

CLEARFIELD CITY COUNCIL MEETING MINUTES
7:00 P.M. POLICY SESSION
July 26, 2016

PRESIDING:	Mark Shepherd	Mayor
PRESENT:	Keri Benson	Councilmember
	Kent Bush	Councilmember
	Nike Peterson	Councilmember
	Vern Phipps	Councilmember
	Bruce Young	Councilmember
STAFF PRESENT:	Adam Lenhard	City Manager
	JJ Allen	Assistant City Manager
	Scott Hodge	Public Works Director
	Greg Krusi	Police Chief
	Eric Howes	Community Services Director
	Curtis Dickson	Community Services Deputy Dir.
	Summer Palmer	Administrative Services Director
	Rich Knapp	Finance Manager
	Nancy Dean	City Recorder
	Kim Read	Deputy City Recorder
EXCUSED:	Stuart Williams	City Attorney
	Spencer Brimley	Development Services Manager

VISITORS: Doug Chandler Family, Kelly Franklin – Orbital ATK, Bob Bercher, Lisa Spencer – Clearfield Job Corps, Brady Jugler – Planning Commission, Boy Scout Troop 386

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 the Public Hearing or Citizen Comments there were forms to fill out by the door.

Councilmember Peterson conducted the Opening Ceremony.

APPROVAL OF THE MINUTES FROM THE JUNE 9, 2016 JOINT WORK SESSION, THE JUNE 14, 2016, JUNE 28, 2016, AND JULY 12, 2016 WORK SESSIONS AND THE JULY 12, 2016 POLICY SESSION

Councilmember Benson requested clarification on her communication update in the July 12, 2016 policy session minutes. She stated she had also included law enforcement and firemen, as well as the military members and requested the minutes reflect that inclusion.

Councilmember Phipps moved to approve the minutes from the June 9, 2016 joint work session, the June 14, 2016, June 28, 2016 and July 12, 2016 work sessions as written and the

July 12, 2016 policy session as amended, seconded by Councilmember Benson. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Peterson, Phipps and Young. Voting NO – None.

CERT (COMMUNITY EMERGENCY RESPONSE TEAM) GRADUATION

The City recently provided CERT training to 20 residents interested in providing aid to their neighborhood and community in the event of an emergency. Upon completion of the required training a graduation ceremony took place. The City would like to recognize their efforts in completing the training.

Mayor Shepherd expressed appreciation to the CERT members for their assistance with yesterday's fire at Balchem. The Mayor and Council presented the graduates with graduation certificates, a City pin and coin.

Mayor Shepherd expressed appreciation to the participants from Job Corps. Councilmember Benson also expressed appreciation to the members of the community for volunteering to serve the City. She urged the graduates to remain in contact with Laura Lewis, Emergency Manager, because as a CERT graduate she had the opportunity to participate in different disaster drills in the surrounding area.

PUBLIC HEARING TO RECEIVE COMMENT ON THE CITY'S INTENT TO ISSUE DEBT FOR THE DESIGN AND IMPLEMENTATION OF ENERGY EFFICIENCY MEASURES THROUGHOUT ITS FACILITIES

Clearfield City contracted with McKinstry Essention to conduct an energy performance audit of its facilities. The study concluded the City was projected to save approximately \$5.82 million in energy costs over a period of 25 years. The energy savings associated with the project would be leveraged to pay the debt service every year for a period of approximately 13 years from its issuance.

Rich Knapp, Finance Manager, reminded the Council it had approved an energy savings contract during the June 28, 2016 meeting with McKinstry. He stated the City would be using the proceeds from lighting upgrades and HVAC replacement at the Aquatic Center to pay the debt service for the lease purchase agreement. He announced the City had completed a bid process and awarded the bid to All American Investment Group. He reported the 2.04% rate was lower than originally expected and stated the total interest savings would be \$95,000 less. He indicated the first payment was due January 2017 which would be offset by energy savings. Mayor Shepherd pointed out this item was discussed previously in the work session prior to this meeting.

Mayor Shepherd opened the public hearing at 7:17 p.m.

Mayor Shepherd asked for public comments.

There were no public comments.

Councilmember Young moved to close the public hearing at 7:18 p.m. seconded by Councilmember Peterson. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Peterson, Phipps and Young. Voting NO – None.

CITIZEN COMMENTS

There were no citizen comments.

APPROVAL OF THE FINAL SUBDIVISION PLAT FOR ORBITAL ATK BUILDINGS G-12 AND G-13, LOCATED BETWEEN G AND F STREETS WITHIN THE FREEPORT CENTER

The areas of Freeport Center proposed for the subdivision were already developed and had received site plan approval for some parking and facade improvements. These final subdivision plats would enable Freeport Center and Orbital ATK to complete a property lease for the purpose of creating parcels that match Orbital ATK's footprint for the building use. It would also provide ATK the ability to match the EDA boundary with the buildings that Orbital ATK actually occupied.

JJ Allen, Assistant City Manager, reminded the Council the item was discussed during a previous work session and reported it came with a recommendation of approval from the Planning Commission. He added the Planning Commission had already approved the preliminary plat. He explained the purpose for the subdivision was that Orbital ATK was located within a designated EDA and the buildings currently occupied by ATK were different than the boundaries of the EDA. He emphasized the need for the correct buildings to be included in the EDA and explained the subdivision would create new parcels for buildings G-12 and G-13, currently occupied by ATK.

Councilmember Peterson moved to approve the Final Subdivision Plat for Orbital ATK buildings G-12 and G-13 located between G and F Streets within the Freeport Center 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, Peterson, Phipps and Young. Voting NO – None.

APPROVAL OF RESOLUTION 2016R-16 AUTHORIZING THE INTERLOCAL AGREEMENT WITH DAVIS SCHOOL DISTRICT FOR SCHOOL RESOURCE OFFICERS

Chief Krusi reminded the Council the item had been discussed during a previous work session. Clearfield City provided two Clearfield City Police Officers to the Davis County School District as School Resource Officers. One officer was assigned full time during the school year to Clearfield High School. The other officer was assigned full time to North Davis Junior High School during the school year. Clearfield City and the Davis School District were entering into an Interlocal Agreement identifying the responsibilities of both parties for the participation of these officers in the two schools. He stated the District compensated the City for approximately fifty percent of the costs for the officers during the school year.

Councilmember Phipps inquired if the agreement was used by other entities. Chief Krusi responded it was a common agreement and explained each participating City provided salary

information for the designated officer and an average wage would be calculated which would be used for the reimbursement.

Councilmember Benson clarified the Agreement was in effect for five years.

Councilmember Benson moved to approve Resolution 2016R-16 to the Interlocal Agreement for School Resource Officers in Clearfield City 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, Peterson, Phipps and Young. Voting NO – None.

APPROVAL OF RESOLUTION 2016R-17 AUTHORIZING THE ISSUANCE OF DEBT FOR THE DESIGN AND IMPLEMENTATION OF THE ENERGY PERFORMANCE CONTRACTING PROJECT WITH A MAXIMUM PRINCIPAL AMOUNT OF \$2,413,998

Nancy Dean, City Recorder, requested the motion include a “not to exceed” amount of \$2,423,270.00 which included the cost of issuance.

Councilmember Phipps stated he noticed a typo in Section 2 of the Resolution where it reflects language “signed by the Mayor” as well as “said Mayor”. He requested the correction be made prior to the Mayor's signature.

Councilmember Phipps moved to approve Resolution 2016R-17 authorizing the issuance of debt for the design and implementation of the Energy Performance Contracting Project with a maximum principal amount of \$2,413,998 not to exceed \$2,423,270 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, Peterson, Phipps and Young. Voting NO – None.

COMMUNICATION ITEMS

Mayor Shepherd

1. Mentioned yesterday was a sad day for Balchem (Albion) Labs since its Clearfield facility was destroyed by fire. He reported following discussions last night and this morning with Balchem representatives the building was a total loss. He mentioned although the fire didn't reach the offices located at the front the building, the sprinkler system had flooded that area with waist deep water and indicated between the fire and water damage, the entire facility was considered a total loss. He complimented the North Davis Fire District for its efforts and explained why the structure had been demolished earlier today. He stated Balchem would be working through some issues and regroup to determine its future needs and expressed concern for the employees of Balchem. He mentioned it was using the second floor of City Hall this week to determine future plans. He also expressed appreciation to other City personnel specifically the Police and Public Works departments for their assistance and suggested implementation of a Citizen Firefighter Corps, similar to what Layton City contributed toward the firefighting effort.
2. Announced the 388th change of command with Colonel Miles took place this past week.
3. Reported he had the opportunity to participate with Abra Autobody and Glass in presenting a car to a local airman from the 419th. He explained the vehicle had been almost totaled during his deployment

to Afghanistan and the business collected donations and parts to complete the necessary repairs as the insurance had been decreased.

4. Informed the Council the Initial Operational Capability (IOC) for the F-35 would take place on Friday, August 5, 2016, F-35. He stated General Carlisle, head of air combat command, would be coming to HAFB on Thursday, August 4, 2016, and requested the councilmembers' attendance at the celebration on August 5, 2016. He indicated more information would be forthcoming.

5. Announced he would be out of town on Tuesday, August 23, 2016.

Councilmember Benson

1. Expressed agreement with other comments regarding the recent fire and expressed appreciation to Adam Lenhard, City Manager, for his continued and frequent email updates regarding the status of the fire.

Councilmember Bush

1. Informed the Council he attended the Chancellor Gardens beach party luncheon.

2. Reported the annual audit for the NDS (North Davis Sewer District) was complete and the auditor had reported no findings had been identified during the audit at the District's most recent Board meeting.

3. Updated the Council on recently completed projects at the NDS facilities.

Councilmember Peterson

1. Also expressed appreciation to the City's first responders whether on a volunteer level or as employees.

Councilmember Phipps

1. Expressed appreciation for working firefighters and what they do.

2. Mentioned he also appreciated the updates from Mr. Lenhard keeping the Council informed.

3. Announced the possible expansion of the recycling facility at Wasatch Integrated which would result in a possible \$2 per can increase to help offset costs for metal and plastic recycling.

4. Announced he would be out of town next week.

Councilmember Young

1. Expressed appreciation to everyone's assistance associated with yesterday's fire at Balchem.

STAFF REPORTS

Adam Lenhard, City Manager – complimented the City's residents for their concern regarding the City's first responders and mentioned their concern for City staff. He believed the City's first responders were the best of the best.

Nancy Dean, City Recorder – Reviewed the Council’s calendar:

- Night Out Against Crime on Tuesday, August 2, 2016, at the Aquatic Center. She stated there would be free swimming, hamburgers and hot dogs beginning at 6:00 p.m.
- August 9, 2016 work and policy session. She mentioned it was a lengthy agenda.
- August 16, 2016 work session
- August 23, 2016 policy session

Councilmember Benson moved to adjourn the regular session and reconvene in a work session at 7:41 p.m., seconded by Councilmember Young. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Peterson, Phipps and Young. Voting NO – None.

APPROVED AND ADOPTED
This 9th day of August, 2016

/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, July 26, 2016.

/s/Nancy R. Dean, City Recorder