

**CLINTON CITY COUNCIL MINUTES
2267 North 1500 W Clinton UT 84015**

**MAYOR
L. Mitch Adams**

**CITY COUNCIL
Councilmember Anna Stanton
Councilmember Mike Petersen
Councilmember Karen Peterson
Councilmember Barbara Patterson
Councilmember TJ Mitchell**

City Council	May 12, 2015	Call to Order: 7:02 P.M.
Staff Present	City Manager Dennis Cluff, Community Development Director Lynn Vinzant and Lisa Titensor recorded the minutes.	
Citizens Present	Daniel Pelaez, Callos Guerrero, Trent Nelson, Nicole Glommen, Judge Glommen, Emma Glommen, Elizabeth Glommen, Justin Glommen, Brittany Slage, Parker Kirk, Martin Glommen, Brad Lasater, Jacob Jensen	
Pledge of Allegiance	Councilmember Anna Stanton	
Prayer or Thought	Public Works Director Mike Child	
Roll Call & Attendance	Present were: Mayor Adams, Councilmember Stanton, Councilmember K. Peterson, Councilmember Patterson, Councilmember Mitchell, Councilmember M. Petersen Excused were: Councilmember K Peterson	
A. EMPLOYEE SERVICE AWARDS		
Petitioner	Dennis Cluff	
Discussion	Mayor Adams recognized Justin Glommen for 10 years of service to Clinton City as a Police Officer. He stated he appreciates the hard work and dedication of Officer Glommen and his family.	
B. 7:00 PM PUBLIC HEARING – ADOPTION OF THE FY 2015-16 CLINTON CITY TENTATIVE BUDGET		
Petitioner	Dennis Cluff	
Discussion	<p>Mr. Cluff identified that the following modifications have been made to the Tentative Budget as a result of the discussions during the April 23, 2015 Special City Council Budget Work Session: 1) The corrected benefit numbers are included; 2) The agreed upon Police pay range (class) and step adjustments are included; and, 3) pay range (class) and step adjustments are included for Community Development clerical and Deputy Recorder. The Enterprise Fund account changes are outlined in their respective Public Hearings.</p> <p>Mayor Adams clarified the rate increases with Wasatch Integrated Waste Management is for commercial waste, which includes the dumpsters. The rate is going from \$26 a ton to \$30 a ton.</p> <p>Mr. Cluff explained that the Final Budget and Tax Rate Certification need to be approved by June 22nd, he recommends holding a special City Council meeting on Thursday June 18th for the Final Budget public hearing. This Tentative Budget will be available for modification until then.</p> <p>Mayor Adams asked Mr. Vinzant to report on information he gathered regarding the discussion on water improvements (well and water tank).</p> <p>Mr. Vinzant provided the following estimates for water improvements obtained from the City Engineers: Well - \$1.5 million; tank - \$1.6 million. He clarified this does not include any expansion of the culinary water system. There are pipes that need to be upsized to join in with other pipes and the main on 2300 N needs to be upsized.</p> <p>To construct the detention basin on 1300 N, the estimate is \$238,475 for construction</p>	

without landscaping; the cost for landscaping would add an additional \$229,000. He said landscaping would not need to be done right away.

Mayor Adams commented that in his opinion, an increase in water rates is necessary in order to accommodate the need for a secondary source of water and improvements to existing pipes. Even if the Council decides to go out for bond, the increase will be necessary to make the payments. The sooner the rate increase is initiated, the less the bond will need to be. Although he is very sensitive to rate increases, he feels it is what is best for the City in the long run.

The Council asked staff to provide some type of an estimate for 1800 N water line improvements to upgrade service from the tanks on HAFB down to 1000 W.

Mr. Vinzant explained that JUB Engineers provided an estimate on revising the MS4 permit (storm water disposal system), if a new MS4 and model update on the storm water plan is required by the State, it will be approximately \$55,000.

Mayor Adams stated that the City Council compensation also needs to be addressed.

Councilmember M. Petersen asked how much the employee benefits are anticipated to increase.

Mr. Cluff responded he has incorporated a 6% increase into the budget. He has met with the Health Benefit Brokers who are working to find policy options to stay within this percentage. He has a meeting scheduled for Tuesday, May 26.

Mayor Adams opened the public hearing at 7:39 p.m. With no public comment, the public hearing was closed at 7:40 p.m.

Councilmember K. Peterson was not able to attend the meeting; however she submitted the following memo identifying her position on the budget issues.

Dear Mayor and Council,

As you know I am unable to attend the May 12th council meeting, please excuse me. Since I am unable to be there, I wanted to share a few things that I have thought heavily about since our budget work meeting to be included in your discussion.

Salaries/Benefits

At your May 12th meeting, you should have a better grasp on what the cost of benefits will be for next year. The current tentative budget plans for a 6% increase in costs. I still believe that we have to be willing to put reimbursement of deductibles and prescriptions on the table. On the subject of benefits, I believe as well we should eliminate the URS benefit for council members. Additionally, we had a lengthy discussion about employees being classified correctly, especially within the Community Development and City Manager's Offices. I would like to see that resolved and reflected in the budget.

The Website

This week if you attempted to visit Clinton City's website, you were directed to a Japanese shoe seller. This is not the first time, and will not be the last time we have this problem so long as we are not making any effort to change what we are currently doing. I am just grateful so far it hasn't redirected to pornography or some other highly offensive site. We need to do something about the website, and we need to do it right away. I know Staff has been researching and meeting with potential third party contractors. I have appreciated being able to attend some of those meetings. We need to remember that our site is not the usual business/blog/etc site. By law we are required to have certain elements for compliance. Additionally, our site should be service and

	<p><i>information focused to best meet the needs of our residents. We also need to realize that with our current IT situation (which I hope we can discuss in depth soon); we do not have a lot of tech knowledge on staff. The more research we have done, the better I actually feel about the initial proposal we received. We need a site that our city staff is capable of administering, we need ongoing customer support, we need a site design that is responsive to the technology our citizens are using, we need all Clinton City sites under the same URL, and we need a site that is SECURE!</i></p> <p><i>The Enterprise Funds</i></p> <p><i>I saw in the paper this week that Wasatch Front Integrated Waste Management was holding a public hearing on a rate increase on municipal solid waste from \$26/ton to \$30/ton. This proposed rate increase is not accounted for in our budget. I am hoping the Mayor can give some insight into that increase, as well as to if it will affect our city's rates.</i></p> <p><i>I feel strongly about the need for the additional well and water tank in town. I hope that something moves forward soon. I appreciate the sentiment that we need to move forward smart, but I fear we are simply putting off a decision. Water is an essential service. There is little else we do as important.</i></p>
CONCLUSION	<p>Councilmember Mitchell moved to approve the Tentative Budget and set a public hearing for Final Budget approval on June 18, 2015 at 7:00 p.m. Councilmember M. Petersen seconded the motion. Voting by roll call is as follows: Councilmember Patterson, aye; Councilmember M. Petersen, aye; Councilmember Stanton, aye; Councilmember Mitchell, aye.</p>
<p>C. SUBDIVISION FINAL ACCEPTANCE, CRANEFIELD ESTATES PHASE 3 (LOCATED AT APPROX. 3500 W AND 2560 N)</p>	
Petitioner	Ivory Homes
Discussion	Mr. Child reported that all items of concern identified during the inspection have been taken care of.
CONCLUSION	<p>Councilmember Patterson moved to grant Final Acceptance for Cranefield Estates Subdivision Phase 3. Councilmember Stanton seconded the motion. All those present voted in favor of the motion.</p>
<p>D. RESOLUTION 09-15; ANNUAL REVIEW OF THE CLINTON CITY CONSOLIDATED FEE SCHEDULE</p>	
Petitioner	Community Development
Discussion	<p>Mr. Vinzant identified the following items for consideration:</p> <ul style="list-style-type: none"> • Create SWPPP Review and Inspection Fee for commercial construction. <p>Councilmember Mitchell asked if it wouldn't be more effective to have an initial fee collected with the Development Application; and additional fees collected if the NOI needs to be renewed rather than being collected as a monthly fee.</p> <p>The Council agreed it may be necessary to raise the inspection fees for this service.</p> <p>Mr. Vinzant stated he will research the issue and bring back suggestions to the Council.</p> <ul style="list-style-type: none"> • A fee for street signs has been added into the Fee Schedule. • Sanitary Sewer Fee – The District is raising their fee by \$3, this is a pass through fee. <p>Councilmember M. Petersen requested that the North Davis Sewer fees be identified on the fee schedule for informational purposes.</p>

	<ul style="list-style-type: none"> • Trash Disposal was increased \$1 a can. <p>Mayor Adams opened the public hearing at 8:04 p.m. and asked for public comment.</p> <p>Daniel Pelaez asked if the inspection fee is based on the size of the house.</p> <p>Mr. Vinzant replied the fees are based on valuation.</p> <p>With no further public comment, the public hearing was closed at 8:07 p.m.</p> <p>The Council asked Mr. Child to bring back a comparison of surrounding cities Cemetery fees for non-residents to the next meeting on May 26.</p>
CONCLUSION	<p>Councilmember Patterson moved to table Resolution 09-15 to the May 26, 2015 City Council meeting in order for staff to make the changes discussed. Councilmember Stanton seconded the motion. All those present voted in favor of the motion.</p>
<p>E. 7:45 PM PUBLIC HEARING, ORDINANCE 15-04Z – A REZONE REQUEST FOR PROPERTY LOCATED AT APPROX. 3500 W 2560 N</p>	
Petitioner	<p>GRD Clinton LLC</p>
Discussion	<p>Jacob Jensen representing GRD Clinton LLC identified that the property currently has two different zones; they are requesting to rezone all the property to Performance Zone.</p> <p>Mr. Vinzant reviewed the following information included in the staff report:</p> <ol style="list-style-type: none"> 1. Request matches the intent of the General Plan and Master Land Use Map. 2. The rezoned parcel will be large enough for development within the requirements of the Zoning Ordinance. 3. Clinton City has adequate utilities to develop most uses that are possible for development on the site. If the utilities are inadequate for any specific use the developer would be responsible for upgrading the existing utilities. The reportedly proposed use, a Medical Building, will not require larger utilities that the City has available. <p>Mayor Adams declared for the record he is related by marriage to the property owners but he has no interest in the property. He will not have a vote.</p> <p>Mayor Adams opened the public hearing at 8:16 p.m.</p> <p>Mayor Adams asked if there will be cross over easements for the adjacent businesses.</p> <p>Mr. Jensen replied GNR is exploring crossover easements for the property to the North; there are challenges due to an existing retaining wall.</p> <p>Mayor Adams said Clinton City is desirous for all businesses to obtain cross over easements.</p> <p>Mayor Adams closed the public hearing at 8:20 p.m.</p>
CONCLUSION	<p>Councilmember M. Petersen moved to adopt Ordinance 15-04Z, approving a rezone request for property located at approx. 3500 W 2560 N from A-1 & CP2 to PZ. Councilmember Mitchell seconded the motion. Voting by roll call is as follows: Councilmember Stanton, aye; Councilmember M. Petersen, aye; Councilmember Mitchell, aye; Councilmember Patterson, aye.</p>
Approval of Minutes	<p>Councilmember Stanton moved to approve the April 14, 2015 City Council Minutes as amended. Councilmember M. Petersen seconded the motion. All those present voted in favor of the motion.</p>

Accounts Payable	<p>Councilmember Mitchell asked for clarification on the \$8,000 lease payment to Cat Wheeler Machinery.</p> <p><i>Mr. Child replied it is for a rotating lease payment of a back hoe, front end loader and a caterpillar.</i></p> <p>Councilmember Patterson moved to pay the bills. Councilmember Mitchell seconded the motion. All those present voted in favor of the motion.</p>
Website Update	<p>Mr. Cluff reviewed the comparisons of website bids staff collected. He identified the most reasonable bid appears to be from Civic Plus, which is who he has decided to contract with for a new website.</p>
Planning Commission Report	<p>Mr. Vinzant reported the May 5, 2015 Planning Commission Meeting as recorded in the minutes.</p>
City Manager	<ul style="list-style-type: none"> • Parks Advisory Board will meet Wednesday, May 13 at 7 p.m. • He will meet with the Judge Selection Committee on Monday, May 18, 2015. The interviews will be held on Wed. May 27th.
Mayor	<ul style="list-style-type: none"> • The Wasatch Integrated Waste Management Plant is currently not operating. The plant is nearly 30 years old, both boilers broke down at once, and no steam is currently being sent to HAFB. The intent is to extend the plant for another 20 or 30 years with the improvements.
Councilmember Patterson	<ul style="list-style-type: none"> • Would like residents to conserve water.
Councilmember K. Peterson	<ul style="list-style-type: none"> • Excused.
Councilmember M. Petersen	<ul style="list-style-type: none"> • Will be attending a few Eagle Court of Honors.
Councilmember Stanton	<ul style="list-style-type: none"> • The Youth Council will be volunteering at the Ogden Relay on Saturday May 16. • One of the YC members presented at a Suicide Prevention Conference. • Shred day had some delays – asked staff to schedule another one. <p>Mr. Cluff said staff has discussed the possibility of having two shred days a year.</p>
Councilmember Mitchell	<ul style="list-style-type: none"> • Attended his first RAB meeting – they didn't address anything that affects Clinton City.
Lynn Vinzant	<p>Mr. Vinzant reported he will be retiring as of August 31, 2015.</p>
Public Works Director Mike Child	<p>Mr. Child gave the Council an update on the tennis courts at Meadows Park. The majority of the asphalt is shot. There are several options. For a complete pickle ball complex (8 courts) it would be approx. \$155,000. There are options to reduce the number of courts for a lower cost. The recommendation is to remove all the existing material, even the fence.</p> <p>Mr. Cluff clarified that impact fee money cannot be used it will need to be funded with General Fund money.</p>
ADJOURNMENT	<p>Councilmember Stanton moved to adjourn. Councilmember Patterson seconded the motion. All those present voted in favor. The meeting adjourned at 9:15 p.m.</p>