

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

January 12, 2021

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

City Building
55 South State Street
Clearfield City, Utah

No physical meeting location was available for the public due to the statewide public health emergency which might present a substantial risk to the health and safety of others. The meeting was held for the public electronically via Zoom Meeting address:

Zoom Meeting
<https://us02web.zoom.us/j/87411657359>
Meeting ID: 874 1165 7359

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:

JJ Allen City Manager
Summer Palmer Assistant City Manager
Stuart Williams City Attorney
Kelly Bennett Police Chief
Eric Howes Community Services Director
Adam Favero Public Works Director
Braden Felix City Engineer/PW Deputy Director
Spencer Brimley Community Development Director
Brad McIlrath Senior Planner
Rich Knapp Finance Manager
Trevor Cahoon Communications Coordinator
Nancy Dean City Recorder

STAFF PRESENT
VIA ZOOM:

Lee Naylor Accountant

VISITORS VIA ZOOM: Larry Roberts, Brock Johnston, Scott Lalli, Tonya Baker, Heather Christofferson – Ulrich and Associates, P.C., Lorene Kamalu – Davis County Commission

Pursuant to the State of Utah Public Health Order 2020-17, dated October 14, 2020, and in conjunction with the State of Utah's ongoing declaration of a statewide public health emergency, Chair Peterson acknowledged Mayor Shepherd's declaration made on January 5, 2021 that resulted in the following: (1) the City would not be providing an anchor location for City Council or other board meetings for the next 30 days, (2) Although no other physical meeting location would be available for the general public, the City Council or other board members might or might not appear in person at the City building subject to compliance of social distancing and mask requirements, (3) the public's participation in the City Council or other board meetings might present a substantial risk to the health and safety of others, and (4) the public's participation in the City Council or other board meetings would only be available through Zoom and/or Facebook Live.

Chair Peterson called the meeting to order at 8:24 p.m.

APPROVAL OF THE MINUTES FROM THE AUGUST 11, 2020, POLICY SESSION

Director Bush moved to approve the minutes from the August 11, 2020 policy session, as written; and authorize the Chair's signature to any necessary documents, seconded by Director Shepherd. The motion carried upon the following vote: Voting AYE – Directors Bush, Phipps, Roper, Shepherd, and Thompson. Voting NO – None.

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON AMENDMENTS TO THE FISCAL YEAR 2021 BUDGET

Chair Peterson opened the public hearing at 8:25 p.m. and informed those present via the Zoom Meeting if they wanted to comment during the Public Hearing, they could do so through the Zoom Meeting chat option as outlined on the agenda.

Rich Knapp, Finance Manager, reviewed the following budget amendments with the Board:

- \$343,000 - Engineering Services for Clearfield Station Transit Oriented Development (TOD) funded from CDA 1 – Clearfield Station
- \$50,000 – Argentine Corner Incentive funded from RDA 8

Chair Peterson asked if any public comments had been received in the chat or submitted online prior to the meeting. Nancy Dean, City Recorder, reported there had been no public comments received.

There were no public comments.

Director Thompson moved to close the public hearing at 8:26 p.m., seconded by Director Roper. The motion carried upon the following vote: Voting AYE – Directors Bush, Phipps, Roper, Shepherd and Thompson. Voting NO – None.

APPROVAL OF RESOLUTION 2021R-01 AUTHORIZING AMENDMENTS TO THE
FISCAL YEAR 2021 BUDGET

Director Phipps moved to approve Resolution 2021R-01 authorizing amendments to the fiscal year 2021 budget and authorize the Chair's signature to any necessary documents, seconded by Director Roper. The motion carried upon the following vote: Voting AYE – Directors Bush, Phipps, Roper, Shepherd, and Thompson. Voting NO – None.

APPROVAL OF THE AGREEMENT WITH ARGENTINE CORNER FOR THE
COMMERCIAL DEVELOPMENT AND ECONOMIC STIMULUS INCENTIVE

Summer Palmer, Assistant City Manager, stated long time Clearfield business, Argentine Corner, was interested in relocating from where it had been for seventeen years to a retail space at Clearfield Junction. She noted the owner had asked for some help after a significant investment was made to relocate. She explained the incentive funds would come from RDA 8 and would be allocated post performance.

Director Shepherd moved to approve the agreement with Argentine Corner for the commercial development and economic stimulus incentive, seconded by Director Thompson. The motion carried upon the following vote: Voting AYE – Directors Bush, Phipps, Roper, Shepherd, and Thompson. Voting NO – None.

There being no further business to come before the Community Development and Renewal Agency, **Director Shepherd moved to adjourn as the CDRA and reconvene as the City Council in work session at 8:29 p.m., seconded by Director Bush. The motion carried upon the following vote: Voting AYE – Directors Bush, Phipps, Roper, Shepherd and Thompson. Voting NO – None.**

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

**APPROVED AND ADOPTED
This 11th day of May, 2021**

/s/Nike Peterson, Chair

ATTEST:

/s/Nancy R. Dean, Secretary

I hereby certify that the foregoing represents a true, accurate, and complete record of the Clearfield Community Development and Renewal Agency meeting held Tuesday, January 12, 2021.

/s/Nancy R. Dean, City Recorder