



**SPECIAL CLINTON CITY COUNCIL MEETING MINUTES
CITY HALL
2267 North 1500 W Clinton UT 84015**

MAYOR
Brandon Stanger

CITY COUNCIL MEMBERS
Anna Stanton
Barbara Patterson
Marie Dougherty
Gary Tyler

Date of Meeting	May 15 2023	Call to Order: 6:00 PM
City Council & Staff Present	City Manager Dennis Cluff, Recorder Lisa Titensor, Recreation Director Brooke Mitchell, Police Chief Shawn Stoker, Treasurer Steve Hubbard	
Attendees	David Nelson, Maxwell Starks, Dave Johnson, Spencer Arave, Tony Thompson, Dane Searle, Shaury Searle, Shawnette Sottosanti, Arverd Taylor, Derek Shenefelt, Shane Rasband,	
	City Manager Dennis Cluff led the Pledge of Allegiance and gave a prayer.	
Roll Call & Attendance Of City Council	Mayor Stanger, Councilmember Dougherty, Councilmember Patterson, Councilmember Stanton and Councilmember Tyler	

A. VACANT CITY COUNCIL SEAT CANDIDATE INTERVIEWS AND APPOINTMENT

Discussion	<p>Mayor Stanger welcomed all those in attendance. He expressed appreciation for their willingness to serve. He also encouraged anyone who is not selected and is still interested in serving on the City Council to file as a candidate for the 2023 Clinton City Municipal Election from June 1 – 7, 2023 for the November election.</p> <p>He went on to explain that the City Council will follow the guidelines established in Utah State Code 20-A-501 to narrow down the applicants and eventually reach a selection. The order of the presentations was determined by each applicant randomly drawing a number based on the alphabetical order of their last name.</p> <p>Each applicant provided a 3 minute presentation. After all the presentations, the applicants were given a question and asked to respond in reverse numerical order.</p> <p><u>J. STARK #1.</u> Jay stated he is a proud 12 year resident of Clinton City. He is raising his six children here. He is invested in the prosperity of the community for both the present and future.</p> <p>He is the president of an award winning company who is dedicated to creating real estate investors. Their focus is on empowering people through knowledge and opportunity and his vision is to bring this focus to Clinton City as well.</p> <p>He is a proponent of Clinton’s First Responders. He is grateful for their dedication to the safety and security of the community and wants to ensure they have the resources they need to continue to carry out their roles effectively.</p> <p>He feels Clinton needs to address its infrastructure based on the rapid growth and development. He wants to be proactive in dealing with the roads, public services and utilities to maintain a good quality of life for residents and leave a legacy of growth and opportunity for generations to come.</p> <p><u>ANTHONY O. TONY THOMPSON #2.</u> Tony stated he has been a resident of</p>
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Clinton for over 30 years. When he moved to Clinton, there was only one streetlight. He has seen a lot of changes in both residential and commercial since then.

He has worked for Davis County for 32 years in GIS, Planning and is currently the Property Manager. He maintains a real-estate license, a title license and a mortgage license.

He has been serving on the Clinton City Planning Commission for 21 years. He appreciates the thoughtful growth of commercial development due in part to developer Gary Wright. He feels this has been fiscally beneficial for the City and provides lower taxes for residents.

He supports the United States and the Utah State Constitution, private property rights and the rule of law.

Clinton City is the place he calls home.

DEREK SHENEFELT #3. Derek explained he and his wife moved to Clinton seven years ago with their three children. He has a Bachelor's Degree from Weber State University and a Graduate Degree from Rice University. He is a State Delegate for the Utah Republican party. He is also a part of the Materials Adoption Committee for the Davis County School District.

He is impressed with Clinton's successes in being fiscally responsible and promoting economic growth. He feels Clinton could enhance growth by considering adjusting the sales and use tax. Reducing the tax rate would have less stress on residents and invite future investments locally.

He feels public safety is essential and could be enhanced by acquiring state of the art equipment and supporting youth mentor programs.

He would like the City to focus on water conservation and addressing the landscaping requirements.

School safety is a concern. He feels Clinton could institute a Clinton City Safe Officer program by recruiting retired military & police to be present in the schools.

SHANE RASBAND #4. Shane stated he has lived in Clinton for nearly 20 years. He is retired from the Air Force Reserves at HAFB. As a Business Analyst and Project Manager, he has experience in managing small commercial programs up to multi-million dollar production systems. He is currently a Business Analyst consultant for Autoliv.

He has been an HOA president both in California and here in Clinton. In Clinton the HOA has 178 homes.

He appreciates Clinton's recreation programs and family activities.

He does have concern over the downtown Clinton traffic congestion. With future growth, it will continue to be an issue even with scheduled expansion projects on 1800 N and 2000 W. He feels a solution would be to diversify and spread out the commercial development to the west.

SHAWNETTE SOTTOSANTI #5. Shawnette said she has been a resident for 26 years. She has seen huge changes in Clinton. She has raised her three kids here.

She feels Clinton has awesome recreation and summer programs.

As a 1st grade teacher, she enjoys learning and growing and feels being on the City Council would be a good opportunity.

She feels Clinton could use some improvement in code enforcement. She would like the City to have someone dedicated to the enforcement.

ARVERD A. TAYLOR #6. Arverd stated he has been a resident for 39 years and his kids are the 5th generation. He is a former City Councilmember from 1988-1999. His family has been in the farming industry. He is a retired civil engineer and has participated in both residential and commercial projects as well as infrastructure. He served on the 2014 General Plan Update Committee.

He feels safety is important especially with the rapid growth Clinton has experienced. Good planning has been practiced but there are still things that need to be learned. He feels that some decisions made previously could be reflected on and improved.

Transportation is an issue; he would prefer to keep Clinton pleasant to live in rather than increasing commercial development.

SPENCER ARAVE #7. Spencer informed the Council he has lived in Clinton his entire life. He has loved seeing Clinton grow. He likes how the business district has been developed while still maintaining a small town feel.

The City is in good fiscal condition, well maintained, safe and quiet. He also feels Clinton has been very good to their employees.

Some of the areas he would like to see enhanced are green space in the parks. This could be accomplished by establishing a RAP Tax. He would also like to see the City expand their senior activities and increase community activities. He would like to continue education in water conservation, attract restaurants and eventually build a Recreation Center.

JAMES PORTER #8. Mr. Porter was not present.

MAXXWELL D. STARKS #9. Maxxwell explained he is a happily married father of four children. His family has lived in Clinton since 2019. He is a Disabled Veteran from the Gulf War. Currently he is a senior member of a supply chain management team, GS-14 flight chief, CPI facilitator as well as a quality auditor, inspector for several government programs, ace officer, a Crew Chief for four aircraft at the Air Force museum and has managed multimillion dollar source selections for major government projects. He is well educated and is a master conflict resolutionist. He is a mentor and volunteer for several organizations.

Clinton has great potential. The way the commercial center has been developed allows the City to maintain its small town feel and provides a good quality of life for residents. He feels the emergency response is good and is impressed with the fiscal condition of the City.

Some things that need to be looked into long term is traffic due to growth. A needs assessment should also be completed.

DAVID B. JOHNSON #10. Mr. Johnson stated he and his wife have been

residents of Clinton for 24 years. He loves living here. He is a United State Air Force retiree after serving for 27 years. His expertise has been serving as a liaison for the base and the community where he has been stationed in both the United States and foreign. He is currently a program manager, logistician and engineer for Locke Head Martin.

He is grateful for Clinton's growth. He has participated in coaching for Recreation. He feels this is a great program. He enjoyed his children and grand children participating.

He is concerned that the growth should be planned carefully. He would like to keep the values and quality of life that currently exists.

DAVID NELSON #11. David has lived in Clinton since 1984. He has been a mechanic for Kia Motors for 17 years. He mentors other technicians, he has worked in scouting and participated on the North Davis Fire Districts Administrative Control Board as an at large member for Clearfield.

With his mechanical background, he feels he can provide a different perspective by looking at things from the inside out.

He understands the importance of being fiscally responsible. The City has done an amazing job. The growth and commercial development have been done well.

Some issues he feels that needs to be addressed are transportation with the West Davis Corridor, the need for more housing and he would like to see dogs allowed in the City parks.

He is in favor of smaller lots.

DANE SEARLE #12. Dane has been a resident of Clinton for more than 20 years. He is a sports enthusiast and appreciates Clinton's facilities. He is educated in economics and management and leadership. He is a small business owner both here and in other states; he is also a property owner.

As a business owner, he has seen practices that work and those that don't. He feels that Clinton could improve in the business area. He feels his experience would be beneficial on the Council to help encourage the desired businesses to come to Clinton.

THOMAS W. CLAY #13. Thomas is a software developer. He is familiar with a lot of industries. He likes solving problems and loves learning. He has been involved in state politics. He feels he has some good ideas that would benefit Clinton.

He is concerned with growth and infrastructure. He has issues with water pressure. He is concerned how the growth affects the community. He feels solutions need to be looked at now before they become an issue.

At 6:57 pm Mayor Stanger called a five minute recess. At 7:05 pm the meeting reconvened.

The Council presented each applicant with a Clinton City Police coin as a thank you for their willingness to serve.

Mayor Stanger then explained each applicant will be asked the same question. He asked them to keep their answer to 2 minutes and to address the Council in

reverse order of the initial presentation.

Utah is the fastest growing state in the nation; part of the growth is due to current residents' children and grand children in addition to such as HAFB and Northrop Drummond bringing in large numbers of new residents. What part should Clinton play in the housing shortage and affordability issues?

THOMAS W. CLAY #13. As more farmers sell their land, infrastructure becomes an issue. Power, water, traffic and other issues need to be dealt with earlier rather than later. Long term infrastructure should be in place to accommodate the growth.

He feels that the business and restaurants should be spread out within the City in small business parks.

DANE SEARLE #12. Housing is a hot topic. He feels Clinton has some responsibility to help solve the housing issues in regards to pricing and availability. He feels that allowing for smaller lots would be a good option.

He feels that some multi-housing options should be available such as duplexes, triplexes and town homes; not necessarily large apartment buildings. The City should carefully plan for the future and utilize the best tools available.

DAVID NELSON #11. More housing is needed. The City cannot control pricing but they can control the zoning to allow more multifamily housing. He feels that along the West Davis Corridor would be a good location. He is in favor of smaller lots and allowing condos and duplexes.

DAVID B. JOHNSON #10. Growth is a concern. Zoning is important and smaller lots and nice town homes would be good options.

His big concern is to maintain public services and infrastructure. They should be addressed and in place prior to the growth. Police and Fire need to be big part of the equation of the growth.

MAXXWELL D. STARKS #9. Said he feels that mapping the process is important. Public service and infrastructure should be a main consideration in preserving the quality of life. Change is inevitable but the Council can help promote incremental change.

Consideration needs to be given that when it comes to the after affect; can the City services still meet the demands?

He loves living in Clinton. The Council should think how we can affect, encourage and invite people to be here; create a welcoming safe environment.

JAMES PORTER #8. Mr. Porter was not present.

SPENCER ARAVE #7. Spencer is looking forward to the widening of 2000 W & 1800 N. He would like to avoid high density housing and maintain the small town feel. It is important to maintain good infrastructure and good public service.

He would like to encourage dog parks.

He feels it would be beneficial to look at how things function in other cities before making decisions for Clinton.

ARVERD A. TAYLOR #6. Arverd said that diversified housing should be available for all levels. He would like the City to have an incentive program to fix up older homes and make Clinton a place where people want to stay. He feels Clinton already has enough low income housing; patio homes are a good option for higher density. Parking and traffic need to be considered as well as attractiveness.

SHAWNETTE SOTTOSANTI #5. Shawnette said she still lives in her starter home and has just continually made improvements.

Her concern is to avoid bringing in crime and would like to keep higher density housing more condensed. She feels safety is very important.

SHANE RASBAND #4. Shane stated he has lived in his same house for 19 years. He has even commuted long distances because he likes Clinton so well. In his research the median used house price is \$497K and for a new home \$715K. These costs go up approximately 3% each year.

Even individuals who work at HAFB and Lockheed Martin will struggle to purchase a new. In order to
He appreciates the City Council for their for-sight in establishing a new well for potential growth but does not feel that is enough. Home prices need to be looked at to invite people to Clinton.

DEREK SHENEFELT #3. Clinton is in a good spot. They have managed to keep a small City feel. He feels Clinton need to embrace growth and adapt to multi-family housing, not large apartment buildings. He feels mixed use would be beneficial. Clinton is a special place and we need to keep it that way.

ANTHONY O. TONY THOMPSON #2. Supply and demand is a consideration; there are currently 25 active real-estate listings on the market in Clinton. Two houses have sold since the first of the year for over \$1,000,000.00.

Interest rates affect the ability to purchase a home; 2/3 of adults in the community rent instead of purchase.

He feels the City has a good resource in the General Plan. It is a tool the City can use. It is important to listen to the citizens when it comes to modifying the General Plan.

J. STARK #1. Jay said he loves Clinton. He has been a real-estate investor for 21 years. How can we affect and encourage people to be here. We need to consider multifamily housing. Create an environment where people are welcome, they feel safe and protected and at home.

Mayor Stanger expressed appreciation for all those who have applied and are willing to serve. He acknowledged the Veteran's who have served the Country and are now willing to serve the City. He appreciates the individuals who work at HAFB and all that it brings to the City. He appreciates the knowledge of all the applicants. He stated he values those who are mentors; he feels this is a very important role. He appreciates the qualifications of all those who applied as well.

Councilmember Dougherty stated it has been a pleasure to hear the applicant's presentations; this will be a very difficult decision. She encouraged all of them to consider running in the next election.

Councilmember Stanton has been on the Council for awhile; she is impressed with

the qualities of the individuals who have applied. She encouraged their continued involvement in the community and encouraged them to run for office. She stated this will be a very difficult decision.

Councilmember Tyler stated the applicants are very qualified. He appreciates all those that love Clinton.

The Clinton City Council is wonderful to be a part of. Any of the candidates would do a great job.

Mr. Cluff stated he has been involved in this process since 1974. He appreciates the number of people willing to serve who are so qualified.

Councilmember Dougherty commented there is a lot to consider. Due to the short period of time for the appointment it may be helpful to have someone who has extended knowledge of how a city functions.

Councilmember Tyler said it is important to have someone who is able to communicate well, have some experience on how a city functions, has some business experience, is fair minded and willing to listen. As well as understand the city and state codes, the general plan and zoning.

Councilmember Stanton feels that having an open mind and being forward thinking and willing to collaborate is important. It is important to take the time to listen and be the voice of the people. Understanding and knowledge of city government is valuable.

Councilmember Dougherty stated that she felt that the applicants who gave specific answers stood out and shows initiative and critical thinking. She feels that diversity would benefit the Council.

Councilmember Patterson said she does not want large apartment buildings in Clinton.

Mayor Stanger said again how impressed he is with qualifications and experience of the applicants. He values education and expertise. He feels business experience is beneficial because it is necessary to be a decision maker. Experience in finance and economics is also beneficial.

He asked the Council to make a choice.

Councilmember Tyler – Dane Searle
Councilmember Stanton - J. Stark
Councilmember Dougherty – Dane Searle
Councilmember Patterson – David Johnson

Dane Searle will move forward.

As identified in state code, a coin toss was conducted to decide between J. Stark and David Johnson. David Johnson was heads and J. Stark was tails.

J. Stark won the coin toss.

Mayor Stanger stated there will be two questions for each applicant. They will each have the opportunity to answer a question first.

Question One:

What do you know about the budget and what do you recommend could be changed and how to pay for it.

J. Stark said he is concerned over raising taxes and funding projects. He feels there is healthy debt and unhealthy debt. It is important to keep taxes low while managing a low level of debt on a short term. He is a resident of a multimillion dollar private company that is debt free. He feels low overhead and proficient employees are important, he would like to do the same within the City.

Dane Searle stated he is willing to learn fundamental principles. He feels it is important to take care of employees first so they can provide for the citizens. As the City grows there will be a burden on the budget; tax increases may be necessary. He would like to seek economic expansion but keep the tax rate as low as possible.

Mayor Stanger then asked the second question.

What would you do to support business interest in Clinton? What needs to change, what do you like and how do you balance business interest with other interests?

Dane Searle said there is a lot that can be done to entice business to Clinton. He said it may be beneficial to review the business license process. Business owners see the benefit of coming to Clinton, the City needs to open their arms to them.

J. Stark said it may be effective to entice business by giving them a levy such as a reduced tax rate for a minimum amount of time. Be responsible to help and encourage business growth and longevity. Encourage both small and big business.

Councilmember Tyler commented that both individuals would do a great job. The budget is important; he agrees it is important to take care of personnel. He is not in favor of funding business. He does not think that tax benefits are allowed in Utah Code, a break on impact fees may be an option.

Councilmember Dougherty said for her it is a matter of principle not to offer tax breaks for businesses. That is not something Clinton has historically done. She appreciates that both candidates appear to be open minded and willing to consider multiple options or solutions.

Councilmember Stanton commented that both applicants are extremely qualified individuals. She expressed appreciation for their comments and input.

Councilmember Patterson said this is a difficult vote.

Mayor Stanger encouraged both applicants to consider filing for candidacy for the next election.

Mayor Stanger called for a decision from the Council:

Councilmember Patterson - J. Stark

Councilmember Dougherty- Dane Searle

Councilmember Stanton - J. Stark

Councilmember Tyler - Dane Searle

Mayor Stanger voted to break the tie - Dane Searle

Councilmember Tyler moved to approve Dane Searle to fill the City Council vacancy through the end of the term. Councilmember Stanton seconded the

	<p>motion. Voting by roll call is as follows: Councilmember Dougherty, aye; Councilmember Patterson, aye; Councilmember Stanton, aye; Councilmember Tyler aye.</p> <p>Dane Searle will fill the City Council vacancy for a term to end December 31, 2023.</p>
ADJOURNMENT	<p><i>Councilmember Stanton moved to adjourn. Councilmember Patterson seconded the motion. Councilmembers Dougherty, Patterson, Stanton and Tyler voted in favor of the motion. The meeting adjourned at 8:28pm.</i></p>

Lisa Titensor, Clinton City Recorder