

CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
June 23, 2020 – POLICY SESSION

Public meetings will be held electronically in accordance with Executive Order 2020-1 Suspending the Enforcement of the Provisions of Utah Code 52-4-202 and 52-4-207 due to Infectious Disease COVID-19 Novel Coronavirus issued by Governor Herbert on March 18, 2020. **No physical meeting location will be available.** The public may monitor or listen to the open portions of the meeting electronically by following the instructions below.

Zoom Meeting
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Meeting ID: 834 9644 5050

7:00 P.M. POLICY SESSION

CALL TO ORDER:

Mayor Shepherd

THOUGHT:

Councilmember Peterson

APPROVAL OF MINUTES:

June 9, 2020 – Policy Session

PRESENTATION:

1. SPECIAL RECOGNITION TO DEBBIE WILLIAMS AS A CLEARFIELD HOMETOWN HERO

PUBLIC HEARING:

If you wish to comment during the public comment portion of the public hearing or the open comment period the Zoom meeting chat will be open beginning at 7:00 p.m. and closing at 7:10 p.m. Written comments can also be submitted prior to the meeting by visiting <http://www.clearfieldcity.org/notice> until 5:00 p.m. on the date of the scheduled public hearing. Submitted comments related to the subject of the public hearings will be shared during the meeting for the record.

2. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON AMENDMENTS TO THE FISCAL YEAR 2020 BUDGET

BACKGROUND: Staff has identified expenditures necessary for City operations which were not included in its current budget. Rich Knapp, Finance Manager, has prepared the proposed amendments for the Fiscal Year 2020 budget. State law requires a public hearing before the City Council approves amendments to the City budget.

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.

4. CONSIDER APPROVAL OF RESOLUTION 2020R-09 AUTHORIZING AMENDMENTS TO THE FISCAL YEAR 2020 (FY20) BUDGET

RECOMMENDATION: Approve Resolution 2020R-09 authorizing amendments to the Fiscal Year 2020 budget and authorize the Mayor's signature to any necessary documents.

COMMUNICATION ITEMS:

Mayor's Report
City Councils' Reports
City Manager's Report
Staffs' 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 THE JANUARY 21, 2020, WORK SESSION; JANUARY 28, 2020, POLICY SESSION AND APRIL 28, 2020, WORK SESSION

SCHEDULED ITEMS:

2. CONSIDER APPROVAL OF RESOLUTION 2020R-03 INITIATING THE PROCESS OF ADOPTING ONE OR MORE COMMUNITY REINVESTMENT PROJECT AREA PLANS BY DESIGNATING A SURVEY AREA KNOWN AS THE MABEY PLACE SURVEY AREA

BACKGROUND: In February of 2019 the CDRA Board approved a Survey Resolution for the creation of the Mabey Place Community Reinvestment Area (CRA). For various reasons the creation of this CRA has been delayed. A new survey resolution was prepared which updates the timeframe for the CRA Plan. In addition to date changes, recent changes in legislation eliminated the option for CRA's to have a Taxing Entity Committee (TEC) so to align the resolution with this legislation the language was also updated.

RECOMMENDATION: Approve Resolution 2020R-03 initiating the process of adopting one or more community reinvestment project area plans by designating a survey area known as the Mabey Place Survey Area and authorize the Chair's signature to any necessary documents.

Dated this 18th day of June, 2020.

/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.

CLEARFIELD CITY COUNCIL MEETING MINUTES
7:00 P.M. POLICY SESSION
June 9, 2020

City Building
55 South State Street
Clearfield City, Utah

The meeting was held electronically via Zoom Meeting address:

Zoom Meeting
<https://zoom.us/j/88442158462>
Meeting ID: 884 4215 8462

PRESIDING VIA
ZOOM MEETING:

Mark Shepherd

Mayor

PRESENT VIA
ZOOM MEETING:

Kent Bush
Nike Peterson
Vern Phipps
Tim Roper
Karece Thompson

Councilmember
Councilmember
Councilmember
Councilmember
Councilmember

STAFF PRESENT
VIA ZOOM MEETING:

JJ Allen
Summer Palmer
Stuart Williams
Kelly Bennett
Adam Favero
Curtis Dickson
Spencer Brimley
Brad McIlrath
Rich Knapp
Kelli Bybee
Nancy Dean

City Manager
Assistant City Manager
City Attorney
Police Chief
Public Works Director
Community Services Deputy Dir.
Community Development Director
Senior Planner
Finance Manager
Communications Assistant
City Recorder

VISITORS: Hal Johnson – UTA, Beth Holbrook – UTA

Mayor Shepherd called the meeting to order at 7:02 p.m.

Councilmember Bush presented an inspirational thought.

APPROVAL OF THE MINUTES FROM THE FEBRUARY 7, 2020 WORK SESSION, APRIL 28, 2020 WORK SESSION, APRIL 28, 2020 POLICY SESSION, MAY 5, 2020 WORK SESSION, MAY 12, 2020 POLICY SESSION, MAY 19, 2020 JOINT WORK SESSION, AND THE MAY 19, 2020 WORK SESSION

Councilmember Phipps moved to approve the minutes from the February 7, 2020 work session, April 28, 2020 work session, April 28, 2020 policy session, May 5, 2020 work session, May 12, 2020 policy session, May 19, 2020 joint work session, and the May 19, 2020 work session, as written, seconded by Councilmember Peterson. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, and Roper. Voting NO – None. Councilmember Thompson was not present for the vote.

Mayor Shepherd informed those present via the Zoom meeting if they wanted to comment during the Public Hearing or Open Comment Period they could do so through the Zoom meeting chat option as outlined on the agenda from 7:00 p.m. until 7:15 p.m. He explained all comments would be shared during the meeting once the public had been allowed sufficient time to participate.

Councilmember Thompson joined the meeting at 7:06 p.m.

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT REGARDING THE PREPARATION OF THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) 2021-2025 CONSOLIDATED PLAN AND 2020/2021 ONE YEAR ACTION PLAN

Brad McIlrath, Senior Planner, stated the Consolidated Plan was necessary for Clearfield City to qualify for Community Development Block Grant (CDBG) funds through the Department of Housing and Urban Development (HUD). He explained the public hearing allowed for information and comments by citizens, public agencies, and other interested parties, regarding the amount of federal assistance the City expected to receive from HUD, and the range of activities that might be undertaken, including the estimated amount that would benefit persons of low and moderate income.

He pointed out that the Consolidated Plan included the One-Year Action Plan for the program year July 1, 2020 to June 30, 2021. Mr. McIlrath noted citizens would be given the opportunity to review the One-Year Action Plan at the Customer Service Center from June 10, 2020 to July 14, 2020. He reported the final copy would be presented to the Council for consideration on July 14, 2020 at which time a second public hearing would be held.

Mr. McIlrath stated the Consolidated Plan had been reviewed with the Council during work session on June 2, 2020 and the feedback received would be passed along to the consultants for incorporation into the final plan.

Mayor Shepherd opened the public hearing at 7:10 p.m.

After time had been provided for public comment, Mayor Shepherd asked if any comments had been submitted. Nancy Dean, City Recorder, replied there had been no comments received.

Councilmember Phipps moved to close the public hearings at 7:20 p.m. seconded by Councilmember Peterson. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper and Thompson. Voting NO – None.

APPROVAL OF RESOLUTION 2020R-08 APPROVING THE INTERLOCAL AGREEMENT BETWEEN CLEARFIELD CITY AND THE UTAH TRANSIT AUTHORITY FOR THE CONSTRUCTION OF A PEDESTRIAN/BIKE TRAIL

Beth Holbrook, Utah Transit Authority (UTA) Trustee, pointed out that UTA had been working with the City in preparation of an Interlocal Cooperative Agreement to construct a pedestrian/bike trail in Clearfield. She stated UTA understood that access to transit was optimum, especially as growth increased along the Wasatch Front.

Hal Johnson, UTA Planner, reviewed a map and gave an overview of the proposed project. He mentioned the purpose would be to improve the bicycle pedestrian access to the Clearfield FrontRunner Station, its platform, the Freeport Center, and the existing Denver and Rio Grande Western (D&RGW) Rail Trail. He highlighted the following terms of the Interlocal Agreement:

- UTA would utilize Congestion Mitigation and Air Quality (CMAQ) grant funds from Wasatch Front Regional Council (WFRC) in the amount of \$1,650,000 to construct the trail.
- Clearfield would provide the seven percent match of \$120,000 and allow the trail to be on City property.
- UTA would be the project manager and receive support from the City.
- The project would include coordination with the UTA Transit Oriented Development (TOD) team and the development of Clearfield Station.
- The City would lead the effort in acquiring the right of way needed to extend Depot Street to the existing UTA property.
- UTA would coordinate with the Utah Department of Transportation (UDOT).
- UTA would maintain portions on the trail that were on UTA property and the City would maintain the other portions of the trail.

Councilmember Phipps asked if there was a preliminary engineer's estimate to align the solution with the available funds. Mr. Johnson answered yes for the past year UTA had been working with an engineer on the project to make sure there were adequate funds to build the project and allow contingency with the amount of money available.

Ms. Holbrook noted there were a lot of people that wanted walking and bike access to the public transportation system. She pointed out bike use had skyrocketed. She explained UTA felt the project would be a great addition to the Transit Oriented Development (TOD) project currently being planned for the site.

Spencer Brimley, Community Development Director, noted the City was currently leading an effort with five northern cities in preparing an active transportation plan to connect the five communities together. He explained the project would be a great opportunity to provide additional connectivity.

Councilmember Phipps commented the project appeared to increase connectivity from the Rail Trail to the Freeport Center as a side effect. Mr. Johnson indicated that was something UTA wanted to do because it was a regional job center.

Mayor Shepherd pointed out that some employees of the Freeport Center had told him walking along the trails from the FrontRunner Station to work was not very realistic because of the distance; however, bicycling would be a viable option. He expressed his opinion that the trail was a great project.

Councilmember Roper moved to approve Resolution 2020R-08 approving the Interlocal Agreement between Clearfield City and the Utah Transit Authority for the construction of a pedestrian/bike trail and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Peterson. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper, and Thompson. Voting NO – None.

OPEN COMMENT PERIOD

Mayor Shepherd acknowledged time had been provided for the open comment period and asked if any comments had been submitted. Nancy Dean, City Recorder, replied there had been no comments received.

There were no public comments.

APPROVAL OF THE FINAL SUBDIVISION PLAT FOR THE LOTUS MARQ SUBDIVISION LOCATED AT APPROXIMATELY 442 SOUTH AND 448 SOUTH STATE STREET (TINS: 12-003-0108 AND 12-003-0109)

Brad McIlrath, Senior Planner, stated the Planning Commission reviewed the preliminary subdivision plat for the Lotus Marq Subdivision at its meeting on May 20, 2020 and approved it. He pointed out the Planning Commission was forwarding a recommendation of approval to the City Council for the final subdivision plat with the five conditions included in the staff report. He reviewed the final subdivision plat which included a proposed 3-lot subdivision with roadway dedication for future streets and parcels for a City park and storm water retention. He pointed out that the plat was reviewed in detail with the Council at its meeting on June 2, 2020.

Mr. McIlrath also reviewed the site plan with the Council. He asked if there were any questions.

Councilmember Bush asked if there were any easements for Lot 1 or if those would be added later in the process. Mr. McIlrath explained there were ten foot public utility easements along the frontages of the new streets and a ten foot storm drain easement that crossed through Lots 2 and 3. He pointed out utility easements could be added with a future subdivision plat for Lot 1.

Councilmember Peterson moved to approve the Final Subdivision Plat with the conditions recommended by the Planning Commission for the Lotus Marq Subdivision located at approximately 442 South and 448 South State Street and authorize the Mayor's signature

to any necessary documents, seconded by Councilmember Roper. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper, and Thompson. Voting NO – None.

APPROVAL OF ORDINANCE 2020-12 AMENDING THE CITY’S CONSOLIDATED FEE SCHEDULE TO ADJUST THE FEES FOR DAILY ADMISSION FEES AND MEMBERSHIPS AT THE CLEARFIELD AQUATIC AND FITNESS CENTER; THE NEIGHBORHOOD DUMPSTER PROGRAM; AND THE ADDITIONAL TRASH CONTAINER

Rich Knapp, Finance Manager, stated the fee increases for the neighborhood dumpster program and the additional trash container were discussed with the Council during work session on June 2, 2020. He explained the City’s subsidy for both services had grown over the years due to increased costs from the City’s waste collection company. He indicated the current fee residents paid to utilize a dumpster was \$50 and it was proposed to be increased to \$100 to help reduce the amount of the City’s subsidy.

Mr. Knapp mentioned the second change to the fees was for any additional trash containers. He commented the City’s waste collection company had increased its fees over the years and the City had been losing money on the fee for each additional can since July of 2017. He stated the fee, if increased as proposed from \$9.50 to \$10.00 per can, would help narrow the gap between the cost of each additional can and its associated fee; plus the City should not need to adjust that fee for a couple more years.

Curtis Dickson, Community Services Deputy Director, stated the fees for services at the Clearfield Aquatic and Fitness Center (CAFC) had minimal adjustment over the course of fifteen years it had been in operation. He reported the City had recently contracted to complete a business plan and fee study. He indicated the results of the study were presented to the City Council on May 19, 2020. Mr. Dickson acknowledged the consolidated fee schedule was proposed to be updated in an effort to implement the findings of the study and recover the total direct costs associated with the operation of the center. He reviewed the proposed fee changes to CAFC memberships which were broken out as daily and monthly rates. He noted when the fees were discussed with the Council it was suggested to implement the increases over a three year period to reduce the impact on members.

Mr. Dickson acknowledged there were also proposed changes for the daily admission rates which included increased rates and the elimination of the senior rates to simplify the rate options. He reviewed the proposed rates.

Mr. Dickson explained if the new rates were approved, beginning July 1, 2020 the new membership rates would take effect and as memberships renewed the fee increases would be applied to the membership renewal.

Councilmember Peterson questioned how the family pass would work for those with a family larger than six persons and if additional family members could be added. Mr. Dickson responded those families with more than six members would be able to include any additional family

members for an additional annual price. He recalled the amount was \$25 per year per person but would need to research to confirm that number was accurate. Councilmember Peterson requested that pricing be called out as a specific line item in the fee schedule so it was clear for those persons who would be interested in that option. Mr. Dickson indicated the rate could be added as a line item in the fee schedule once it was confirmed.

There was a discussion about the difficulty of raising fees. Councilmember Phipps noted even though the membership rates for the next three years were embedded in the Consolidated Fee Schedule, it was the intent of the Council to revisit those fees each year and evaluate if the fee adjustments were covering the direct costs of the services as planned by the implementation schedule.

Councilmember Peterson moved to approve Ordinance 2020-12 amending the City's Consolidated Fee Schedule to amend fees with the changes noted and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Phipps. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper, and Thompson. Voting NO – None.

APPROVAL OF AMENDMENTS TO THE CITY'S CITIZEN PARTICIPATION PLAN

Brad McIlrath, Senior Planner, stated the Citizen Participation Plan was necessary for Clearfield City to qualify for Community Development Block Grant (CDBG) funds through the Department of Housing and Urban Development (HUD). He mentioned in order to address challenges of the COVID-19 pandemic HUD had provided a waiver for a reduced public comment timeline for consolidated plans and supporting reports in the event of certain types of disasters. He remarked the intent was to allow communities to more quickly respond to the local needs during times of disaster and or emergency declaration. Mr. McIlrath indicated the current noticing required a 30 day comment period but with the waiver it could be reduced to 5 days.

Mr. McIlrath noted the City had notified HUD of its intent to use the waiver to have a 5 day comment period; however, the City's Citizen Participation Plan would need to be amended to allow for a shorter comment period. He reviewed the proposed changes to the Citizen Participation Plan. He indicated if the amendments were approved, the City would be able to utilize the reduced public comment period as it prepared for consideration of the Analysis of Impediments report that was currently being prepared by a consultant.

Councilmember Phipps commented the Citizen Participation Plan included a date of October 2017 on the first page and suggested it should be adjusted. Mr. McIlrath reported the date would be updated based upon the date it was adopted.

Councilmember Thompson stated there were aspects of Low-Income Housing Tax Credit (LIHTC) addressed in the City's Consolidated Plan and other reporting done for CDBG funding. He expressed his concern that the numbers used towards LIHTC for a downtown development project were derived from the median income based on statistics of the County rather than the City. He felt that created a gap and should be considered an impediment because it was not a true representation of the City's median income. Mr. McIlrath responded it was something the

consultants were reviewing as they worked on the 5-Year Consolidated Plan and Analysis of Impediments report. He responded staff would pass along Councilmember Thompson's concern to the consultants in an upcoming meeting and see if it was a HUD regulation to use the metropolitan area statistics or if it was just a practiced standard.

Councilmember Roper moved to approve amendments to the City's Citizen Participation Plan and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Phipps. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper, and Thompson. Voting NO – None.

APPROVE THE AWARD OF BID FOR THE 10-INCH WATERLINE IMPROVEMENT PROJECT ON 1000 EAST STREET

Adam Favero, Public Works Director, stated staff solicited bids to make improvements to the waterline on 1000 East Street just north of 700 South to 450 South. He reviewed the project which included replacing a section of an old 4-inch waterline with 10-inch PVC pipe and adding waterline to complete a water loop on 1000 East. He pointed out the project would increase the waterline size so the City would be in compliance with the State's standard of 8-inch lines.

Mr. Favero reported eleven companies provided bids and the lowest responsible bidder was Kapp Construction and Development Company with a bid of \$161,560.25. He noted staff recommended awarding the bid amount and allowing contingency of \$32,400 for a total project cost of \$193,960.25.

Councilmember Bush wondered why the City was converting to a 10-inch line rather than an 8-inch line already in place at 450 South. Mr. Favero explained the reason for the increased size was to allow for better flow as it tied into all the other streets included in the project area. He pointed out the project was under budget and would be a great improvement for the City's water system.

Councilmember Bush pointed out the plans showed a 4-inch waterline at 500 South or Hilltop. He questioned if the plans were correct and if the waterlines along that street would be upgraded soon. Mr. Favero answered yes the plan was correct so the waterlines would need to be updated to the 8-inch size because 4-inch lines were too small for the fire hydrants. He was not sure how soon it was planned for improvements.

Councilmember Bush asked if there was a connection from 1000 East to 600 South or if it tied into the lines on 800 East. Mr. Favero indicated there was not a waterline connection at 600 South to the project on 1000 East. He reported the waterline in front of the Maverik located at 1011 East 700 South had been updated to a 10-inch line during development of that parcel.

Councilmember Phipps moved to approve the award of bid for the 10-Inch Waterline Improvement Project on 1000 East Street to Kapp Construction and Development Company for the bid amount of \$161,560.25 with contingency and engineering costs of \$32,400.00 for a total project cost of \$193,960.25 and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Peterson. The motion carried upon

the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper, and Thompson. Voting NO – None.

COMMUNICATION ITEMS

Mayor Shepherd

1. Participated in a meeting with Utah Department of Transportation to review options for the entrance from State Street to Clearfield Station. He pointed out that there was still work to do there and it could delay the project a little but it would be important to get the entrance done right.
2. Held “Tuesday Morning with the Mayor” at Chris’ Café. He stated it was the second COVID-19 report given at a local business. He encouraged residents to support local businesses.
3. Updated the Council on statistics related to COVID-19 indicating things were as positive as they could be for the circumstances.
4. Reported the National League of Cities (NLC) had requested his participation on a panel with three other mayors from across the country for a congressional briefing to be held on Thursday, June 11, 2020. He felt grateful for the opportunity to participate and felt it would be good to have recognition for Clearfield.

Councilmember Bush – reported meeting with the Kiwanis Club of North Davis at Kiwanis Park. He said it had been a while since they had been able to meet together and there were some new members. He mentioned meeting at the park allowed for an opportunity to review and discuss the City’s plans for improvements there this year.

Councilmember Peterson

1. Wished a happy birthday to Mayor Shepherd.
2. Mentioned it was the first time back in Council Chambers for a meeting in three months. She shared well wishes to those staff and community members that had been experiencing life-events such as births, graduations, surgeries, or others during the pandemic.
3. Thanked staff for carrying on for the past few months and making things happen despite the crazy time period of a pandemic, earthquakes, or perhaps things yet to come in 2020.

Councilmember Phipps – updated the Council on Wasatch Integrated. He stated the Materials Recovery Facility would begin operations very soon. He shared a drawing of the facility and reported on the many improvements that would be possible at the facility for waste disposal and recycling. He mentioned the state of the art facility was possible because of the dollar increase per can. He indicated when it was fully operational all waste would come through the facility for sorting and some of the contractors that had recycling would bring it there for cleaning and processing. He reviewed the layout of the facility. He acknowledged household paper waste currently being recycled would not be usable because it would be too contaminated through the processes of the facility, but the it would be able to pull many of the other recyclables currently put into the waste stream. He pointed out that the facility would reduce the waste which would increase the life of the landfill for many years. He indicated preference for facility use would be given to those that hauled waste for Davis County. He stated he would attempt to get a tour of the facility arranged for the Council.

Councilmember Roper

1. Congratulated high school seniors that graduated.
2. Announced there were several Youth Commissioners that graduated, so recruitment was underway to find others interested in serving. He noted the Youth Commission was working to plan fun and educational things for the coming year.
3. Reported the North Davis Fire District was currently working on its budget.

Councilmember Thompson

1. Reported on the efforts of the Mosquito Abatement District – Davis to ensure policies were in place to social distance and keep sanitization as a priority within the district.
2. Attended an event on May 29, 2020 sponsored by the University of Utah's School of Business related to businesses and navigating COVID-19. He stated it was a good experience to be educated on ways businesses in Clearfield could be benefited from federal and state governments.
3. Provided a history and details surrounding the Juneteenth celebration. He noted June 19th was a day celebrated by African Americans to commemorate when on June 19, 1865 the last slaves received the message they had been emancipated and were free. He attended an event at the State Capital on June 1, 2020 to kick off the events for Utah and there were many other events scheduled throughout the month so anyone interested could contact him for details. Mayor Shepherd asked if the Juneteenth flyer with events could be provided to Nancy Dean and distributed to the Council. Councilmember Thompson responded the flyer would be sent for distribution.
4. Planned to attend the inaugural meeting for the Davis County Multi-Cultural Commission on June 10, 2020. Thanked Davis County for its support and creation of the commission.
5. Provided a speech promoting unification on June 5, 2020 at a press conference where Jeanetta Williams the president of the National Association for the Advancement of Colored People (NAACP) Salt Lake Branch spoke at the Capitol in Salt Lake City about the need for police reform. Councilmember Thompson noted State Senator Daniel Thatcher and Representative Sandra Hollins would be working with other government leaders and the NAACP on a bill to address police reform.
6. Attended the last Ogden Branch NAACP monthly meeting and heard from a Davis County school official that the Davis County School District was planning to resume in the fall. He learned students would return to the classroom, masks would be provided and worn by faculty and students, and efforts for sanitization would be in place. He pointed out online curriculum would be available for those not ready to return to the classroom. He expressed appreciation for the efforts of many while things were in flux.

STAFF REPORTS

JJ Allen, City Manager

1. Congratulated Trevor and Paige Cahoon on the arrival of their new baby.
2. Reported the monthly report had been sent out earlier.
3. Announced the City just received news it would be receiving CARES Act funding. He indicated the federal funding provided to the states and cities was to aid in pandemic relief. He stated Clearfield would receive 2.8 million dollars that needed to be spent by the end of the year. He explained the first of three scheduled payments would come very soon and be about \$1,000,000. He stated fund distribution to the cities had been based on population. He noted the funds were required to be spent on expenses related to COVID-19. He welcomed ideas for how to spend the funds in support of the community or local businesses. Mayor Shepherd added eligible uses for the funding were related to expenditures of programs, grants, or economic support. Councilmember Phipps wondered if money could go towards avoiding future pandemic situations. Mayor Shepherd responded it could not. He explained the funding needed to be tied to the current pandemic and spent by the end of 2020 or be returned. Mr. Allen stated it was exciting news and a lot of money which could provide help.
4. Updated the Council on the City's operations status due to the pandemic. He indicated all business operations had resumed with furloughed staff returning to work on June 1, 2020. He noted the fiscal results were still uncertain and it would be a bit longer before the sales tax revenues were known. He continued the Clearfield Aquatic and Fitness Center and recreation programs were ramping up. He applauded staff for adapting to ever changing situations during the current pandemic.
5. Reported an email would be sent out shortly with updates and information about the Wasatch Front Football League and the City's direction for 2020.

Curtis Dickson, Community Services Deputy Director, – reviewed the City’s plans for its 2020 Fourth of July celebration:

- June 26, 2020 at 7:00 p.m. – Paint the Parks Patriotic: Fox Hollow, Barlow and Steed Parks would have stencils spaced along the walking trails for community members to decorate. Any remaining stencils would be decorated by staff on June 29th and 30th.
- July 2, 2020 at 7:00 p.m. – Virtual Patriotic Concert: The Clearfield Community Band concert would be recorded and broadcast over the City’s social media outlets.
- July 3, 2020 at 9:00 p.m. – Drive-In Movie held at Fisher Park: no charge to attend but a reservation would be necessary to make sure there were adequate spaces for participants.
- July 4, 2020 at 9:00 a.m. – Most Patriotic House Contest: for local businesses and residents.
- July 4, 2020 at 9:00 a.m. – City Council parade through Clearfield: details still underway and the route had not yet been determined.
- July 4, 2020 at 10:00 p.m. – Broadcast of the National Anthem and encouraging residents to hold their own firework shows within the neighborhoods.
- July 4, 2020 – Mini air parade arranged by the cities in Davis County.

Mayor Shepherd announced most cities in Davis County were joining together in support of an airplane parade. He explained on July 4, 2020 there would be a fly over parade for those cities in Davis County which supported the event. The City contributed \$1,000 to be included on the flight route. He explained there would be various aircrafts and skydivers were expected to participate but the landing location was not yet known. He thanked Mayor Wilkinson of Centerville City for arranging the air parade.

Nancy Dean, City Recorder – reviewed the Council’s schedule:

- Joint Work Session with Planning Commission on June 16, 2020
- Policy Session June 23, 2020
- No items planned yet for a meeting on June 30, 2020

She wished Happy Birthday to Mayor Shepherd and invited those in attendance to enjoy a cupcake.

There being no further business to come before the Council, **Councilmember Peterson moved to adjourn at 8:19 p.m., seconded by Councilmember Roper. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper, and Thompson. Voting NO – None.**



STAFF REPORT

To: Mayor Shepherd and City Council Members
From: Rich Knapp, Finance Manager
Meeting Date: June 23, 2020
Subject: Fiscal Year 2020 Proposed Budget Amendments

Recommended Action

Staff recommends the City Council approve the FY 2020 proposed budget amendments.

Description / Background

The attached table is draft only. New amendment proposals may be added before the meeting.

The attached table lists proposed expenditures that do not have or exceed FY 2020 budget authority and require budget amendments as allowed by Utah Code Title 10 Chapter 6 Section 124 to 129.

The attached is a draft list of amendments.

Corresponding Policy Priorities

Fiscal Impact

The proposed General Fund amendments net use of unrestricted fund balance total \$168,200. This would bring the total budgeted use of General Fund reserves/available cash for FY20 to \$2,971,627.

Alternatives

Do not pass any or all budget amendments.

Schedule / Time Constraints

List of Attachments

- FY2020 Budget Amendment Items Worksheet (draft)

FY2020 Budget Amendment Items

Fund Division	Division #	Account	Expense Account Title	Expense Adjust	Description	Source Account Title	Source Adjustment
General Fund							
Police Admin	104211	631006	Contracted Services	12,500	Animal Care & Control increase- Jan 1, 2020	Fund Balance	12,500
Patrol	104212	613301	Health Insurance	21,100	Two officers opted in to Health Insurance	Fund Balance	21,100
Dispatch	104215	625002	Equipment Purchases	12,600	Hold over from 2018 911 phone system upgrade	Fund Balance	12,600
Comm Serv Admin	104511	631006	Contracted Services	21,000	Community Services fee study	Fund Balance	21,000
4th of July	104514	645001	Special Dept Allowance	16,500	Match actual-better expense tracking	Fund Balance	16,500
Parks	104521	631006	Contracted Services	2,850	Freeport storage increased from \$1,650 to \$4,500	Fund Balance	2,850
Cemetery	104591	673001	Capital Project	(250,000)	Cemetery Expansion Ph 1-Move to Cap Proj Fund	Fund Balance	-250,000
PARAT	104570	673001	Capital Project	350,000	Pickleball Court Expansion, total budget \$700k	PARAT Balance	350,000
CED Admin	104611	645001	Special Dept Allowance	10,000	Airshow Donation	Fund Balance	10,000
CED Admin	104611	631004	Bank Fees	1,650	Trustee Fee for 2018 Bond	Fund Balance	1,650
Inspections	104642	631006	Contracted Services	90,000	Contracted Plan Review	Fund Balance	90,000
Transfers to Other Funds	104810	691004	Tranf GF	250,000	Cemetery Expansion Ph 1-Move to Cap Proj Fund	Fund Balance	250,000
Transfers to Other Funds	104810	691004	Tranf GF	47,000	Cornerstone Restroom & Parking Lot additional	Fund Balance	47,000
CARES Act Funding	104151	663001	Contingency	946,460	Phase 1 CARES Act-COVID Expenses & Economic Relief	CARES Funding	946,460
Total New Use of Fund Balance Items				<u>235,200</u>			
CDRA Fund							
EDA 3 ATK	204623	691004	Transfer to GF	29,000	5% admin on higher TIF revenue last year & this year	EDA 3 Revenue	29,000
EDA 3 ATK	204623	645004	Developer Increments	325,000	Higher TIF revenue-ATK 82% of total increment	EDA 3 Revenue	325,000
Capital Fund							
Capital Projects	450000	381004	Tranf from GF	297,000	Cemetery & Cornerstone	Tranf GF	297,000
Capital Projects-Parks	454521	673001	Capital Projects	250,000	Cemetery Expansion Ph 1-Move to Cap Proj Fund	Fund Balance	250,000
Capital Projects-Parks	454521	673001	Capital Project	47,000	Cornerstone Restroom & Parking Lot additional	GF Fund Balance	47,000
					Original Budget \$210k combined		
Water, Sewer, Storm, Fleet							
Water	515110	673001	Capital Projects	35,000	5% match for 8" water main 800 N STIP w/ Sunset	Fund Balance	35,000
					Storm portion already in budget		
Storm	535310	673001	Capital Projects	45,000	5% match for 15" storm drain line 800 N STIP w/ Sunset	Fund Balance	45,000

CLEARFIELD CITY RESOLUTION 2020R-09

A RESOLUTION APPROVING AND ADOPTING AMENDMENTS TO THE FISCAL YEAR 2020 (FY20) BUDGET AND APPROPRIATING FUNDS FOR THE PURPOSES SET FORTH THEREIN

WHEREAS, Clearfield City has identified some expenditures that are necessary for City operations which were not included in its current budget; and

WHEREAS, the Utah State Code allows the City Council to make adjustments to the budget; and

WHEREAS, after providing proper notice, a public hearing concerning this matter was held and the public was given an opportunity to be heard; and

WHEREAS, the City Council has carefully evaluated and considered the proposed budget amendments and finds them to be prudent and necessary for the good of the City;

NOW THEREFORE BE IT RESOLVED by the Clearfield City Council that the amendments to the Clearfield City budget beginning July 1, 2019 and ending June 30, 2020 (FY20) as set forth in Exhibit "A", which is attached hereto and incorporated herein by this reference, are hereby authorized and approved.

The Mayor is further authorized to sign any documents reflecting those amendments.

Passed and adopted at the Clearfield City Council meeting held on Tuesday, June 23, 2020.

ATTEST

CLEARFIELD CITY CORPORATION

Nancy R. Dean, City Recorder

Mark R. Shepherd, Mayor

VOTE OF THE COUNCIL

AYE:

NAY:

CLEARFIELD CITY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY
MEETING MINUTES
6:00 P.M. WORK SESSION

January 21, 2020

(This meeting was held prior to the City Council work session.)

City Building
55 South State Street
Clearfield City, Utah

PRESIDING:	Kent Bush	Chair
PRESENT:	Nike Peterson	Director
	Vern Phipps	Director
	Tim Roper	Director
	Mark Shepherd	Director
	Karece Thompson	Director
STAFF PRESENT:	JJ Allen	City Manager
	Summer Palmer	Assistant City Manager
	Stuart Williams	City Attorney
	Kelly Bennett	Police Chief
	Adam Favero	Public Works Director
	Eric Howes	Community Services Director
	Spencer Brimley	Community Development Director
	Rich Knapp	Finance Manager
	Trevor Cahoon	Communications Coordinator
	Nancy Dean	City Recorder
	Wendy Page	Deputy Recorder

VISITORS: Ruth Jones, Lamont Hampton, Ashley Belford

Chair Bush called the meeting to order at 6:04 p.m.

DISCUSSION ON THE LIFETIME PRODUCTS DEVELOPMENT AND TAX INCREMENT FINANCING (TIF) PARTICIPATION AGREEMENT

Summer Palmer, Assistant City Manager, stated the Lifetime Products Community Reinvestment Area (CRA) had been discussed previously; and the Development and Tax Increment Financing (TIF) Participation Agreement would be the final step in setting forth the provisions under which the CDRA would reimburse Lifetime Products through the CRA's generated tax increment. She indicated the Board had already approved the Project Area Budget and Plan plus the Interlocal Agreement. She indicated Lifetime Products would continue to proceed with the entitlement process.

Spencer Brimley, Community Development Director, stated there had been some concerns with the long wall and articulation requirements and it was possible the City would receive the site

plan along with a request for a zoning text amendment for consideration by the City Council to adjust materials required on facades. He noted it was planned to be a quality project and then he reviewed the proposed development renderings.

Chair Bush asked if the rear of the building would be facing HWY 193. Mr. Brimley confirmed it would.

Chair Bush wondered if Freeport would own the property. Ms. Palmer responded it would not. She explained a primary purpose of capturing tax increment financing was to help Lifetime offset the cost associated with the purchase of the property. There was a discussion about the length of the proposed building, the opportunity it was to have Lifetime in the City, and the development plans.

JJ Allen, City Manager, questioned if there had been any discussion of a berm with Lifetime Products as had been previously discussed with a neighboring tenant of Freeport, Utility Trailer. Mr. Brimley answered it would make sense to have a berm or some type of landscaping but he was unaware if there had been any discussions by staff with Lifetime at this point. There was a discussion about the need to have consistency for the area with screening. Mr. Brimley noted one of the options for screening was to have a berm but there were other options that could be selected.

Chair Bush commented he would like to have a tour arranged once the project was completed. There was a discussion about truck entry, loading docks, and the retail store not moving to the new distribution center area. Chair Bush asked if the TIF agreement would be on the policy session on February 28, 2020 for consideration. Ms. Palmer confirmed it would. Chair Bush stated he would be out of town for that meeting so Vice-Chair Phipps should preside in his absence.

Director Shepherd moved to adjourn as the CDRA and reconvene as the City Council in work session at 6:17 p.m., seconded by Director Phipps. The motion carried upon the following vote: Voting AYE – Directors Peterson, Phipps, Roper, Shepherd and Thompson. Voting NO – None.

The City Council work session minutes are in a separate location.

CLEARFIELD CITY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY
MEETING MINUTES
7:00 P.M. POLICY SESSION

January 28, 2020

(This meeting was held following a City Council policy session.)

City Building
55 South State Street
Clearfield City, Utah

PRESIDING:	Vern Phipps	Vice-Chair
EXCUSED:	Ken Bush	Chair
PRESENT:	Tim Roper	Director
	Mark Shepherd	Director
	Karece Thompson	Director
EXCUSED:	Nike Peterson	Director
STAFF PRESENT:	JJ Allen	City Manager
	Summer Palmer	Assistant City Manager
	Stuart Williams	City Attorney
	Kelly Bennett	Police Chief
	Heather Arnell	Police Officer
	Adam Favero	Public Works Director
	Eric Howes	Community Services Director
	Curtis Dickson	Community Services Deputy Dir.
	Spencer Brimley	Community Development Director
	Brad McIlrath	Senior Planner
	Rich Knapp	Finance Manager
	Trevor Cahoon	Communications Manager
	Nancy Dean	City Recorder

VISITORS: Olivia Jaramillo, Jessica Bigler, Andrew Sherman, Ruth Jones, Bob Bercher, Brad Nelson – Grifols

Vice-Chair Phipps called the meeting to order at 7:35 p.m.

ELECT THE CHAIR AND VICE-CHAIR FOR THE COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA)

Vice-Chair Phipps stated Kent Bush had been serving as the Chair of the CDRA for the past two years. He indicated the bylaws adopted by the Community Development and Renewal Agency (CDRA) specified the Board elect the chair and vice-chair.

Director Shepherd moved to nominate Nike Peterson as the Chair and Karece Thompson

as the Vice Chair of the Clearfield Development and Renewal Agency (CDRA), seconded by Director Roper.

Vice Chair Phipps called for a vote electing Nike Peterson as the Chair and Karece Thompson as the Vice-Chair of the Community Development and Renewal Agency (CDRA). The motion carried upon the following vote: Voting AYE: Directors Phipps, Roper, Shepherd, and Thompson. Voting NO – None. Directors Bush and Peterson were not present for the vote.

APPROVAL OF THE MINUTES FROM THE JANUARY 7, 2020, WORK SESSION AND JANUARY 14, 2020, POLICY SESSION

Director Thompson moved to approve the minutes from the January 7, 2020, work session and January 14, 2020, policy session, as written; and authorize the Chair's signature to any necessary documents, seconded by Director Roper. The motion carried upon the following vote: Voting AYE – Directors Phipps, Roper, Shepherd, and Thompson. Voting NO – None. Directors Bush and Peterson was not present for the vote.

APPROVAL OF RESOLUTION 2020R-02 AUTHORIZING THE DEVELOPMENT AND TAX INCREMENT FINANCING (TIF) PARTICIPATION AGREEMENT

Summer Palmer, Assistant City Manager, stated the Lifetime Products Community Reinvestment Area (CRA) was created for the primary purpose of capturing tax increment to help Lifetime Products offset the costs of expanding its operations in Clearfield. She explained expanding the operations in Clearfield was more cost-prohibitive due to higher land costs than other probable locations explored by Lifetime, so the CRA would help offset the gap and allow Lifetime to continue its operations and grow its business within the City.

Ms. Palmer indicated the Development and Tax Increment Financing (TIF) Participation Agreement was discussed during work session on February 21, 2020 and it set forth the provisions under which the CDRA would reimburse Lifetime Products for some of the building costs associated with the expansion of its operations in Clearfield. She noted the staff report included the financial data; however, the total tax increment generated within the project area would be just over \$4.2 million.

Director Roper moved to approve Resolution 2020R-02 authorizing the Development and Tax Increment Financing (TIF) Participation Agreement with Lifetime Products, Inc. and authorize the Chair's signature to any necessary documents, seconded by Director Shepherd. The motion carried upon the following vote: Voting AYE – Directors Phipps, Roper, Shepherd, and Thompson. Voting NO – None. Directors Bush and Peterson were not present for the vote.

There being no further business to come before the Community Development and Renewal Agency, **Director Thompson moved to adjourn as the CDRA and reconvene as the City Council in work session at 7:39 p.m., seconded by Director Shepherd. The motion carried**

upon the following vote: Voting AYE – Directors Phipps, Roper, Shepherd, and Thompson.
Voting NO – None. Directors Bush and Peterson were not present for the vote.

The City Council policy session minutes are in a separate location.

DRAFT

CLEARFIELD CITY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY
MEETING MINUTES
6:00 P.M. WORK SESSION
April 28, 2020

(This meeting was held prior to the City Council work session.)

No physical meeting location was available. The meeting was held electronically via Zoom Meeting address:

Zoom Meeting
<https://zoom.us/j/97355195604>
Meeting ID: 973 5519 5604

PRESIDING VIA
ZOOM MEETING:

Nike Peterson Chair

PRESENT VIA
ZOOM MEETING:

Kent Bush Director
Vern Phipps Director
Tim Roper Director
Mark Shepherd Director
Karece Thompson Director

STAFF PRESENT
VIA ZOOM MEETING:

JJ Allen City Manager
Summer Palmer Assistant City Manager
Stuart Williams City Attorney
Kelly Bennett Police Chief
Adam Favero Public Works Director
Eric Howes Community Services Director
Spencer Brimley Community Development Director
Rich Knapp Finance Manager
Lee Naylor Accountant
Trevor Cahoon Communications Coordinator
Nancy Dean City Recorder

VISITORS: Bobby Austin

Chair Peterson called the meeting to order at 6:00 p.m.

DISCUSSION ON THE CDRA FISCAL YEAR 2021 BUDGET

JJ Allen, City Manager, reviewed the seven active project areas which included five Redevelopment Areas (RDA), one Community Development Areas (CDA), and one Economic Development Area (EDA). He pointed out the Lifetime Products Community Reinvestment Area (CRA) had recently been created, but not yet been triggered. He explained ninety-nine percent of the revenue produced for the CDRA came from tax increment revenue.

Mr. Allen reviewed the revenue proposed for the CDRA budget for fiscal year 2021 (FY21) which totaled \$2,550,086. He highlighted the transfers and expenditures planned for the FY21 budget. He pointed out some of the tax increment from the RDAs was used to pay the debt service on the Clearfield Aquatic and Fitness Center (CAFC). Mr. Allen commented each year staff looked at how much to take from each RDA to pay debt service and keep things balanced.

He explained each year funds were transferred to the General Fund for the Sales Tax Revenue Bond Payment and CDRA Administration. Mr. Allen reviewed the incentive payment expenditures projected for RDA 7, EDA 3, and the Clearfield Station CDA first tranche in FY21. He stated the calculations used were based on FY20 actuals which had proven over the years to be the best method for budget estimations.

Mr. Allen highlighted the following other projects that could be expensed in the FY21 budget:

- \$250,000 - assist with power line undergrounding; budgeted in RDA 7.
- \$365,340 - property acquisition of roadway right-of-way for downtown development; budgeted in RDA 8.
- \$286,058 – reimburse Ironwood Development for a portion of the cost of extending Depot Street; budgeted in RDA 9.

Mr. Allen indicated the only other expense in FY21 would be to repay the water fund \$20,000 for interest on the CDRA's loan. He mentioned loan forgiveness had been discussed in prior years; however, the Board would need to consider whether or not funds were better used to make the Enterprise Funds whole or be used toward economic development. He pointed out RDA 7 was the primary benefactor of the loan from the water fund; yet, it would not have the funds to pay the debt nor would payment be required to come solely from that project area.

Director Thompson questioned if maintenance costs had been factored into the road development of the project areas. Mr. Allen responded as roads developed there would be on ongoing cost for maintenance; however, a principle taught during the Utah League of Cities and Towns meetings was that as development happened in dense areas, it would be more likely to cover the costs of its services.

Summer Palmer, Assistant City Manager, reported the Board's decision on water fund loan forgiveness did not need to be resolved during the current discussion. Chair Peterson suggested staff provide analysis about the loan forgiveness or repayment options, process, and time table involved which could be reviewed by the Board at a future meeting. Mr. Allen indicated if the Board desired to further explore loan forgiveness staff could conduct analysis and report back during a future work session. The consensus of the Board was for staff to prepare information for further analysis.

Mr. Allen reviewed the chart included in the agenda packet regarding annual tax increment revenue by project area from years 2015 to 2021. He reminded the Board there was a dramatic drop in tax increment collected from EDA 3 in 2017 because of an overpayment in prior years that was deliberately being corrected as depicted in the drop of 2017 and 2018 tax increment revenues for EDA 3.

Director Bush moved to adjourn as the CDRA and reconvene as the City Council in work session at 6:35 p.m., seconded by Director Thompson. The motion carried upon the following vote: Voting AYE – Directors Bush, Phipps, Roper, Shepherd and Thompson. Voting NO – None.

The City Council work session minutes are in a separate location.

DRAFT



STAFF REPORT

TO: Chairman Peterson and CDRA Board Members
FROM: Summer Palmer, Assistant City Manager
MEETING DATE: June 23, 2020
SUBJECT: Mabey Place CRA Survey Resolution

RECOMMENDED ACTION

Approve the Updated Resolution to create the survey area for the Mabey Place CRA

DESCRIPTION / BACKGROUND

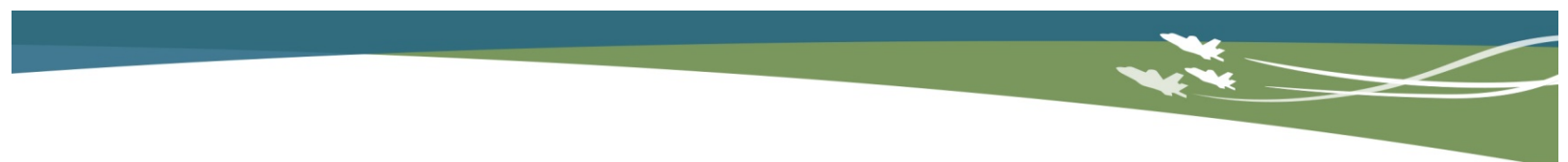
UPDATE: In February of 2019 the CDRA Board approved a Survey Resolutions for the creation of the Mabey Place CRA. For various reasons the creation of this CRA has been delayed. The attached Survey Resolution updates the timeframe for the CRA Plan so we can move forward. In addition to the date changes, new legislation now eliminates the TEC option for CRAs. The plan will now take us through the normal interlocal agreement process. Below is the original staff report for the Mabey Place CRA Survey Resolution for your reference.

Last week the City Council approved a budget amendment to contract with Lewis Young Robertson & Burningham (LYRB) to assist in the creation of the Mabey Place CRA. This CRA designation will be essential to achieving the vision we have for Clearfield's downtown as it will not only provide development incentives, but also give the CDRA the power of eminent domain should that become necessary.

~~This CRA creation will be a bit different than the traditional CRA method we have taken in the past. In order to have the option of eminent domain, the CRA will need to be created through the Taxing Entity Committee (TEC) route.~~ The first step in this process is a determination of blight in the survey area. This resolution, if approved, will designate the survey area that will be used to determine blight. If blight is determined to exist in the survey area, then the CDRA will be granted the power of eminent domain, if the ~~TEC~~ other Taxing Entities then approve the proposed CRA's Project Area Plan and Budget.

FINANCIAL IMPACT

The blight study, project area plan and budget will be completed by LYRB for the previously amended budgeted amount of \$42,550.



CORRESPONDING POLICY PRIORITY (IES)

Council has already made a major investment in this area by purchasing and clearing the CMHP. This is the next step to acquiring the necessary remaining properties to complete our vision. We believe the approval of this resolution will help us to ***Improve Clearfield's Image, Livability and Economy*** by promoting a ***high quality economic development*** opportunity in the heart of Clearfield's downtown. This project will be instrumental in changing the image of Clearfield by creating an urban, walkable destination for the region that will drive activity by providing housing, retail, restaurants, gathering spaces and amenities.

ALTERNATIVES

The CDRA Board may decide not to approve the survey area resolution which will inhibit our ability to move forward with the blight study necessary to complete the CRA creation ~~on the TEC track~~. The board will not have the power of eminent domain to assist in the acquisition of additional properties surrounding the former Clearfield Mobile Home Park which are necessary to complete the vision of the downtown area.

SCHEDULE / TIME CONSTRAINTS

Once this resolution has been approved we will commission the blight study. The next step will be the creation of the CRA plan and budget. Those items will come back to you for your review and approval. I will update you on timeframes once they become available.

LIST OF ATTACHMENTS

- Resolution 2020R-03

**CLEARFIELD COMMUNITY DEVELOPMENT
AND RENEWAL AGENCY**

RESOLUTION 2020R-03

**A RESOLUTION INITIATING THE PROCESS OF
ADOPTING ONE OR MORE COMMUNITY
REINVESTMENT PROJECT AREA PLANS BY
DESIGNATING A SURVEY AREA KNOWN AS THE
MABEY PLACE SURVEY AREA.**

WHEREAS the City of Clearfield, Utah (the “City”), created the Clearfield Community Development and Renewal Agency (the “Agency”) pursuant to the provisions of, and the Agency continues to operate under, Title 17C of the Utah Code, known as the Community Reinvestment Agencies Act (the “Act”), for the purposes of conducting community reinvestment activities within the City, as contemplated by the Act; and

WHEREAS the Agency desires to initiate the process of adopting one or more community reinvestment project area plans by adopting this resolution establishing the boundaries of the Mabey Place Survey Area. The boundaries of the Mabey Place Survey Area are depicted on the map attached to this resolution as **Exhibit A**. The Mabey Place Survey Area is located entirely within the Agency’s boundaries.

THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF THE CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY AS FOLLOWS:

1. The Mabey Place Survey Area requires study to determine whether project area development is feasible within one or more proposed community reinvestment project areas within the Mabey Place Survey Area. Agency staff, consultants and legal counsel are authorized and instructed to conduct such study.
2. If needed, Agency staff, consultants and legal counsel are authorized to conduct a study to determine whether a development impediment exists within any portion of the Mabey Place Survey Area in accordance with Utah Code Ann. § 17C-5-403.
3. Agency staff, consultants and legal counsel are authorized to prepare a proposed community reinvestment project area plan, and accompanying project area budget, for each proposed community reinvestment project area designated by them in the Mabey Place Survey Area, and to conduct any examination, investigation, or negotiation regarding each proposed community reinvestment project area that they consider appropriate, and to take all other actions under the Act which may be appropriate for the successful establishment of any proposed project area(s), including, without limitation, discussions with taxing entities, the preparation for all necessary hearings, the preparation, publication, and/or mailing of statutorily required notices, and the preparation, presentation, and negotiation of any and all interlocal cooperation agreements and related documents.

4. The *above* recitals, and all attached Exhibits, are by this reference made part of this resolution. This resolution takes effect upon adoption.

APPROVED AND ADOPTED this 23rd day of June 2020.

Chair

Attest:

Secretary

EXHIBIT A
MAP OF MABEY PLACE SURVEY AREA BOUNDARIES

