

CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
April 10, 2018 – POLICY SESSION

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.

Executive Conference Room
55 South State Street
Third Floor
Clearfield, Utah

6:00 P.M. CDRA WORK SESSION

Discussion on the Fiscal Year 2018/2019 CDRA Budget

****ADJOURN AS THE CDRA AND IMMEDIATELY RECONVENE
AS THE CITY COUNCIL IN A WORK SESSION ****

CITY COUNCIL WORK SESSION

Discussion on the Davis Chamber Legislative Policy Committee

Report and Discussion on the National League of Cities' Congressional City Conference

Discussion on the 2018/2019 Fiscal Year Budget

(Any items not fully addressed prior to the Policy Session will be addressed in a Work Session immediately following the Policy Session)

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

7:00 P.M. POLICY SESSION

CALL TO ORDER:

Mayor Shepherd

OPENING CEREMONY:

Councilmember Phipps

PUBLIC HEARINGS:

1. **PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE REZONE REQUEST FOR CERTAIN PROPERTIES LOCATED AT APPROXIMATELY 1000 WEST AND HIGHWAY 193 FROM A-1 (AGRICULTURAL) TO M-1 (MANUFACTURING)**

BACKGROUND: Freeport Center Associates has requested the City rezone certain properties located at approximately 1000 West and Highway 193 from A-1 (Agricultural) to M-1 (Manufacturing) to accommodate the expansion of one of its major tenants. The rezone request is also being made in anticipation of a reconfiguring of lots for the project.

RECOMMENDATION: Receive public comment.

2. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON AMENDMENTS TO THE CDBG (COMMUNITY DEVELOPMENT BLOCK GRANT) ONE-YEAR ACTION PLANS FOR PROGRAM YEARS 2014/2015, 2015/2016, 2016/2017, AND 2017/2018

BACKGROUND: Reprogramming unused CDBG (Community Development Block Grant) funds from program years 2014/2015, 2015/2016, 2016/2017, and 2017/2018 was discussed during work session on January 23, 2018. To utilize unspent funds from previous program years and to avoid the risk of accruing more than 1.5 times the current 2017/2018 program year grant funds, there was consensus that CDBG funds should be reprogrammed towards capital improvement projects. The first public hearing was held February 27, 2018 to receive public comment, which began a 30-day comment period. The 30-day public comment period has expired and no comments were received.

RECOMMENDATION: Receive public comment.

SCHEDULED ITEMS:

3. 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.

4. CONSIDER APPROVAL OF ORDINANCE 2018-05 REZONING CERTAIN PROPERTIES LOCATED AT APPROXIMATELY 1000 WEST AND HIGHWAY 193 FROM A-1 (AGRICULTURAL) TO M-1 (MANUFACTURING)

RECOMMENDATION: Approve Ordinance 2018-05 rezoning certain properties located at approximately 1000 West and Highway 193 from A-1 (Agricultural) to M-1 (Manufacturing), and authorize the Mayor's signature to any necessary documents.

5. CONSIDER APPROVAL OF AMENDMENTS TO THE CDBG (COMMUNITY DEVELOPMENT BLOCK GRANT) ONE-YEAR ACTION PLANS FOR PROGRAM YEARS 2014/2015, 2015/2016, 2016/2017, AND 2017/2018

RECOMMENDATION: Approve the amendments to the CDBG (Community Development Block Grant) One-Year Action Plans for Program Years 2014/2015, 2015/2016, 2016/2017, and 2017/2018; and authorize the Mayor's signature to any necessary documents.

6. CONSIDER APPROVAL OF THE MEMORANDUM OF UNDERSTANDING WITH LOTUS COMPANY FOR REDEVELOPMENT OF THE MABEY PLACE AREA LOCATED AT APPROXIMATELY 442 SOUTH STATE STREET

BACKGROUND: For the past 18 months, the City and CDRA have contracted with Better City to plan for and implement redevelopment of the Mabey Place area. The entire objective of the Consulting Services Agreement is that Better City would hopefully find a developer (or developers) willing to implement the concept plan. After many months scouring the development community, Better City feels that it has located a developer that is a good match for the project: LOTUS Company. Lotus has been considering the site with great excitement and anticipation for the past few months. It is now proposing to enter into a Memorandum of Understanding (MOU) with the City and CDRA.

RECOMMENDATION: Approve the Memorandum of Understanding with LOTUS Company for the redevelopment of the Mabey Place area located at approximately 442 South State, 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 JANUARY 23, 2018 POLICY SESSION AND FEBRUARY 13, 2018 POLICY SESSION
2. CONSIDER APPROVAL OF THE MEMORANDUM OF UNDERSTANDING WITH LOTUS COMPANY FOR REDEVELOPMENT OF THE MABEY PLACE AREA LOCATED AT APPROXIMATELY 442 SOUTH STATE STREET

BACKGROUND: For the past 18 months, the CDRA and the City have contracted with Better City to plan for and implement redevelopment of the Mabey Place area. The entire objective of the Consulting Services Agreement is that Better City would hopefully find a developer (or developers) willing to implement the concept plan. After many months scouring the development community, Better City feels that it has located a developer that is a good match for the project: LOTUS Company. Lotus has been considering the site with great excitement and anticipation for the past few months. It is now proposing to enter into a Memorandum of Understanding (MOU) with the CDRA and City.

RECOMMENDATION: Approve the Memorandum of Understanding with LOTUS Company for the redevelopment of the Mabey Place area located at approximately 442 South State and authorize the Chair's signature to any necessary documents.

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

Dated this 4th day of April, 2018.

/s/Nancy R. Dean, City 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.