed portion of the project with the bid amount of \$230,522, and allowing the remainder of the \$300,000 appropriated funds be held in contingency for the purpose of completing as much of the North Steed portion of the project as possible. Mr. Howes explained the North Steed portion of the project was critical to complete because the main line that fed all the North Steed portion of the park fed off the main line in 300 North through the Holt Elementary property causing difficulties when the line needed to be repaired. He stated to separate the lines the north portion needed to be connected to the existing main line so there was a minimal amount of work that needed to be completed as part of the project so that connection could be made. Councilmember LeBaron inquired if there were enough funds left in contingency to complete that additional but necessary work for the northern portion of the project. Mr. Howes clarified the bid tabulation sheet illustrated the City would be able to complete the irrigation for the southern area of the pond and believed the funds would allow the completion for the main line necessary to separate the two sections of Steed Park and to complete the South Steed project. He explained the City's window of opportunity to complete the project was from October 16, 2015 to March 10, 2016 in order to avoid disrupting the revenue stream from the softball league.

Councilmember LeBaron moved to approve the Award of Bid to Huskie'z Landscaping Inc. in the amount of \$230,522, bid amount for Option 1, south Steed Park, with \$69,478 for contingency costs for a total project cost of \$300,000 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. Announced Lunch with the Mayor would soon begin and suggested organizing something similar with students at North Davis Junior High.
2. Informed the Council that the City would be participating in a fundraiser benefiting spouses and families of deployed airmen on Saturday, September 12, 2015. He requested a councilmember and spouse represent the City at its second sponsored table.
3. Announced he would be out of town from Tuesday, September 29, 2015 through Saturday, October 3, 2015.

Councilmember Benson – nothing to report.

Councilmember Bush

1. Reminded the Council the sewer pipeline construction project along 1700 South was still in progress. He announced it had been completed to 1000 West so far.

Councilmember Jones – Announced he received his recycling bin today and stated he was excited for the curbside recycling program to begin within the City.

Councilmember LeBaron – mentioned the grass fire on 5000 West in West Point.

Councilmember Young – nothing to report.

Adam Lenhard, City Manager

1. Informed the Council that he had sent his monthly update.
2. Mentioned City staff had received quite a few calls inquiring about receiving the new recycling can. He indicated Waste Management anticipated having all recycling cans delivered by Monday, September 14, 2015.

STAFFS' REPORTS

Nancy Dean, City Recorder

1. Reviewed the Council's calendar:
 - No meeting on Tuesday, September 15, 2015.
 - Next meeting was a policy session scheduled for Tuesday, September 22, 2015.
 - No meeting was scheduled for Tuesday, September 29, 2015.
 - Special Session scheduled for Tuesday, October 6, 2015.
2. Reminded the Council of the Utah League of Cities and Towns meetings planned for next week at the Sheraton Hotel in Salt Lake City.

There being no further business to come before the Council **Councilmember Bush** moved to **adjourn at 7:24 p.m., seconded by Councilmember LeBaron. Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.**

**APPROVED AND ADOPTED
This 22nd day of September, 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, September 8, 2015.

/s/Nancy R. Dean, City Recorder