

CLEARFIELD CITY COUNCIL MEETING MINUTES
7:00 P.M. POLICY SESSION
June 22, 2021

City Building
55 South State Street
Clearfield City, Utah

PRESIDING:	Mark Shepherd	Mayor
PRESENT:	Kent Bush	Councilmember
	Nike Peterson	Councilmember
	Vern Phipps	Councilmember
	Tim Roper	Councilmember
	Karece Thompson	Councilmember
STAFF PRESENT:	Summer Palmer	Assistant City Manager
	Stuart Williams	City Attorney
	Kelly Bennett	Police Chief
	Wendy Brimhall	Dispatch Supervisor
	Eric Howes	Community Services Director
	Adam Favero	Public Works Director
	Brad McIlrath	Senior Planner
	Lee Naylor	Accountant
	Trevor Cahoon	Communications Coordinator
	Kelli Bybee	Communications Assistant
	Nancy Dean	City Recorder
EXCUSED:	JJ Allen	City Manager
	Spencer Brimley	Community Development Director

VISITORS: Mark Becraft – North Davis Fire District Chief, John Taylor – North Davis Fire District Assistant Chief, Bobbie Uno, Tab Uno, Norah Baron, Don Baron, Nicole Stoddard, Bob Stevens, David Clayton – Modal Services, Steve Frey, Janet Frey, Holly Sutliff, Bill Sutliff, Kaytlan Smith, Amy Roskelley, Spencer Barber

Mayor Shepherd called the meeting to order at 7:00 p.m.

Mayor Shepherd informed the audience that if they would like to comment during the Public Hearing or Open Comment Period there were forms to fill out by the door.

Councilmember Peterson led the opening ceremonies.

APPROVAL OF THE MINUTES FROM THE JUNE 8, 2021 POLICY SESSION

Councilmember Thompson moved to approve the minutes from the June 8, 2021 policy session; as written, seconded by Councilmember Peterson. The motion carried upon the

following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, and Thompson. Voting NO – None. Councilmember Roper was not present for the vote.

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

Lee Naylor, accountant, stated staff had identified expenditures necessary for the City's operations which were not included in its current budget. He mentioned the proposed General Fund budget amendments would use \$68,750 of the unrestricted fund balance. He noted this would bring the total budgeted use of the General Fund reserves/available cash for FY21 to \$2,318,750.

Mr. Naylor reviewed the following proposed budget amendments for the fiscal year 2021 (FY21) budget:

- \$20,000 – Equipment purchases for camera repairs at several parks
- \$48,750 – Vehicle replacement due to the accident and loss of a police vehicle
- \$26,824 – Capital project for the Parks' central irrigation control project (offset to revenue for rebates)
- (\$26,824) – Capital project for the Parks' central irrigation control project rebates
- (\$691,223) – Sale of assets; higher land sale price than budgeted

Mayor Shepherd opened the public hearing at 7:03 p.m.

Mayor Shepherd asked for public comments.

There were no public comments.

Councilmember Thompson moved to close the public hearing at 7:04 p.m. seconded by Councilmember Bush. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, and Thompson. Voting NO – None. Councilmember Roper was not present for the vote.

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A REQUEST TO AMEND THE CITY'S GENERAL PLAN FUTURE LAND USE MAP DESIGNATING THE PROPERTIES LOCATED AT APPROXIMATELY 1455, 1525, 1527, 1543, 1550 SOUTH 1000 WEST AND 942, 922 WEST 1600 SOUTH (TINS: 12-065-0005, 12-065-0086, 12-065-0091, 12-065-0096, 12-065-0104, 12-065-0186, 12-391-0011, 12-391-0012, 12-391-0022, AND 12-391-0023) FROM COMMERCIAL TO RESIDENTIAL

Brad McIlrath, Senior Planner, stated he would present the information for both the proposed General Plan amendment and the proposed rezone. He noted the proposed General Plan amendment would change the Future Land Use Map in the General Plan for the properties from Commercial to Residential. He explained the applicant had submitted a prior request which had been withdrawn; however, the current request for a General Plan Amendment and the additional request to rezone the properties from A-1 (Agricultural) and C-2 (Commercial) to R-3 (Residential) would be for the development of a small lot single-family subdivision. Mr.

McIlrath reviewed the concept plan for the proposed development which would be tied to a development agreement, so the properties were developed as proposed. He noted some concerns had been expressed by neighboring property owners about the plan for egress and ingress to the development.

Mr. McIlrath acknowledged the Planning Commission had reviewed the General Plan Amendment request on June 6, 2021, and recommended its approval. He noted the rezone request was also reviewed by the Planning Commission and it was recommended for approval with the condition of a development agreement to limit the future use to the single-family detached concept provided in the conceptual site planning materials.

Mayor Shepherd expressed appreciation for the developer's efforts to create a detailed plan as part of the Development Agreement.

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

Mayor Shepherd asked for public comments.

PUBLIC COMMENTS:

Tab Uno, resident, complimented the developer's efforts to articulate the design and hoped it could create the quality development presented in concept. Mayor Shepherd responded the City would require a development agreement to ensure the development happened as proposed. Councilmember Bush explained the City would hold the developer to the details in the development agreement.

Councilmember Bush moved to close the public hearing at 7:12 p.m. seconded by Councilmember Phipps. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, and Thompson. Voting NO – None. Councilmember Roper was not present for the vote.

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A REQUEST TO REZONE PROPERTIES LOCATED AT APPROXIMATELY 1455, 1525, 1527, 1543, 1550 SOUTH 1000 WEST AND 942, 922 WEST 1600 SOUTH (TINS: 12-065-0005, 12-065-0086, 12-065-0091, 12-065-0096, 12-065-0104, 12-065-0186, 12-391-0011, 12-391-0012, 12-391-0022, AND 12-391-0023) FROM A-1 (AGRICULTURAL) AND C-2 (COMMERCIAL) TO R-3 (RESIDENTIAL)

Brad McIlrath, Senior Planner, provided the background for the rezone request from A-1 (Agricultural) and C-2 (Commercial) to R-3 (Residential) with the previous General Plan Amendment request for the same properties.

Mayor Shepherd opened the public hearing at 7:13 p.m.

Mayor Shepherd asked for public comments.

PUBLIC COMMENTS:

Brad McIlrath, Senior Planner, explained Gary Mecham, resident of Syracuse City, and his wife had spoken with staff earlier in the day about concerns they had related to traffic and access to the development. He noted Mr. Mecham had also submitted an online comment form but was unable to attend the meeting and wanted his concerns part of the official record.

John Warnick, Destination Homes, stated the development would be built as proposed in the concept plans and was excited for the opportunity.

Councilmember Peterson moved to close the public hearing at 7:15 p.m. seconded by Councilmember Thompson. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, and Thompson. Voting NO – None.
Councilmember Roper was not present for the vote.

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A ZONING TEXT AMENDMENT FOR TITLE 11, CHAPTER 3, SECTION 3 – DEFINITIONS AND TITLE 11, CHAPTER 11, ARTICLE A, SECTION 3 – COMMERCIAL ZONE C-1 CONDITIONAL USES AS IT RELATES TO ASSISTED LIVING FACILITIES

Brad McIlrath, Senior Planner, stated there was a need to better articulate Assisted Living Facility in the current City Code. He reviewed current definitions in Title 11, Chapter 3, Section 3 - Definitions and the proposed changes requested by the applicant which included adding assisted living as a permitted or conditional use to the C-1 zone. He mentioned the Planning Commission heard the request on June 2, 2021, made some changes to the applicant's request, and recommended approval with those changes. Mr. McIlrath acknowledged the City Council discussed the issue in work session on June 15, 2021, and discussed the height of the buildings and other items. He reported the City Council further suggested changes to the presented language.

Mayor Shepherd asked for clarification on the areas of the City that were zoned C-1 and subject to the proposed amendments. Mr. McIlrath responded one location was in the vicinity of 1450 South, north of the Davis Hospital and Medical Center; and the other was located on the south side of Antelope Drive near the main entrance to the Freeport Center for the specific parcel owned by Thatcherbrook Rehabilitation and Care Center.

Mayor Shepherd opened the public hearing at 7:21 p.m.

Mayor Shepherd asked for public comments.

PUBLIC COMMENTS

Tab Uno, resident, asked how elderly was defined. Mayor Shepherd explained the U.S. Department of Housing and Urban Development (HUD) defined elderly as 55 years of age and older.

David Clayton, Modal Services, stated he represented the developer who had previously attempted to rezone the property; however, recognizing the concerns of the City Council the property owner brought the current proposal to the City which sought to clarify the facility would need to be licensed with the State. He noted the Type II facility language would be good and felt the developer would be comfortable with elderly defined as 55 and older. He wondered if there would be any effects on marketability of the project due to the age limitations where there could be some disabled persons that were under the age of 55 years.

Mr. Clayton wondered what the aim was for limiting the heights at two stories. Mayor Shepherd responded the concern was not about the use but adjacent residential areas. Mr. Clayton indicated that if an office building were built at the same location, it could be three stories. Councilmember Peterson addressed the comment about the intensity that a three-story office building would bring; however, a care facility with a residential component was more dense and functioned fundamentally different than an office building. She acknowledged there were residents in the community who needed the care provided by such facilities and welcomed them; however, the facility would become a primary residence for those individuals. She expressed her opinion that such a facility built at three stories would create significant impacts to the residential uses it abutted. She explained the definition changes proposed by the Council recognized such a residential facility would have fundamentally different impacts than an office building and those residential uses should be consistent and respectful of surrounding use.

Mr. Clayton requested the Council reconsider the language limiting the building height at two stories. Mayor Shepherd pointed out that the Council had discussed the issue at length and there was a willingness to consider the use but with specific restrictions. Mr. Clayton acknowledged the developer would be disappointed about the height restrictions but ultimately happy to see their vision realized for a parcel purchased years ago that would bring a high-quality facility to the City. He expressed appreciation for the efforts made to address the matter.

Councilmember Bush moved to close the public hearing at 7:27 p.m. seconded by Councilmember Peterson. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, and Thompson. Voting NO – None.
Councilmember Roper was not present for the vote.

Councilmember Roper joined the meeting at 7:29 p.m.

OPEN COMMENT PERIOD

Don Baron, resident, stated residents had come to the Council many years ago to address the difficulty with Villa Drive related to emergency vehicle access and parking. He explained the challenges experienced during a recent fire that limited traffic. He recognized it was an older neighborhood and was not sure what solutions were available. He suggested one option to consider was making Villa Drive a one-way street with parking on only one side of the street. He requested the Council take a serious look at the situation.

Norah Baron, resident, explained the challenges associated with traffic and parking on Villa Drive. She shared an email from another resident on Villa Drive, Lori Eggleston, which

supported parking restrictions on Villa Drive. She reported the road was too narrow to be safely navigated. She referenced the recent house fire and asked for the Council to consider specific restrictions which had been emailed to them previously.

Holly Sutliff, resident, expressed her concerns with parking on Villa Drive and not having the fire hydrants marked in red along the road. She mentioned people park in front of the hydrants and referenced the challenges experienced because of it during the recent house fire on the street.

Nicole Stoddard, resident, stated she had been talking with neighbors about solutions for the challenges associated with Villa Drive. She reported many felt removing the sidewalks would be the best solution to widen the road so emergency services could make it quickly through the street. She described the challenges with traffic and parking. She requested consideration for some action to help bring the road up to code in some way.

Mayor Shepherd appreciated the residents bringing the issue to the attention of the Council. He explained it was a very challenging issue to address. He recognized people purchased their homes with the understanding there would be parking available. He agreed the fire was in the worst possible location. He invited comments from the North Davis Fire District (NDFD).

John Taylor, NDFD Deputy Chief and Fire Marshall, reported tactically NDFD was able to get in to address the recent fire on Villa Drive. He explained the road was measured at 26 feet in width which met the code. He mentioned the road was built prior to updates to the code which currently would not permit parking on a roadway of that width. He commented the NDFD had no authority to restrict parking and because the road was grandfathered, it was not required to meet the current parking restrictions. He admitted the resident's concerns related to parking and traffic along Villa Drive were valid. He acknowledged NDFD knew where the hydrants were in the City because each was mapped; however, other responding agencies might not have known. He reported street markings of red paint were not required along Villa Drive because the new rules only applied to those since the standards were updated.

Mayor Shepherd acknowledged the City Council would work to address the issue during a future work session.

Bobbie Uno, resident, shared a video of fireworks near her home last year that caused a fire and damages to her home and belongings as well as injuries to several of her neighbors. She explained people were hurt and four fire trucks were needed to fight the fire and get control of the situation. She expressed disappointment from the interaction when she called the Council last year to report the issue. She voiced her frustration with the lack of action taken by police, City officials, and local legislators.

Tab Uno, resident, thanked the City Council for the parking strips on 1000 West north of Antelope Drive and the realignment of left-hand turn lanes north and south on 1000 West at the 300 North intersection. He was told by Sherri Stevens, Manager of Fireworks for the State Fire Marshall, that local cities could ban fireworks. He explained the fireworks that started the fire at his home last year were lit in the public right-of-way and he assumed a police officer would be able to cite someone for improper use because it was a public road and safety issue.

Mayor Shepherd commented lighting fireworks in the road was not illegal. Mr. Uno asked if the City Council would have the power to be able to address the issue. Mayor Shepherd indicated the Council would look at what could be done, since the current year fireworks would be risky because of the drought. He acknowledged the Council would be holding a Facebook Live with NDFD following the meeting to discuss fireworks and safety.

APPROVAL OF RESOLUTION 2021R-12 AUTHORIZING AMENDMENTS TO THE FISCAL YEAR 2021 BUDGET

Councilmember Bush moved to approve Resolution 2021R-12 authorizing amendments to the Fiscal Year 2021 budget 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.

APPROVAL OF ORDINANCE 2021-01 AMENDING THE CITY'S GENERAL PLAN FUTURE LAND USE MAP DESIGNATION FOR THE PROPERTY LOCATED AT APPROXIMATELY 1455, 1525, 1527, 1543, 1550 SOUTH 1000 WEST AND 942, 922 WEST 1600 SOUTH (TINS: 12-065-0005, 12-065-0086, 12-065-0091, 12-065-0096, 12-065-0104, 12-065-0186, 12-391-0011, 12-391-0012, 12-391-0022, AND 12-391-0023) FROM COMMERCIAL TO RESIDENTIAL

Councilmember Thompson moved to approve Ordinance 2021-01 amending the City's General Plan Future Land Use Map Designation for the properties located at approximately 1455, 1525, 1527, 1543, 1550 South 1000 West and 942, 922 West 1600 South (TINS: 12-065-0005, 12-065-0086, 12-065-0091, 12-065-0096, 12-065-0104, 12-065-0186, 12-391-0011, 12-391-0012, 12-391-0022, and 12-391-0023) from Commercial to Residential 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.

APPROVAL OF ORDINANCE 2021-02 REZONING PROPERTIES LOCATED AT APPROXIMATELY 1455, 1525, 1527, 1543, 1550 SOUTH 1000 WEST AND 942, 922 WEST 1600 SOUTH (TINS: 12-065-0005, 12-065-0086, 12-065-0091, 12-065-0096, 12-065-0104, 12-065-0186, 12-391-0011, 12-391-0012, 12-391-0022, AND 12-391-0023) FROM A-1 (AGRICULTURAL) AND C-2 (COMMERCIAL) TO R-3 (RESIDENTIAL)

Councilmember Phipps expressed his excitement to see the project as presented. Mayor Shepherd explained the project was dense, but it would be for single family detached with open space. Councilmember Peterson appreciated the ingress and egress designed for the proposed development. She expressed appreciation for the Planning Commission's efforts, vetting, and recommendation of tying the rezone to a development agreement.

Councilmember Thompson confirmed the condition of a development agreement was included in the language of the drafted ordinance. Nancy Dean, City Recorder, responded the ordinance included that the rezone was conditioned upon a development agreement.

Councilmember Thompson moved to approve Ordinance 2021-02 Amending the City's General Plan Future Land Use Map Designation for the properties located at approximately 1455, 1525, 1527, 1543, 1550 South 1000 West and 942, 922 West 1600 South (TINs: 12-065-0005, 12-065-0086, 12-065-0091, 12-065-0096, 12-065-0104, 12-065-0186, 12-391-0011, 12-391-0012, 12-391-0022, and 12-391-0023) from A-1 (Agricultural) and C-2 (Commercial) to R-3 (Residential) 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.

APPROVAL OF ORDINANCE 2021-09 AMENDING TITLE 11, CHAPTER 3, SECTION 3 – DEFINITIONS AND TITLE 11, CHAPTER 11, ARTICLE A – COMMERCIAL ZONE C-1 CONDITIONAL USES AS IT RELATES TO ASSISTED LIVING FACILITIES

Councilmember Phipps suggested the wordsmithing done by the Council during its work session on the first sentence defining Assisted Living Facility might have caused some redundancy by inserting the word “elderly;” therefore, it might be good to strike the word “age” from the sentence. There was a discussion about the most appropriate language. The consensus of the Council was to strike “because of health or age” from the first sentence of the definition.

Councilmember Phipps requested to be reminded of the differences between Type I and Type II facilities. David Clayton, Modal Services, responded the facilities that were Type I allowed 16 beds or fewer and Type II allowed for 16 beds and higher. Brad McIlrath, Senior Planner, added experience and education were also a difference in the types but the size was the main difference. Councilmember Phipps thanked the developer's representative and staff for the explanation.

Councilmember Peterson moved to approve Ordinance 2021-09 with the definition of Assisted Living Facility as recommended by the City Council thereby amending Title 11, Chapter 3, Section 3 – Definitions and Title 11, Chapter 11, Article A – Commercial Zone C-1 Conditional Uses as it relates to Assisted Living Facilities with one exception to strike the phrase “because of health or age” from the definition and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Thompson. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper, and Thompson. Voting NO – None.

APPROVAL OF RESOLUTION 2021R-13 ESTABLISHING AN AUDIT COMMITTEE

Lee Naylor, accountant, stated the Office of the State Auditor had developed a risk assessment model entitled “Fraud Risk Assessment” that provided a basic evaluation of an entity's fraud risk based on the required separation of duties and recommended measures. He explained the Fraud Risk Assessment included a recommendation that governmental entities create an Audit

Committee to assist the governing body in its financial oversight responsibilities. He reviewed the reasoning for establishing an audit committee and the associated responsibilities.

Mayor Shepherd pointed out that when the item was originally discussed with the Council, there were several concerns mentioned by Councilmember Phipps. He asked if the drafted document had addressed those concerns and reflected his requested changes. Councilmember Phipps responded he had met with Rich Knapp, Finance Manager, and been able to work things out and was comfortable with what was presented in the Audit Committee Charter included as an exhibit to the Resolution.

Mayor Shepherd identified the language which specified the need for the mayor to settle a tie vote if the audit committee consisted of two members and could not reach a unanimous decision. Councilmember Phipps stated there was quite a bit of latitude in the structure of the committee. He explained if the situation were encountered where the mayor was needed to help in the decision-making process then the meeting could be paused until the mayor could be brought in at the earliest convenience so that regular meeting attendance would not be necessary.

Councilmember Phipps moved to approve Resolution 2021R-13 establishing an Audit Committee 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 THE FINAL SUBDIVISION PLAT FOR WOODS COURT SUBDIVISION
LOCATED AT APPROXIMATELY 245 NORTH 1000 WEST**

Brad McIlrath, Senior Planner, stated the applicant was requesting final subdivision plat approval to subdivide the subject properties for a 14-lot single-family subdivision. He mentioned all the engineering concerns regarding the subdivision plat had been addressed. He commented the property had been rezoned from A-1 (Agricultural) to R-1-6 (Residential) on February 21, 2021. Mr. McIlrath indicated the preliminary plat approval had been granted by the Planning Commission on March 3, 2021. He acknowledged the proposed subdivision would have a public residential cul-de-sac street that complied with the City's standards and would connect to 1000 West. He reviewed the existing conditions, subdivision plat, and plans which included a detention basin on Lot 7. He indicated the Planning Commission heard the request on May 5, 2021, and recommended approval with conditions.

Councilmember Bush wondered if the applicant was aware that Lot 14 needed to have the driveway width accommodate two vehicles. He noticed it had not been corrected on the plat after the work session discussion on the matter. Mr. McIlrath answered the information was communicated to the applicant and it would be something they would address. Mayor Shepherd asked if it was something that had been included on the prepared subdivision plat. Mr. McIlrath responded it had not been included on the plat because it had already been prepared and approved prior to the discussion; however, it was something that staff could ensure happened.

Councilmember Bush questioned if the address numbering for Lot 14 would be changed to 205 North instead of keeping it as 245 North which was how it was numbered previously. Mr. McIlrath stated the applicant had not desired to change the address so it would be left as 245 North. Councilmember Bush mentioned it was currently showing 205 North on the plat. Mr.

McIlrath reviewed the plat and acknowledged the plat did show Lot 14 with 1022 West or 205 North for the address numbering. He acknowledged the numbering for Lot 14 could be stricken and 245 North added so it remained as the original address and would ensure the correction.

Councilmember Bush asked if all the addresses had been checked for proper sequencing and order. Mr. McIlrath indicated all addresses had been checked and verified.

Councilmember Roper moved to approve the Final Subdivision Plat for Woods Court Subdivision located at approximately 245 North 1000 West with the conditions set by the Planning Commission and the additional correction to the address numbering of Lot 14 as discussed and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Bush. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper, and Thompson. Voting NO – None.

APPROVAL OF THE FINAL SUBDIVISION PLAT FOR PINES SUBDIVISION LOCATED AT APPROXIMATELY 1345 SOUTH STATE STREET

Brad McIlrath, Senior Planner, stated the applicant was requesting final subdivision plat approval to combine and subdivide subject properties into a 2-lot commercial subdivision. He indicated the proposed subdivision did not include new roads or access points for the two lots but was simply to combine properties and provide separation for the different business uses. He acknowledged the Planning Commission heard the request on May 5, 2021, and recommended approval with two conditions.

Councilmember Thompson moved to approve the Final Subdivision Plat for Pines Subdivision located at approximately 1345 South State Street with the conditions set by the Planning Commission 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.

APPROVAL OF THE AWARD OF BID FOR THE 500 WEST WATER AND SEWER LINE CONSTRUCTION PROJECT

Adam Favero, Public Works Director, stated the City was working with Syracuse City to extend 500 West near Antelope Drive. He noted Phase One of the project included the installation of the utilities for the 500 West roadway. He reviewed the scope of the utility project which included extending the current 10-inch water main on Antelope Dr. south to the existing 8-inch water main currently paralleling Barlow Park on 500 West. He noted there would be a small change order to the project that would accommodate water connections for the recently installed dog park at Barlow Park. Mr. Favero mentioned the new water main would be dividing two pressure zones. He stated the contractor would be constructing and installing a new pressure reducing valve station (PRV station) to accommodate the two pressure zones. He indicated the sewer utilities would be extended from the north end of Barlow Park to about 1850 South allowing for future service connections.

Mr. Favero stated the City solicited bids and SkyView Excavation and Grading Inc. was the lowest responsible bidder. He pointed out the project was within the budgeted amount, so it was

not presented to the Council previously during work session. He mentioned the project originally was estimated for a completion date in September, but unfortunately the contractor had notified staff of its challenges with obtaining some of the materials so completion would be delayed until later in the fall. He acknowledged the project's next phase would be delayed possibly until Spring of 2022.

Mr. Favero noted staff recommended awarding the bid to SkyView Excavation and Grading Inc. for the bid amount of \$399,600 with a contingency of \$80,674, for a total project cost of \$480,274. He asked if there were any questions.

Councilmember Bush wondered if the sewer line needed to be extended farther than 1850 to the north. Mr. Favero answered the sewer line there was stubbed out far enough to capture the lot there and the utilities should reach far enough for the future development of that area to the north.

Councilmember Bush asked if a lateral line would be run into the vacant field so it would not need to be done in the future as it developed. Mr. Favero responded no there would not be any lateral lines put in or any meters because the City was not certain when or how it would be developed in the future.

Councilmember Peterson commented she was pleased to hear staff was working with the Community Services Department to get water piped to the dog park. She noted the dog park was very well used and the water would be appreciated.

Councilmember Phipps moved to approve the award of bid for the 500 West Water and Sewer Line Construction Project to SkyView Excavation and Grading Inc. for the bid amount of \$399,600 with a contingency of \$80,674, for a total project cost of \$480,274; 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.

COMMUNICATION ITEMS

Mayor Shepherd

1. Clarified it was illegal to light fireworks in the street. Stuart Williams, City Attorney, mentioned enforcement would be at the discretion of officers and fire personnel. Chief Becraft indicated although true it was illegal, there were arguments it would be safer to light fireworks in the cul-de-sac than in the front yard. He acknowledged it was a quandary that even the State Fire Marshall continuously questioned who would police it and how. He mentioned the North Davis Fire District would respond to calls. Mayor Shepherd acknowledged if the City were to ban fireworks, it would be a challenge for any type of enforcement on the Fourth of July weekend. There was a discussion about hypothetical situations and what other communities were doing to face the challenges with fireworks, drought, and enforcement. Mayor Shepherd asked residents to use extreme caution and discretion when using fireworks. He stated the City would prefer residents use common sense if fireworks were lit. Chief Becraft stated education was important. He indicated those lighting fires were liable for the cost of suppression or damages due to the fires started through reckless or intentional means.

2. Met with Clearfield Job Corps recently. Mayor Shepherd shared an update on the Center and its current openings for students.

3. Provided an update regarding the Fourth of July parade.

Councilmember Bush

1. Attended a meeting at Job Corps earlier in the day. He said it was nice to be back in-person and see people again.
2. Expressed appreciation for the retreat meeting on June 18, 2021.
3. Provided an update on the North Davis Sewer District's effluent pipeline project.

Councilmember Peterson

1. Echoed appreciation for the retreat meeting.
2. Invited participation from the Mayor and Council at the combined City Council and Youth Commission float building day on Saturday, June 26, 2021 at 8 a.m.
3. Thanked staff in advance for the Fourth of July efforts and preparation of the City's celebration.

Councilmember Phipps

1. Shared personal experiences of having bushes start on fire three times from fireworks in the past.
2. Expressed appreciation for the retreat meeting.

Councilmember Roper

1. Thanked North Davis Fire District (NDFD) Chiefs for attending the meeting and for all the work they did.
2. Updated the Council regarding the NDFD progress of transitioning paramedics and consideration to acquire a new station.

Councilmember Thompson – reported on the Juneteenth celebration held in Ogden. He expressed appreciation for all the communities who participated.

STAFF REPORTS

Summer Palmer, Assistant City Manager

1. Echoed comments about the retreat. Expressed appreciation for the Council's support. Thanked Nancy Dean, City Recorder, and Wendy Page, Deputy Recorder, for all the preparation and setup.
2. Announced JJ Allen, City Manager, would be out of the office until July 4, 2021.
3. Invited the Council to attend the employee food truck lunch June 23, 2021 from 11 a.m. to 1 p.m. at the Maintenance and Operations Center.

Trevor Cahoon, Communications Manager – highlighted the following events planned for the City's Fourth of July celebration:

- June 25, 2021 – Paint the Center Street Bridge
- July 2, 2021 – Movie in the Park and Pool Party
- July 3, 2021 – Fun Run; Parade; Food Truck Breakfast at parking lot of Kent's Market; Freedom Festival, Concert, and Fireworks
- July 4, 2021 – Patriotic Concert at 7:30 p.m. at Bicentennial Park

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

- No meeting on June 29, 2021
- No meeting on July 6, 2021
- Policy Session on July 13, 2021
- Work Session on July 20, 2021
- Policy Session on July 27, 2021

Councilmember Thompson moved to adjourn as the City Council and reconvene as the CDRA in policy session at 8:59 p.m., seconded by Councilmember Phipps. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper, and Thompson. Voting NO – None.

Mayor Shepherd and the City Council members participated in a Facebook Live immediately following the meeting to address drought conditions, water conservation, and the careful use of fireworks during the upcoming holiday.

The minutes for the CDRA are in a separate location

**APPROVED AND ADOPTED
This 26th day of October, 2021**

/s/Mark R. Shepherd, Mayor

ATTEST:

/s/Nancy R. Dean, City Recorder

I hereby certify that the foregoing represents a true, accurate, and complete record of the Clearfield City Council meeting held Tuesday, June 22, 2021.

/s/Nancy R. Dean, City Recorder