

CLEARFIELD CITY COUNCIL MEETING MINUTES
6:00 P.M. WORK SESSION
January 27, 2015

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

VISITORS: Robert Allen, Nike Peterson, Kathryn Murray, Con Wilcox

Mayor Shepherd called the meeting to order at 6:00 p.m.

DISCUSSION ON THE POSSIBLE RELOCATION OF A BILLBOARD FROM
APPROXIMATELY 100 SOUTH STATE TO 720 NORTH MAIN

JJ Allen, Assistant City Manager, explained the billboard located on City property across the street from the City building would need to be relocated in order to facilitate a proposed development. He shared a visual illustration of a proposed location for the billboard at 720 North Main, just north of the Tesoro gas station/convenience store and across the street from Burger King.

He reported the proposed size of the new billboard was significantly larger than the one being removed and believed it would be the largest size possible. He indicated it couldn't be taller in height due to UDOT regulations associated with its proximity to the existing 650 North interchange. A discussion took place regarding size and the billboard's possible impact to other uses for the property.

Councilmember LeBaron asked about the usefulness of the property. Councilmember Bush pointed out discussions had taken place about placing a “gateway” sign at that location. Mr. Allen stated the signs could still be accommodated even with the billboard at that location.

Councilmember LeBaron inquired if the billboard would be converted to an electronic billboard. Mr. Allen reported that was not currently being proposed.

Councilmember LeBaron stated he had no problems with the location but expressed concern about the size of the billboard since it would be advertising to Main Street traffic. Scott Hess, Development Services Manager, mentioned there was a “standard” size and he believed it was easier to map and create the graphic display for that particular size and indicated the larger size would still be visible from freeway traffic.

Councilmember LeBaron suggested a smaller billboard would be more aesthetically pleasing if the City proceeded with its plans for future monument signage.

Mr. Allen clarified the negotiation points the Council desired to discuss with the sign company:

- Suggest a smaller sized sign.
- Place the sign as far north as could be accommodated.
- The lease rate and term.
- Possible City advertising.
- Beautification around the sign.
- Relocation costs.

PLANNING COMMISSION INTERVIEWS AND DISCUSSION

The City Council interviewed Robert Allen and Nike Peterson for consideration of reappointment to the Planning Commission. The Council discussed qualifications of each candidate regarding possible reappointment.

DISCUSSION ON AN ADDENDUM TO A REAL ESTATE PURCHASE CONTRACT FOR CLEARFIELD CENTER LOCATED AT APPROXIMATELY 70 SOUTH STATE STREET

JJ Allen, Assistant City Manager, reminded the Council the property directly across from City Hall on State Street was under contract for future development consisting of apartments with a small retail component. He continued that during the process of completing a market study the project stalled and there was concern the project wouldn’t come to fruition. He announced staff received an email last week indicating the developer was moving forward with the project and was requesting an extension of the due diligence period in the REPC (Real Estate Purchase Contract) which was set to expire on February 5, 2015. He reported staff had negotiated a ninety day extension until May 6, 2015, in addition to requesting that half of the earnest money go hard beginning February 5, 2015.

Brian Brower, City Attorney, explained the REPC had previously been approved by the Council and the Addendum was merely an extension of the time period of the original agreement. He expressed his opinion that the Addendum didn’t need to come back for formal approval;

however, if any members of the Council had objections with staff signing the Addendum they should notify staff and the item could be placed on a future agenda for approval.

Mayor Shepherd pointed out the need for extending the due diligence period was to allow sufficient time for the developer to navigate through the processes required by the City such as getting approval from the Planning Commission.

Mr. Allen reviewed the items needing approval:

- Site Plan.
- Conditional Use for the residential component in that zone.
- Development Agreements.
- Plat Agreements.
- Tax Increment Finance (TIF) Agreement.

None of the members of the Council expressed any concerns regarding the REPC Addendum.

UPDATE ON THE NORTH DAVIS SEWER DISTRICT (NDSB)

Councilmember Bush shared a visual presentation updating the Council on issues regarding the District:

- Budget was Adopted in December.
- District saving money – significantly reduced Worker’s Compensation premiums.
- Recently hired a full-time accountant. He reported the current clerk would be retiring and the accountant would be assuming some of those duties. He emphasized Wiggins & Company would be assisting with the transition and it was estimated the change would save approximately \$75,000 per year.
- Reported the Environmental Systems Superintendent would also be retiring.

Councilmember Bush reviewed the proposed piping projects for 2015:

- Last year’s pipelining project was almost completed.
- Gordon Avenue west of Main Street under the freeway to Hill Field Road.
- Angel Street south of Gentile in Layton.
- 1000 West from Antelope Drive to Gordon Avenue.
- Antelope Drive just east of 1000 West down to 2000 West.

He reported installation of the two new digesters had been completed and the two older ones were in the process of being cleaned and upon completion, in approximately four months, the District would have four digesters up and running. He reminded the Council until the completions of the new digesters, the District had only operated two digesters.

He stated the sludge building was ahead of schedule and reported its anticipated completion was July 2015.

He explained the processes that took place in the cogeneration building and stated there had been a delay in obtaining the new generators. The project was anticipated to be completed in March 2016.

He informed the Council about the proposed sludge storage slab and cooperative agreement between the District and Randy Marriott who owned property in Plain City. He stated Mr. Marriott had agreed to construct concrete slabs on nine acres of his property for sludge storage which would eliminate some of the environmental concerns associated with it taking place at the District's facility in Syracuse. He reported Mr. Marriott also owned a construction company and would be installing the infrastructure on his own which would save the District a significant amount of money.

He reported the District was still in disagreement with EPA (Environmental Protection Agency) and DWQ (Division of Water Quality) regarding nutrients. He stated the requirements were difficult for the District to comply with and highlighted the following:

- The District would be able to meet compliance associated with Phosphorous by the addition of chemicals.
- The District was concerned about the allowable numbers associated with Nitrogen because it disposed of treated sewage in the Great Salt Lake and not in bodies of fresh water. He reported Nitrogen produced algae which the brine shrimp ate and pointed out the negative impact the Nitrogen reduction would have on the brine shrimp industry, not to mention the additional the costs to the District. He added the brine shrimp industry had committed to fight the Nitrogen requirements and indicated they were now in negotiations.

Councilmember LeBaron explained the legislation was taking placing at the Federal level because of the Mississippi River Delta going into the Gulf of Mexico and explained the science associated with it.

The meeting adjourned at 6:55 p.m.

APPROVED AND ADOPTED
This 10th 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, January 27, 2015.

/s/Nancy R. Dean, City Recorder