



	<p>Precincts Reporting 12                  Ballots Counted 1721/9026</p> <p>MAYOR (one 4 - year seat)                  Lane "Mitch" Adams 1097***                  Debbie Barlow 608</p> <p>CITY COUNCIL (two 4-year seats)                  Anthony O. "Tony" Thompson 646                  Karen M Peterson 1121***                  Michael Ray Petersen 717***                  Barbara J. Patterson 709</p> <p>***Denotes apparent winners as of November 5, 2013                  Total voters were 1721 out of 9026 registered voters (19.07%).</p> <p>Certified by:                  _____                  Dennis W. Cluff, City Recorder</p> <p>He explained the swearing in for the new City Council members will be January 6<sup>th</sup> at 12:00 p.m.</p>
<b>CONCLUSION</b>	<p><b>Councilmember Bateman moved to adopt 2013 General Election Canvass. Councilmember Mitchell seconded the motion. Voting by roll call is as follows: Councilmember Reed, aye; Councilmember Mitchell, aye; Councilmember Bateman, aye.</b></p>
<b>C. PRESENTATION OF FY 2012-13 AUDIT REPORT</b>	
<b>Petitioner</b>	Lynn Wood, Auditor
<b>Discussion</b>	<p>Mr. Wood provided the City Council with the 2012-13 Audit Report.</p> <p>The City Council expressed their appreciation for the hard work and effort on the part of the Auditors and City Staff that goes into this report.</p>
<b>CONCLUSION</b>	<p><b>Councilmember Reed moved to accept the Audit Report for FY 2012-13 from Wood, Richards and Associates. Councilmember Bateman seconded the motion. All voted in favor of the motion.</b></p>
<b>D. RESOLUTIONS 18-13 – CLINTON CITY WATER MASTER PLAN; RESOLUTION 19-13, CLINTON CITY MODERATE INCOME HOUSING PLAN; RESOLUTION 20-13 CLINTON CITY GENERAL PLAN; RESOLUTION 21-13, CLINTON CITY MODERATE INCOME HOUSING PLAN; &amp; RESOLUTION 23-13, IMPACT FACILITY PLAN</b>	
<b>Petitioner</b>	Clinton City Planning Commission
<b>Discussion</b>	<p>Mr. Vinzant identified Bryce Wilcox of JUB Engineers was present to address Resolution 18-13, the Clinton City Water Master Plan.</p> <p>Mr. Wilcox explained the new Water Master Plan breaks out the parts and the residential units to analyze them separately. The Equivalent Residential Connection (ERC) is one home; anything else that is not a home is then converted based on water usage into an equivalent home number. There are an equivalent of 6,305 residential connections for 2013 and 68 acres of park that are currently irrigated with culinary water. For build out, based on current land use projections and density there will be a projected increase of 30% or approximately 10,080 residential connections. The projections are conservative. At build out there may be approximately 146 acres of park that could be irrigated off of culinary water. The existing Clinton City water system is in very good condition, with no deficiencies based on the models. At build out there will need</p>

to be approximately 10 projects completed to maintain the same level of service the City provides now.

Two of those projects are a new tank and a new well. Currently there is 6 million gallons of water in storage. At build out there will be a need of 6 million 900 thousand gallons. The State sets the requirement for volume of water for peak demand. There is 25% volume set aside for emergencies.

The City owns enough water to meet the peak demands at build out, however currently; there is not access to the water. The recommendation is to install 1.5 million gallon storage tank and a new well within the City as soon as is possible. As part of the new well, for maximum function it would be best to pump the water directly from the well into a tank before it goes into the system.

There is still room for growth with existing conditions. JUB has created a table identifying potential time tables for these projects.

Mr. Vinzant explained that since staff initially began looking into the possibility of a new well, the cost has increased significantly.

The Council agreed this is an important issue to discuss and prepare for.

Resolution 18-13 Clinton City Water Master Plan identifies:

- The Clinton City Water Master Plan, October 2013, meets the intended scope of the plan by providing a report on current and projected water usage, the status of the current infrastructure and the capital needs of the future.

**Councilmember Mitchell moved to adopt Resolution 18-13, the Clinton City Water Master Plan. Councilmember Reed seconded the motion. Voting by roll call is as follows: Councilmember Mitchell, aye; Councilmember Bateman, aye; Councilmember Reed, aye.**

Regarding Resolution 19-13 – The Clinton City Moderate Income Housing Plan; Mr. Vinzant requested a motion of rejection so the Plan can go back to the Planning Commission for reconsideration. He explained that during the presentation before the Planning Commission an older draft of the plan was reviewed for correction rather than the final draft. A new Resolution will be brought before the Planning Commission November 5 for discussion.

**Councilmember Bateman moved to reject Resolution 19-13. Councilmember Reed seconded the motion. Voting by roll call is as follows: Councilmember Bateman, aye; Councilmember Reed, aye; Councilmember Mitchell, aye.**

Mr. Vinzant identified that

Resolution 20-13 – The Clinton City General Plan identifies the following:

- The Clinton City General Plan, October 2013, meets the intended scope of the plan by providing a vision and guide to the future of the City.

The City Council reviewed and made some minor modifications to the proposed General Plan.

Councilmember Bateman asked staff to look into the possibility of adopting the General Plan through an ordinance rather than a resolution.

**Councilmember Bateman moved to adopt Resolution 20-13, the Clinton City**

	<p><b>General Plan. Commissioner Mitchell seconded the motion. Voting by roll call is as follows: Councilmember Mitchell, aye; Councilmember Bateman, aye; Councilmember Reed, aye.</b></p> <p>Mr. Vinzant identified there were minimal changes made to the General Plan during the Planning Commission Review.</p> <p>Resolution 21-13 – The Clinton City Moderate Income Housing Plan identifies the following:</p> <ul style="list-style-type: none"> <li>• The Clinton City Moderate Income Housing Plan, October 2013, meets the intended scope of the plan by providing a report on current economics of the housing stock and availability of housing for those at the moderate income level within the City.</li> </ul> <p>The Council reviewed and made some minor modifications. They agreed that Clinton City has more than adequate housing to meet moderate income housing requirements.</p> <p><b>Councilmember Mitchell moved to adopt Resolution 21-13, the Clinton City Moderate Income Housing Plan. Councilmember Reed seconded the motion. Voting by roll call is as follows: Councilmember Bateman, aye; Councilmember Reed, aye; Councilmember Mitchell, aye.</b></p> <p>Mr. Vinzant requested the City council table Resolution 23-13 – The Impact Facility Plan to the December 10, 2013 City Council Meeting.</p> <p><b>Councilmember Reed moved to table Resolution 23-13, the Clinton City Impact Fee Facility Plan to the December 10, 2013 City Council Meeting. Councilmember Mitchell seconded the motion. Voting by roll call is as follows: Councilmember Reed, aye; Councilmember Mitchell, aye; Councilmember Bateman, aye.</b></p>
<p><b>E. 8:00 PM PUBLIC HEARING – RESOLUTION NO. 22-13, REVIEW OF RECOMMENDATION FROM THE PLANNING COMMISSION AND ACTION UPON A REQUEST FOR FINAL PLAT APPROVAL OF WEST FAIRFIELD SUBDIVISION PHASE 3, A MINOR SUBDIVISION, LOCATED AT APPROX. 580 NORTH 1725 WEST.</b></p>	
<p><b>Petitioner</b></p>	<p>Doug Hamblin</p>
<p><b>Discussion</b></p>	<p>Mr. Vinzant identified this is the last phase of the West Fairfield Subdivision located at the south end of 1500 West</p> <p>Staff has completed the review and the lots within the subdivision meet the requirements of the Zoning Ordinance.</p> <p>This issue was reviewed in a public hearing the 5th day of November 2013, by the Clinton City Planning Commission. By majority vote, and based upon the following findings, they recommend approval.</p> <ul style="list-style-type: none"> <li>• Proposed subdivision is within the R-1-9 Zone.</li> <li>• All lots meet the minimum requirements of the Zone.</li> <li>• Subdivision is within a portion of the City where an Interlocal Agreement exists with West Point City allowing drainage of surface water and waste water.</li> <li>• Requirements have been set pertaining to approval of this subdivision to include:             <ul style="list-style-type: none"> <li>○ A 6-foot chain link fence, meeting Clinton City requirements, shall be installed on the east side of lots 79 and 80.</li> <li>○ Developer shall install street and stop signs at the intersections of 1725 and 1750 West and 525 and 550 North to meet the</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>○ requirements of West Point City.</li> <li>○ Building Permits will be assessed the fees associated with the Interlocal Agreement with West Point City for surface water and waste water drainage.</li> <li>○ At the time that conditional acceptance is requested for any phase all unbuilt lots in that phase will be graded smooth and all construction debris is to be removed. This will aid in the control of weeds and prevent the gathering of garbage on vacant lots within the subdivision.</li> <li>○ It is the developer/contractor’s responsibility to comply with all Clinton City Standards, Ordinances, Staff, Engineer and requirements established during the approval process. Wherever there is a discrepancy between these drawings and the City Standards the more stringent requirement will apply. If there is any doubt as to the requirement the developer is to seek clarification from the Community Development Department and obtain the determination in writing. Copies of the Standards are available at the Community Development Department.</li> <li>○ The developer/contractor is responsible for ensuring that all required inspections are performed by the Clinton City Public Works Department. If the developer is unsure of what inspections are required he can obtain a list from Public Works. The developer is cautioned not to proceed past an inspection point without insuring that the inspection has been performed and work passed by Public Works.</li> <li>○ The parcel that is within West Point City is to be attached to lot 78, documentation will be recorded indicating that the parcel and lot 78 are joined and can not be sold separately.</li> <li>○ A 25 MPH speed limit sign will be placed on the south side of lot 79.</li> </ul> <p>Shelly Rovira representing Doug Hamblin was present to address this issue with the City Council.</p> <p>Mr. Vinzant reviewed the findings made by the Planning Commission which are identified above and included in Resolution 22-13.</p> <p>Mayor Adams opened the public hearing at 9:13 p.m. and asked for public comment; there was none, therefore he closed the public hearing at 9:14 p.m.</p>
<p><b>CONCLUSION</b></p>	<p><b>Councilmember Bateman moved to adopt Resolution 22-13 the Final Plat approval of West Fairfield Subdivision Phase 3, a minor subdivision, located at approx. 580 North 1725 West. Councilmember Mitchell seconded the motion. Voting by roll call is as follows: Councilmember Reed, aye; Councilmember Mitchell, aye; Councilmember Bateman, aye.</b></p>
<p><b>F. CONTRACT, YOUNG ELECTRIC SIGN CO. (YESCO) FOR CLINTON CITY SIGN</b></p>	
<p><b>Petitioner</b></p>	<p>Community Development</p>
	<p>Mr. Vinzant provided the City Council with the proposed contract for the new electronic sign.</p> <p>He provided the following information regarding a potential maintenance contract. The maintenance portion of the sign to maintain the electronic display and the logo cabinet will cost approximately \$81/mo. The \$81 over 36 months can be added to the sum into the agreement or it can be invoiced monthly. The totals is \$2,916 for three years.</p> <p>In addition, Staff recommends removing the stone sign from Trail Head Park and relocating it on the City property at the south west corner of 2300 North and 2000 West to avoid having two Clinton City signs within 100 feet of one another. Public Works has indicated they could relocate the rock sign and there is a power source at the new site if the Council</p>

	wants the sign to have a light on it.
<b>CONCLUSION</b>	<b>Councilmember Reed moved to accept the contract for the Clinton City Electronic Sig and maintenance contract and designate funding. With further direction to have Public Works relocate the rock sign currently there to the new location of 2300 N and 2000 W. Councilmember Bateman aye. All those present voted in favor of the motion.</b>
<b>G. RESOLUTIONS 24-13 – INTERLOCAL AGREEMENT WITH UDOT FOR TRADE OF STATE DOLLARS FOR FEDERAL DOLLARS RELATED TO THE 3000 W 1300 NORTH TO 2300 NORTH AND 2300 NORTH TO 6000 SOUTH STREET IMPROVEMENT PROJECTS</b>	
<b>Petitioner</b>	Community Development
<b>Discussion</b>	<p>Mr. Vinzant reviewed the following information with the City Council that was originally presented at the October 22, 2013 City Council meeting.</p> <ul style="list-style-type: none"> <li>• Hooper and Clinton have been provided an opportunity to move up funding for the 4300 W - 6000 S to 2300 N and 3000 W - 2300 N to 1300 N projects. Through cooperation with UDOT the WFRC is able to convert federal funding into State funding for these two projects and the West Point and Syracuse projects. The conversion rate is 85% of the total estimated cost of federal funding including inflation costs estimated for 2017 and 2019 construction. By accepting this alternative the City share will change from 6.77 % to 10%.</li> <li>• Project savings due to the inflation factor alone, of between 20% and 30%, along with the cost reductions related to getting away from the federal standards for development, UDOT oversight and project complexity make this decision easier to understand.</li> <li>• Timing, the projects will need to be advertised for construction by June 2015.</li> <li>• The City applied for the 3000 W - 1300 N to 2300 N project at the same time as the 3000 W - 1800 N to 2300 N project. To get the 3000 W project, an agreement between WFRC and the City was reached to award the City the 1800 N to 2300 N project with the understanding that any savings from the 4300 West project could be used to extend to the south along 3000 W and then use the 1800 to 2300 N funding to extend as far as possible toward 1300 N and that the City would not request more funding for the project 3000 W area. Staff studied this option and determined that, worse case scenario; Clinton could do the street projects without any of the usual embellishments such as sidewalk along undeveloped ground, streetlights, and landscaping all the way to 1400 N where the improvements have been installed.</li> <li>• The economics of the projects are outlined in the spreadsheets attached to the staff report. However, the real benefit is that there will be a combined \$1,079,593 that is anticipated project savings within the two projects. The project savings are due to moving the funding up and savings from not having to deal with federal requirements.</li> <li>• The project savings will enable the City to complete the 3000 West project from 1300 North to 2300 North and to insure that the approach to 3000 W along 1300 N and 2300 N are fully developed within the scope of the project.</li> </ul> <p><b>Where will the match come from?</b></p> <ul style="list-style-type: none"> <li>• City staff fully anticipates there will be more than adequate flexible match for the 4300 W Hooper project to cover the match with additional flexible match going toward a match for use of the project savings that will be used to extend south along 3000 W toward 1800 N. These soft match funds are from the Weber County (right-of-way acquisition and match), donated property on the Davis County side, and City property and staff time on the project.</li> <li>• The 3000 W 1300 N to 2300 N project matching funds will need to come from the street impact fees, storm drain impact fees, and what is left from the UDOT account after the West Point 3000 W 300 N to 1300 N.</li> <li>• There is approximately \$112,000 of City funds remaining on deposit with UDOT left from the 800 North project.</li> <li>• Staff suggests that, if any additional funding is necessary for match that the Hodag funds be considered. They can be paid back with transportation and storm drain</li> </ul>

impact fees appropriately.

- This has been brought to the Council at this time because a commitment on the part of the City is required to go forward with these projects and the “swap” of funds. The formal Interlocal Agreement, with UDOT and WFRC, will be brought back to the Council at a later date but the item goes before the State Transportation Commission the end of November 2013.
- Hooper has agreed with the proposal.
- This will not necessitate a change to the Interlocal Agreement with Hooper City.

Mr. Vinzant then explained that regarding funding if the State funds are used, his best guess of costs and funding projections that can be created for a project that hasn't been fully designed are:

- Available State funding
  - Hooper 4300 West: 3000 South to 2300 North - \$2,970,750
  - Clinton 3000 West: 2300 North to 1800 North - \$2,366,400
- Obligations
  - Hooper 4300 West: 3000 South to 2300 North we anticipate a State fund cost of \$2,388,477 with a needed match of \$265,387 and a residual of State funding of \$582,273.
  - Clinton 3000 West: 2300 North to 1800 North we anticipate a State fund cost of \$1,977,039 with a needed match of \$262,933 and a residual of State funding of \$389,361
  - The subtotal potential available residual State funds at completion are \$971,634.
  - Clinton 3000 West: 1800 North to 1400 North curb and street construction we anticipate a State fund cost of \$700,000 with a needed match of \$77,000
  - Clinton 3000 West: 1800 North to 1400 North adding sidewalk, trees, streetlights, and landscape reconstruction we anticipate a State fund cost of \$200,000 with a needed match of \$22,000
  - With the addition of the Clinton 3000 West: 1800 North to 1400 North full improvement project the potential available residual State Funds at completion are \$71,634.
  - The total match for the full complement of projects, 1400 North to 6000 South is \$627,320
- Resources
  - There is currently \$114,163.28 on account with UDOT remaining from the 2000 West, 800 North Bridge, and 800 North Projects.
  - Weber County has dedicated funds to cover the cost of land acquisition within Weber County. This value is counted in the soft match.
  - All the Land Owners within Davis County have been contacted and staff has received positive comments on the project and an indication of willingness to donate the right-of-way within Davis County for the 4300 West Project. This value is counted in the soft match.
  - The anticipated soft match for Hooper 4300 West: 6000 South to 2300 North is \$282,000.
  - The last day of June 2013 there was \$300,324 in transportation impact fees, this year Clinton will spend an anticipated \$95,000 of transportation impact fees on the 1500 West project and an unknown amount of City labor and material on 1500 West leaving a balance of \$205,324
  - Transportation Impact Fee revenues for this year, FY 2014 are estimated at \$56,850 and the same is expected for FY 2015.
  - Total transportation credits to date for the project equals \$658,337.28 available at the end of FY 2014 and another \$56,850 at the end of FY 2015.
  - Staff has not included any analysis indicating the use of Water Impact Fees valued at \$211,238 and Storm Drain Impact Fees valued at \$328,616 at the end of FY 2013. These funds will be used on the project as applicable to the improvement and would reduce the estimated amount that would come from transportation impact fees.
- The Clinton City portion of the cost for the Environmental Impact Study for the entire project is estimated at \$35,000. This will come from all three of the impact

	<p>fees.</p> <p><b>OTHER PROJECTS IMPACTING FUNDING</b></p> <p><b>West Point 3000 West: 800 North to 1300 North</b></p> <ul style="list-style-type: none"> <li>• Obligation <ul style="list-style-type: none"> <li>○ Environmental \$10,000</li> <li>○ Street Improvements \$80,000 Estimate</li> </ul> </li> <li>• Resources <ul style="list-style-type: none"> <li>○ West Point payment for 800 North, \$27,796.10</li> </ul> </li> </ul> <p>Impact fees available \$ 52,203.90 Estimate</p>
<b>CONCLUSION</b>	<p><b>Councilmember Bateman moved to adopt Resolution 24-13 – Interlocal Agreement with UDOT for trade of State dollars for Federal dollars related to the 3000 W 1300 North to 2300 North and 2300 North to 6000 South street improvement projects. Councilmember Mitchell seconded the motion. Voting by roll call is as follows: Councilmember Mitchell, aye; Councilmember Reed, aye; Councilmember Bateman, aye.</b></p>
<b>Approval of Minutes</b>	<p><b>Councilmember Reed moved to approve the October 22, 2013 City Council Meeting minutes as written. Councilmember Bateman seconded the motion. All those present voted in favor of the motion.</b></p>
<b>Accounts Payable</b>	<p><b>Councilmember Bateman moved to pay the bills. Councilmember Mitchell seconded the motion. All those present voted in favor of the motion.</b></p>
<b>Planning Commission Report</b>	<p>Councilmember Bateman reported on the November 5, 2013 Planning Commission Meeting as recorded in the minutes.</p>
<b>City Manager Report</b>	<ul style="list-style-type: none"> <li>• There will be regular meetings on November 26<sup>th</sup> &amp; December 10<sup>th</sup>.</li> <li>• December 17<sup>th</sup> will be the City Council Christmas Dinner.</li> </ul>
<b>Mayor Adams Report</b>	<ul style="list-style-type: none"> <li>• Working on new Planning Commission appointments.</li> </ul>
<b>Councilmember Bateman</b>	<ul style="list-style-type: none"> <li>• Would like the Winco Stormwater Fees followed up on.</li> <li>• Citizens are not in favor of upcoming increase in gas tax.</li> <li>• 1800 North manholes need to be raised. Mayor Adams said that UDOT has committed to fix them, but it may take a few months.</li> <li>• Attended another Eagle Scout Court of Honor.</li> <li>• Would like to recognize the new CERT graduates at the November 26<sup>th</sup> City Council meeting.</li> </ul>
<b>Councilmember Hansen</b>	<ul style="list-style-type: none"> <li>• Excused</li> </ul>
<b>Councilmember Mitchell</b>	<ul style="list-style-type: none"> <li>• Nothing at this time.</li> </ul>
<b>Councilmember Reed</b>	<ul style="list-style-type: none"> <li>• Community Enhancement – November – Inexpensive Gift Ideas.</li> <li>• Arts Board will do Christmas Decoration awards.</li> <li>• Annual Christmas Sing – A – Long will be on December 7 at 5:00 p.m.</li> <li>• Would like the Planning Commission to work on the Patio Home Ordinance. Would like the minimum square foot requirement raised to 1500 sq. ft.</li> </ul>
<b>Councilmember Stanton</b>	<ul style="list-style-type: none"> <li>• Excused</li> </ul>
<b>ADJOURNMENT</b>	<p><b>Councilmember Mitchell moved to adjourn. Councilmember Bateman seconded the motion. The meeting adjourned at 10:06 p.m.</b></p>