

CLEARFIELD CITY COUNCIL MEETING MINUTES
6:00 P.M. SPECIAL SESSION
October 19, 2021

City Building
55 South State Street
Clearfield City, Utah

PRESIDING:	Mark Shepherd	Mayor
PRESENT:	Nike Peterson	Councilmember
	Vern Phipps	Councilmember
	Tim Roper	Councilmember
	Karece Thompson	Councilmember
EXCUSED:	Kent Bush	Councilmember
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
	Brad McIlrath	Senior Planner
	Rich Knapp	Finance Manager
	Shaundra Rushton	Communications Manager
	Nancy Dean	City Recorder

VISITORS PRESENT: Mark Becraft – North Davis Fire District

Mayor Shepherd called the meeting to order at 6:05 p.m.

CONSIDER APPROVAL OF THE RELEASE OF FIRST RIGHT OF REFUSAL ON THE
NORTH DAVIS FIRE DISTRICT PROPERTY LOCATED AT 88 EAST CENTER STREET

JJ Allen, City Manager, stated the City sold North Davis Fire District (NDFD) the Station 42 property and retained a Right of First Refusal (ROFR), which would allow the City to buy the property back if ever NDFD intended to sell, lease, or change the use of the property. He mentioned during the processing of bonds for the NDFD to construct its new fire station, the ROFR was found and presented a challenge for the bonding company. Mr. Allen noted the time sensitive nature of the documents and urgency for the NDFD to lock in rates during a volatile market. He explained NDFD's building authority issued Lease Revenue and Refunding Bonds earlier in the day based on the assumption the City Council would agree to release, at least temporarily, the ROFR for as long as the bonds were outstanding or the term of the ground lease between NDFD and its building authority, whichever was shorter. He stated it would be good for

the City to remain a good partner with the NDFD. Mr. Allen stated staff recommended the Council approve the release of ROFR as requested by NDFD.

Councilmember Roper moved to approve the Release of Right of Refusal on the North Davis Fire District property located at 88 East Center Street and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Peterson. The motion carried upon the following vote: Voting AYE – Councilmembers Peterson, Phipps, Roper, and Thompson. Voting NO – None. Councilmember Bush was not present for the vote.

There being no further business to come before the Council, **Councilmember Thompson moved to adjourn the special session and reconvene in work session at 6:10 p.m., seconded by Councilmember Peterson. The motion carried upon the following vote: Voting AYE – Councilmembers Peterson, Phipps, Roper, and Thompson. Voting NO – None.** Councilmember Bush was not present for the vote.

The minutes for the CDRA are in a separate location

**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 Tuesday, October 19, 2021.

/s/Nancy R. Dean, City Recorder