

**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 26, 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	Thieda Wellman, Gwen Hansen, Trent Nelson, David Olson, Steve Hubbard, Carla Parsons, Brenda Harris, James Poindexter, Kendall Woods, Jason Hastings, Tim Vega, Colton Call, Tom Murdock, Colton Anderson, Wade Page	
Pledge of Allegiance	Mayor Adams	
Prayer or Thought	Councilmember M. Petersen	
Roll Call & Attendance/ Excused Were:	Present were: Mayor Adams, Councilmember Anna Stanton, Councilmember Mike Petersen, Councilmember Karen Peterson, Councilmember Barbara Patterson, and Councilmember TJ Mitchell.	
Public Comment	<p>Wade Page asked the Council what they intend to do with the tennis courts at Meadows Park.</p> <p>Mayor Adams responded the tennis courts have been a topic of discussion before the Council for the past few weeks. Public Works Director Mike Child has had the tennis courts evaluated by a professional. The cost to replace them is well over \$100,000.00. Staff has been discussing the possibility of reducing the court or converting the court into pickle ball or a combination tennis/pickle ball.</p> <p>Mr. Page then asked what the status is for the 1800 N project.</p> <p>Mayor Adams responded that the final decision has not been made by UDOT.</p> <p>Kendall Woods asked the Council to reconsider their restrictions on chickens. He would like to see them allowed on smaller lots than just the R-1-10 zone.</p> <p>He then asked the City to consider allowing horses to graze on the property the City recently purchased for a new well to help keep the grass down.</p> <p>Mayor Adams responded he has mentioned to a member of the Cook family that they can come into the City and sign a release of liability in order to allow their horses to graze on the property.</p> <p>Mr. Cluff clarified that the well will eventually be built on the property. The City Council is currently discussing potential options.</p> <p>Wade Page then asked where he can research the chicken ordinance on the website.</p> <p>Mr. Vinzant responded the information is in the Zoning Ordinance in Ch 3. Chickens are allowed in the R-1-10 Zone and larger Zones.</p>	
A. PRESENTATION OF MASTER MUNICIPAL CLERK DESIGNATION TO DEPUTY RECORDER LISA TITENSOR BY THE UTAH MUNICIPAL CLERKS ASSOCIATION		
Petitioner	Utah Municipal Clerks Association	
Discussion	Thieda Wellman, the Layton City Recorder and UMCA Vice President addressed the Council to present Ms. Titensor with her certificate for completion	

	<p>of the International Institute of Municipal Clerks Master Municipal Clerks program. Ms. Wellman explained this MMC certification requires a significant amount of work. As a prerequisite she had to earn a Certified Municipal Clerk (CMC) designation in addition to completing 60 education points and 40 experience points which takes several years to achieve. Out of 247 cities who are members of the IIMC, there are 34 MMC's statewide. She expressed appreciation to the City Council and Clinton City Manager for their support of Lisa.</p> <p>Ms. Titensor expressed her appreciation of Mr. Cluff and the City Council in addition to Ms. Wellman and other Board Members of the UMCA and the Davis Weber Morgan Records Associations. She stated the members provide support and resources that are invaluable.</p>
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B. EMPLOYEE OF THE MONTH FOR APRIL 2015 – GWEN HANSEN, TREASURER’S DEPARTMENT

<p>Petitioner</p>	<p>Carla Parsons, Dennis Cluff</p>
<p>Discussion</p>	<p>City Treasurer Carla Parsons introduced Gwen Hansen as Employee of the Month for April 2015. She explained that Gwen has worked for Clinton City for two years.</p> <p>She stated she is pleased to nominate Gwen Hansen as Employee of the Month for April 2015. Prior to working for Clinton City, Gwen worked for the LDS Church, Membership Department, in Salt Lake for close to seven years. She also worked for LDS Family Services in Ogden doing a variety of administrative office work for thirty-one years and retired in 2010.</p> <p>Gwen has a very strong work ethic, including her productivity and trust in completing the tasks with which she has been entrusted. Many of her responsibilities require a good understanding and knowledge of the software application she uses, which she has completely mastered. She has the ability to stick to the task and get the work done, even on the busiest of days.</p> <p>Ms. Parsons went on to say that an outstanding quality that impresses her about Gwen is her dedication to the City and her superb service to the public. It is evident in her performance and proven by the way she handles challenging situations. She is committed to doing her very best to help make Clinton City an outstanding community to live in. Gwen is a trustworthy and loyal employee and strives to assist other employees in any way possible to help complete additional tasks. Gwen has been a great addition to the Treasurer Department.</p> <p>Mayor Adams presented Gwen with an award and a gift card and expressed appreciation on behalf of the City Council.</p>

C. DEPARTMENT HEAD OF THE 1ST QUARTER 2015 – FIRE CHIEF DAVE OLSEN

<p>Petitioner</p>	<p>Dennis Cluff</p>
<p>Discussion</p>	<p>Mr. Cluff introduced Fire Chief David Olsen as Department Head of the First Quarter of 2015.</p> <p>He identified David has been the Clinton Fire Chief since July 2012. He has settled in well, establishing himself as the leader of the Fire Department. He has proven himself to be a strong, competent, organized and caring leader. David is very responsive to the needs of the City, particularly within the Fire Dept area of services. His desire to serve the public with fire and EMS protection services is extremely important to him. He has instilled this same attitude of service with a positive outlook with his Fire Staff.</p> <p>David has and is growing in his personal abilities as he continues dealing with the assignments, personnel and other issues that seem to arise in the process of providing Public Services. He is doing an excellent job. Mr. Cluff said he is pleased to work with David and happy to recognize him as the Department Head of the 1st Quarter of 2015.</p> <p>Chief Olsen expressed appreciation for the support of Mr. Cluff, Mr. Vinzant and the Fire Department personnel. He said he is pleased to work for Clinton City.</p>

	Mayor Adams expressed appreciation for Dave’s service to City and his love for the community.
D. TABLED FROM MAY 12, 2015 RESOLUTION 09-15; ANNUAL REVIEW OF THE CLINTON CITY CONSOLIDATED FEE SCHEDULE	
Petitioner	Community Development
Discussion	Mr. Vinzant explained that the sewer fee reflects the breakdown of fees; however it isn’t possible to show a monthly total for each type of fee due to the variables. The SWPPP fee hasn’t been resolved as of yet.
CONCLUSION	Councilmember Patterson moved to adopt Resolution 09-15, approving the 2015 Consolidated Fee Schedule with the caveat that staff brings back the SWPPP fees. Councilmember Mitchell seconded the motion. Voting by roll call is as follows: Councilmember Stanton, aye; Councilmember Mitchell, aye; Councilmember Patterson, aye; Councilmember K. Peterson, aye; Councilmember M. Petersen, aye.
E. ORDINANCE 15-04, AMENDING TITLE 15, LICENSES 15-2-7 HOME OCCUPATIONS	
Petitioner	Community Development
Discussion	<p>Mr. Vinzant explained this amendment is adding an additional requirement that all accessory parking areas, parking pads and drive lanes leading to accessory structures associated with the business be hard surfaced and approved by the City.</p> <p>Because the public and/or employees are allowed to come to a Home Occupation business the change is necessary to satisfy the requirements of fire access, egress and ADA requirements along with city ordinances. Hard surface requirements should be consistent with Commercial business requirements because of the public factor.</p> <p>AMEND: 15-2-7 Home Occupation (2)</p> <p>(f) Only resident family members of the applicant shall be regularly engaged in the business on-site. All other employees of the business may work on-site no more than a combined total of sixteen (16) man hours in a one (1) week period <u>provided sufficient, city approved, on-site hard surface parking is provided;</u></p> <p>(vii) All accessory buildings associated with the business shall meet the requirements of the Zoning Ordinance concerning, “Garage, Accessory Building – Shed – Single Family Dwelling;” <u>with the additional requirement that all accessory parking areas be hard-surfaced and approved by the city. In addition, driveways leading to accessory garages associated with the business are hard surfaced from the street to the structure.</u></p>
CONCLUSION	Councilmember M. Petersen moved adopt Ordinance 15-04 Amending Title 15, Licenses 15-2-7 Home Occupation. Councilmember Patterson seconded the motion. Voting by roll call is as follows: Councilmember Stanton, aye; Councilmember Mitchell, aye; Councilmember Patterson, aye; Councilmember K. Peterson, aye; Councilmember M. Petersen, aye.
F. WATER IMPROVEMENTS	
Petitioner	Community Development
Discussion	<p>Mr. Vinzant explained that the following are estimated costs for programmed Culinary Water infrastructure Items:</p> <p style="padding-left: 40px;">Well #2 \$1,492,959.00 Tank \$1,592,980.00 1800 North Improvements \$630,000.00</p> <p>The 1800 North improvements are dependent upon many variables.</p> <ul style="list-style-type: none"> ▪ Do we replace both mains from the tanks to 1000 West? ▪ If we reduce the size of the mains will UDOT give credit and apply it to the new lines?

- How deep will the mains be installed, going through Sunset it would be nice to go under everything to avoid possible damage to the mains as Sunset changes through new development. Will we be responsible for cost of increased depth?
- Will valves be put in vaults or buried with the main?
- There are no costs in the estimate for roadway improvements, it is anticipated that Clinton won't be responsible but if for some reason the City goes forward with improvements before 1800 N Clinton would be.

A \$1.00 increase in water fees would return a potential annual project investment of \$76,632.00 based upon 6,386 connections billed in April. The question becomes how much the Council wants on hand when these projects go forward. If 1800 N is constructed in five years as anticipated and the well and tank were to be completed the year prior there would be approximately \$306,528.00 in the project fund. This amount would not even cover the engineering costs.

Mr. Cluff stated that staff is researching bond options for 10, 15 and 20 years. He stated there are costs associated with securing a bond. There are options for repayment. He is not a fan of taking out a bond. He does not feel that impact fees would be sufficient enough for repayment. Most likely the bond would not be a general obligation bond but a water revenue bond. The impact fees could offset the bond, but they vary significantly year by year.

Mayor Adams stated that he does not feel improvements for water will be possible without increasing the water fees for residents.

Councilmember Mitchell said he feels that the well and tank should be looked at separately from the 1800 N improvements. He feels that a bond should be taken out to pay for the well and tank and use impact fees to re-pay the bond. If the Council decides to raise fees, the money could be set aside for a cushion. He is not in favor of bonding for 1800 N improvements.

Mr. Cluff said that not only the new construction for new facilities but on going maintenance needs to be a consideration. Weber Basin has increased the fees significantly over the past few years for the City. He feels the projects should be done incrementally. An increase in fees now could help subsidize future expenses.

Councilmember Mitchell said a bond repaid by impact fees is fairer than having current residents pay for improvements for future residents.

Councilmember K. Peterson stated that if there is a lack of water in the City it will impact current residents as well as future residents.

Councilmember K. Peterson asked if the estimates cover the cost of infrastructure and the cost of the well.

Mr. Vinzant responded the estimate includes the generator, chlorination equipment and the pipe to connect to the existing infrastructure. Improvements to the existing infrastructure will also be necessary. The need for the tank is for contingency in the future.

Mayor Adams stated the Council needs to consider the existing water rights and the potential the City has to lose them if the water is not used. The water is in the ground and the City currently has no way to get to it.

Councilmember Stanton said there is a lot to consider with the water issues. She is concerned about raising fees, but she doesn't feel the impact fees are enough.

Councilmember K. Peterson said water is an essential service; it may be a disservice to not raise the fees now. She appreciates the information staff has provided to help clarify

	<p>the issues.</p> <p>Councilmember Mitchell said he is still in favor of using impact fees to repay the cost for improvements for water.</p> <p>Mayor Adams said he feels that increasing the fee now to start saving for the future is the best way to go, if a bond becomes necessary in the future, less money will be borrowed.</p> <p>Brenda Harris asked if it is possible to charge new residents a \$20 fee to subsidize the impact fees.</p> <p>Mr. Vinzant responded it is a disproportional exaction. The new home owner has a right to the water of the existing home.</p> <p>Councilmember M. Petersen said the only fair way to equally distribute the cost is through the monthly fee. If the impact fees are not used within a six year time frame, they will need to be paid back.</p>
CONCLUSION	<p>Councilmember M. Petersen moved to amend Resolution 09-15 adding an increase in the water fee of \$1, with the condition that money borrowed from the Enterprise Fund for growth related activities are repaid as much as possible with impact fees. Councilmember Mitchell seconded the motion. Voting by roll call is as follows: Councilmember Stanton, aye; Councilmember Mitchell, aye; Councilmember Patterson, aye; Councilmember K. Peterson, aye; Councilmember M. Petersen, aye.</p>
Approval of Minutes	<p>Councilmember K. Peterson moved to approve the April 23, 2015 Special City Council Work Session Minutes as amended – <i>correcting the header to read City Council rather than Planning Commission and change Special Session to Regular Session.</i> Councilmember Stanton seconded the motion. All those present voted in favor of the motion.</p> <p>Councilmember Patterson moved to approve the May 12, 2015 City Council Minutes as written. Councilmember Mitchell seconded the motion. All those present voted in favor of the motion.</p>
Accounts Payable	<p>Councilmember Stanton moved to pay the bills. Councilmember Mitchell seconded the motion. All those present voted in favor of the motion.</p>
Planning Commission Report	<p>Mr. Vinzant reported on the May 19, 2015 Planning Commission Meeting as recorded in the minutes.</p>
City Manager	<ul style="list-style-type: none"> • Judge Selection Interviews will be May 27 • Ruth Collard passed away and she will be missed dearly. The Recreation Department will be in transition. • Election Filing Period is Monday, June 1 through Monday, June 8. • There will be an employee meeting on June 2 @ 10 a.m. to discuss benefits / 2015-16 rates are better than what was anticipated. There will be a new benefit that provides counseling for the employees and their families. <p>Councilmember M. Petersen asked staff to have as many classes provided to the employees as possible to take full advantage of the benefit.</p> <p>Mayor Adams also asked staff to evaluate the usage of the benefit at the end of the year to see if it is worthwhile to continue.</p>
Mayor	<ul style="list-style-type: none"> • Mayor Adams said he has been very fond of Ruth over the years. She did an excellent job in the Recreation Department and will be missed.
Councilmember Patterson	<ul style="list-style-type: none"> • Has talked with the Canal Company and they plan to monitor those who are watering when it is not their scheduled time.
Councilmember K. Peterson	<ul style="list-style-type: none"> • There is a street light out at 1570 N 2148 W. • Has been impressed with DARE Officer Bryan Freeman, he is excellent with the grade school kids, they adore him.

	<ul style="list-style-type: none"> • Suggested a Food Truck Festival in conjunction with the back to school movie in August.
Councilmember M. Petersen	<ul style="list-style-type: none"> • Attended an Eagle Scout Court of Honor on Saturday. • 1300 N west of the Round a bout there is a street light on late in the day.
Councilmember Stanton	<ul style="list-style-type: none"> • North Davis Sewer District is continuing with projects in Davis County. • Is saddened by Ruth’s passing. Expressed concern for the Recreation Department. She will be missed.
Councilmember Mitchell	<ul style="list-style-type: none"> • Nothing at this time.
	<p>Bruce Logan addressed the Council and presented an idea to name a football field after Ruth Collard because she was instrumental in starting the football program in Clinton City.</p> <p>The Council discussed the possibility; they expressed concern that it may set a precedent that they can’t provide for everyone and said they need time to consider it when the emotions of losing her is not so fresh.</p>
Public Comment	<p>Wade Page asked for clarification on the zoning for rabbits.</p> <p>Councilmember K. Peterson clarified this process needs to go before the Planning Commission. She would like to see it pushed forward once the Subdivision Ordinance is complete.</p> <p>Brenda Harris asked why some lots the same size as those in the R-1-10 zone can’t have chickens.</p> <p>Mr. Vinzant said the Planning Commission will be reviewing the issue.</p>
ADJOURNMENT	<p>Councilmember K. Peterson moved to adjourn. Councilmember Stanton seconded the motion. All those present voted in favor. The meeting adjourned at 9:40 p.m.</p>