CLEARFIELD CITY COUNCIL MEETING MINUTES
12:00 P.M. SPECIAL ELECTRONIC SESSION
October 27, 2021

Anchor Location
City Building
55 South State Street
Clearfield City, Utah

Special Session Zoom Meeting
https://us02web.zoom.us/j/82041846072

Meeting ID: 820 4184 6072

PRESIDING VIA ZOOM:	Vern Phipps	Mayor Pro Tem
EXCUSED:	Mark Shepherd	Mayor
PRESENT:	Kent Bush	Councilmember
	Nike Peterson	Councilmember
PRESENT VIA ZOOM:	Tim Roper	Councilmember
	Karece Thompson	Councilmember
STAFF PRESENT:	JJ Allen	City Manager
	Summer Palmer	Assistant City Manager
	Stuart Williams	City Attorney
	Spencer Brimley	Community Development Director
	Nancy Dean	City Recorder
	Wendy Page	Deputy Recorder

VISITORS PRESENT VIA ZOOM: Chuck Cowley – Cowley Real Estate Partners, Adam Berns – Berns Properties

Mayor Pro Tem Phipps called the meeting to order at 12:01 p.m.

APPROVAL OF THE MEMORANDUM OF UNDERSTANDING WITH COWLEY REAL ESTATE PARTNERS FOR LAKESIDE SQUARE DEVELOPMENT

Spencer Brimley, Community Development Director, stated staff had met with Cowley Real Estate Partners in order to discuss the development of the area known as Mabey Pond. He noted the developer anticipated the need for a development agreement for the development of the site; however, in consideration of the developer's timetable for acquisitions staff felt it would be more efficient to enter into a Memorandum of Understanding (MOU) with the developer. He acknowledged Cowley Real Estate Partners was seeking to partner with the City as essentially the sole developer of the east side of the Mabey Place project with the project occurring in two phases.

Mr. Brimley acknowledged the Council discussed the concept and adjustments to Form Based Code (FBC) anticipated during a work session on October 5, 2021. He explained the MOU had been reviewed with the Council during a work session on October 26, 2021 along with the seven items of responsibility for the developer and seven items of responsibility for the City that were included. He mentioned there was one correction made to a heading on page three of the MOU to better reflect the timeline associated with the development agreement. He explained the MOU would allow the developer to move forward with its financial obligations; consequently, staff recommended its approval.

Councilmember Roper moved to approve the Memorandum of Understanding with Cowley Real Estate Partners for Lakeside Square development and authorize the Mayor Pro Tem'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.

There being no further business to come before the Council, **Councilmember Bush moved to adjourn at 12:05 p.m., seconded by Councilmember Peterson. The motion carried upon the following vote: Voting AYE – Councilmember Bush, Peterson, Phipps, Roper, and Thompson. Voting NO – None.**

APPROVED AND ADOPTED
This 9th day of November, 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 Wednesday, October 27, 2021.

/s/Nancy R. Dean, City Recorder