



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

**MAYOR**  
*Brandon Stanger*

**CITY COUNCIL MEMBERS**  
*Anna Stanton*  
*Barbara Patterson*  
*TJ Mitchell*  
*Marie Dougherty*  
*Gary Tyler*

<b>Date of Meeting</b>	<b>June 28, 2022</b>	<b>Called to Order: 7:01 PM</b>
<b>Staff Present</b>	City Manager Dennis Cluff, Community Development Director Peter Matson, Asst. Police Chief Matt Fawbush, Officer Shane Hubbard, Treasurer Steve Hubbard Public Works Director David Williams, Spencer Arave, Recreation and Lisa Titensor recorded the minutes.	
<b>Attendees</b>	Greg Timothy, Ivory Homes, Chris Tremea, Jesse Balls, S Hubbard, Jared Faddis, Rex Griffin	
<b>Invocation or Thought &amp; Pledge of Allegiance</b>	Councilmember Dougherty	
<b>Roll Call &amp; Attendance</b>	Mayor Stanger, Councilmember Dougherty, Councilmember Patterson, and Councilmember Tyler  Councilmember Mitchell and Councilmember Stanton were excused.	
<b>Public Input</b>	<p>Rex Griffin addressed the Council and stated he would like an update regarding potential changes to the Clinton City Ordinances regarding allowing chickens on all residential lots within the City.</p> <p>The Council explained it is under review, research still needs to be conducted regarding setbacks, fire safety and other potential safety issues.</p> <p>Chris Tremea stated he is the president of a youth football program, the Ute Conference; the program is growing with the help of dedicated volunteers, currently there are 600 registrations. He feels Clinton City would benefit from this program. It will benefit all skill levels. No athletes will be left behind. The Clinton City Recreation budget will not be impacted by this program. It is unclear if there will be enough kids in Clinton to even run a program. The program is all about the kids and giving them an opportunity to play.</p> <p>Jessie Balls said this is a good program; the policy is to match players with teams with similar skill levels. He is a resident of Clinton City and is transitioning to the new football program. He loves Clinton City but feels this new program has more opportunity for the youth.</p> <p>Jared Faddis is a resident of Clinton with four children. He has been a coach for Clinton City football but has now transitioned to this new program which allows his kids to develop friendships with kids who they will play together with for years to come and on into high school. Football is a sport which needs team work.</p> <p>Councilmember Dougherty expressed appreciation for the public input. She reported she met with Mr. Tremea and the Recreation Director a few months ago. She gave recognition to the efforts of the Clinton Recreation Department on behalf of the youth and the football program. Clinton has made a decision to</p>	

	<p>move forward with current plans with the WFFL. She realizes things change, but Clinton would like to see it through. She asked the Ute Conference group not to undermine the current program in the public. The purpose and intent of Clinton Recreation is to focus on the best interest of the children. The approach to both programs is different; neither is wrong.</p> <p>Mr. Cluff asked if the WFFL continues if there would be games between both leagues.</p> <p>Mr. Tremea responded no, the Ute Conference program is growing rapidly. They will most likely be expanding to developing a northern district for all aspects of high school sports. This would allow more experience for players who want to advance in the support.</p> <p>Mr. Tremea said he is passionate that the Clinton kids should not have to go to a nearby city to play.</p> <p>Mr. Balls stated they are nervous that the Clinton kids won't have an opportunity to play football.</p> <p>Councilmember Dougherty clarified that the purpose and vision of Clinton should not be doubted. Some kids only want to play recreationally. She would like to see correct information distributed to the public. Both programs have value.</p> <p>Mayor Stanger said he is happy the Ute Conference is having so much success. He would like Clinton residents to have a choice.</p>
<p><b>A. PUBLIC HEARING - RESOLUTION 13-22, FINAL PLAT APPROVAL OF CRANEFIELD ESTATES PHASE 14</b></p>	
<p><b>Petitioner</b></p>	<p>Greg Timothy, on behalf of Ivory Homes Submitted by: Peter Matson, Community Development</p>
<p><b>Discussion</b></p>	<ol style="list-style-type: none"> <li>(1) This Phase 14 of Cranefield Estates is located at approximately 2500 North and 3250 West. It consists of 22 residential lots and two open space parcels on approximately 11.28 acres (portion of parcel No. 13-047-0066), which property lies in the A-1 (PRUD) zoning district.</li> <li>(2) Fencing – This phase is not adjacent to any dissimilar land uses. There is no proposed developer-installed fencing along any property boundaries. If desired, fencing will be installed by the individual home owners. Existing fencing along the east property lines will remain. The improvement plans indicate that existing fencing along the south property lines will be shifted to match the surveyed property line.</li> <li>(3) The latest overall preliminary plat for Cranefield Estates is attached to the staff report for reference showing how phase 14 is situated relative to existing and future phases of the subdivision.</li> </ol> <p>Mr. Cluff questioned the two open space parcels and how they will be developed.</p> <p>Mayor Stanger directed the Council to Agenda Item B to give the petitioner and staff time to research the answer.</p> <p>At 7:55 PM Mr. Matson clarified that both parcels are identified as open space components. Ivory Homes have provided a proposed design. Parcel M will be a pool and club house and the other parcel will be a playground.</p> <p>Greg Timothy with Ivory Homes confirmed the pool and club house will be built on one parcel and a park on the other.</p>

	<p>At 7:55 p.m. Mayor Stanger opened the public hearing and with no public comment, closed the public hearing.</p> <p>Staff reported standard conditions of approval are recommended and are outlined in Resolution 13-22 as follows:</p> <ol style="list-style-type: none"> <li>1 All comments related to the plat and engineering shall be corrected and reviewed by the City before the final plat is presented for signatures.</li> <li>2 Final Plat approval is subject to review and approval by Davis-Weber County Canal Companies (DWCCC).</li> <li>3 A preconstruction meeting shall not be scheduled until all required changes have been made to the Final Plat and Improvements Drawings, the required number of copies provided to the City, and the plans are stamped approved by the City.</li> <li>4 Plat shall not be recorded until a Subdivider’s Improvement Agreement and Subdivider’s Escrow Agreement have been completed and executed to ensure the completion of the improvements in this development.</li> <li>5 It is the developer/contractor’s responsibility to comply with all Clinton City Standards, Ordinances, Staff, Engineer and development requirements established during the approval process. Wherever there is a discrepancy between these drawings and 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>6 The developer/contractor is responsible for insuring 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 the Public Works Department. The developer is cautioned not to proceed past an inspection point without insuring that the inspection has been performed and work passed by representative(s) of Public Works.</li> <li>7 It is the developer/contractor’s responsibility to ensure adequate dust, trash and weed control practices are observed while any of the lots are under their control.</li> <li>8 Prior to Conditional Acceptance by the City, the Subdivider shall clear any construction debris from lots within the subdivision, except lots with buildings under construction, and level vacant lots within the subdivision in such a way that weed control, via mowing with a brush hog or similar item, is possible and all vacant lots will be mowed for weed control.</li> </ol>
<p><b>CONCLUSION</b></p>	<p><b>Councilmember Tyler moved to adopt Resolution 13-22, approving Cranefield Estates Phase 14 Final Plat subject to the conditions of approval. Councilmember Dougherty seconded the motion. Voting by roll call is as follows: Councilmember Dougherty, aye; Councilmember Patterson, aye; Councilmember Tyler, aye.</b></p>
<p><b>Mayor Stanger directed the Council to agenda item C.</b></p>	
<p><b>B. RESOLUTION 12-22, ANNUAL ADOPTION OF THE CLINTON CITY CONSOLIDATED FEE SCHEDULE</b></p>	
<p><b>Petitioner</b></p>	<p>Dennis Cluff</p>
<p><b>DISCUSSION</b></p>	<p>Mr. Cluff identified there are a few changes proposed for FY 2022-23:</p> <ol style="list-style-type: none"> <li>a) Street light connection fee;</li> <li>b) SWPPP enforcement fees;</li> <li>c) 1 acre+ secondary water fee (requested by D &amp; W Canal Co);</li> </ol>

	<p>d) Water meter fees (various sizes);  e) Road cut fees;  f) Street sign fees;  g) Garbage can fees;  h) Bowery/park and Community Center rental fees (non-resident); and,  i) Cemetery fees (resident &amp; non-resident).</p> <p>Until future action, all the other fees are the same as FY 21-22.</p> <p>The City Council discussed and reviewed the cemetery fees. They expressed concern that the cemetery will fill up prematurely.</p> <p>Councilmember Dougherty explained that in speaking with Parks Director Zac Martinez, the fees currently coming in only cover approximately half of the cost for the cemetery.</p> <p>Mr. Cluff commented that expansion and improvements the past few years have been expensive.</p> <p>The Council returned to Agenda Item A.</p>
<b>CONCLUSION</b>	<p><b>Councilmember Dougherty moved to adopt Resolution 12-22, approving the FY 2022-23 Clinton City Consolidated Fee Schedule. Councilmember Patterson seconded the motion. Voting by roll call is as follows: Councilmember Dougherty, aye; Councilmember Patterson, aye; Councilmember Tyler, aye.</b></p>
<p><b>C. BID AWARD FOR 2022 TRAIL IMPROVEMENTS/SHOP ACCESS ROAD</b></p>	
<b>Petitioner</b>	<p>Dennis Cluff, Dave Williams, Gregg Folk, Bryce Wilcox</p>
<b>Discussion</b>	<p>The purpose of the 2022 Trail Improvements Project is to reconstruct a portion of the 2050 North trail, install crosswalks and curb ramps along the 2050 North trail, complete the Civic Center Trail, and build a new asphalt trail on the south end of Powerline Park so the old trail can serve as an access road to the public works building. The bid tabulation is attached to the staff report, and the bid amounts are as follows:</p> <p>Morgan Pavement:     \$319,085.40  Post Asphalt:            \$407,350.50  Staker Parson:           \$529,564.75</p> <p>The 2050 North Trail portion of the project is approximately \$160,000 and will be paid for with the Davis County Trail Grant which the City has already been awarded (remaining budget of \$191,000). The Civic Center trail expansion in the west parking lot will be paid for with Davis County Trail Grant and Account 34 – Park Capital Improvement Projects. The Public Works access road portion is approximately \$132,000 and will be paid for with Account 37 – Special Roadway Projects funds (budget of \$140,000).</p> <p>Morgan Pavement has completed other projects throughout the city and they have always done exceptional work. Staff recommends awarding the 2022 Trail Improvements Project to Morgan Pavement for \$319,085.40.</p>
<b>CONCLUSION</b>	<p><b>Councilmember Tyler moved to award the contract for the 2022 Trail Improvements Project to Morgan Pavement for \$319,085.40. Councilmember Patterson seconded the motion. Voting by roll call is as follows: Councilmember Dougherty, aye; Councilmember Patterson, aye; Councilmember Tyler, aye.</b></p>

<b>D. BID AWARD FOR 2022 TRAIL IMPROVEMENTS/SHOP ACCESS ROAD</b>	
<b>Petitioner</b>	Dennis Cluff, Dave Williams, Gregg Folk, Bryce Wilcox
<b>Discussion</b>	<p>The purpose of the Trail Surface Treatment Project is to install a mastic seal coat on recently constructed asphalt trails and parking lots in the City. The surface treatment adds a thin layer of sealant on asphalt surfaces which improves the asphalt lifespan and provides a smoother surface for pedestrians, bicycles, scooters, strollers, etc. Two contractors perform this specific type of work in the region, and both were invited to bid on the project. One of the contractors, Holbrook Asphalt, elected not to bid on the project. The bid amount from the other contractor, Andersen Asphalt, is \$52,627.50.</p> <ul style="list-style-type: none"> <li>The Trail Surface Treatment Project will be paid for in part by the Davis County Trail Grant the city has already been awarded (remaining budget of \$191,000) and in part by the Parks Account 10-6426 Parking lot/ walking trail resurfacing.</li> </ul> <p>Andersen Asphalt has completed quality work in many nearby cities and provides competition to Holbrook Asphalt who the City has used in the past. Staff recommends awarding the Trail Surface Treatment Project to Andersen Asphalt.</p>
<b>CONCLUSION</b>	<p><b>Councilmember Dougherty moved to award the contract for the Trail Surface Treatment Project to the lowest bidder Anderson Asphalt for \$52,627.50. Councilmember Patterson seconded the motion. Voting by roll call is as follows: Councilmember Dougherty, aye; Councilmember Patterson, aye; Councilmember Tyler, aye.</b></p>
<b>E. APPROVAL OF APPLICATIONS TO THE DAVIS COUNTY THIRD QUARTER COUNTY OPTION SALES TAX FOR TRANSPORTATION GRANT</b>	
<b>Petitioner</b>	Dennis Cluff, Dave Williams, Bryce Wilcox
<b>Discussion</b>	<p>The Davis County Third Quarter County Option Sales Tax for Transportation Grant is available each year to assist in paying for transportation improvements on collector roads within the city. The 800 North and 1300 North projects were partially funded through this grant program which has been a great resource for street improvements. Public Works would like to pursue additional grants to assist in paying for necessary street projects on 800 North and 2300 North. The grant requires a local match of 20% of the total project cost.</p> <p>The 800 North project would rebuild the roadway from 500 West to 1000 West and include work on the bridge over the railroad tracks. The project would be in conjunction with Clearfield City, with each city equally sharing the project cost. The total project is estimated to cost \$1,800,000 and would require a local match from Clinton City of approximately \$180,000.</p> <p>The 2300 North project would rebuild the roadway from 3430 West to 4200 West (City Border) and include the realignment of the road to eliminate the existing sharp curve. The total project is estimated to cost \$2,600,000 and would require a local match from Clinton City of approximately \$520,000.</p> <p>Mr. Wilcox explained that these project applications ask that Clinton discuss the projects at a public meeting. Staff recommends that the Council vote in support of submitting applications for the 800 North and 2300 North projects.</p>
<b>CONCLUSION</b>	<p><b>Councilmember Dougherty moved to approve the application for the Davis County Third Quarter County Option Sales Tax for Transportation Grant for improvements on 800 North and 2300 North. Councilmember Patterson seconded the motion. Voting by roll call is as follows: Councilmember Dougherty, aye; Councilmember Patterson, aye; Councilmember Tyler, aye.</b></p>
<b>Approval of Minutes</b>	<p><b>Councilmember Patterson moved to approve the minutes of the June 14, 2022 CC Meeting. Councilmember Tyler seconded the motion. Voting by roll call</b></p>

	<p><b>is as follows: Councilmember Dougherty, aye; Councilmember Patterson, aye; Councilmember Tyler, aye.</b></p> <p><b>Councilmember Patterson moved to approve the June 22, 2022 Special CC Meeting. Councilmember Dougherty seconded the motion. Voting by roll call is as follows: Councilmember Dougherty, aye; Councilmember Patterson, aye; Councilmember Tyler, aye.</b></p>
<b>Accounts Payable</b>	<p><b>Councilmember Dougherty moved to pay the bills. Councilmember Tyler seconded the motion. Voting by roll call is as follows: Councilmember Dougherty, aye; Councilmember Patterson, aye; Councilmember Tyler, aye.</b></p>
<b>Planning Commission Report</b>	<ul style="list-style-type: none"> <li>• Commissioner Bauer reported the Planning Commission discussed the Final Plat of Cranefield Phase 14 at the last Planning Commission meeting and unanimously agreed to forward a recommendation onto the City Council for approval.</li> <li>• Mr. Matson reported a revision to conditional use permit for corn stand is currently under review because the previous location is no longer available.</li> </ul>
<ul style="list-style-type: none"> <li>• City Manager</li> </ul>	<ul style="list-style-type: none"> <li>• The Clinton City offices will be closed on July 4 for the Independence holiday.</li> <li>• Heritage Days is July 7-10.</li> <li>• The Clinton City offices will be closed on Monday, July 25 in observance of the July 24 holiday.</li> <li>• Staff asked the City Council to consider cancelling the July 26 CC Meeting.</li> <li>•</li> <li>• The City Council was in consensus to cancel the July 26, 2022 CC Meeting unless something comes up that needs to be addressed.</li> </ul>
<b>Staff Reports</b>	<p>Spencer Arave representing the Recreation Department reported:</p> <ul style="list-style-type: none"> <li>• Wednesday, July 6 is Family Night – 6 p.m. on the east field under the small tent.</li> <li>• Fireworks will start at 10:20 p.m. on Saturday July 9.</li> </ul> <p>Public Works Director David Williams reported:</p> <ul style="list-style-type: none"> <li>• The salt shed project is underway.</li> <li>• Public Works staff is working hard getting ready for Heritage Days.</li> <li>• The storm drain project on 2600 W will start soon.</li> </ul>
<b>Councilmember Dougherty</b>	<ul style="list-style-type: none"> <li>• Communities that Care Alcohol Prevention Program is asking to place magnets on City cars to bring attention to the cause.</li> </ul>
<b>Councilmember Patterson</b>	<ul style="list-style-type: none"> <li>• Nothing at this time.</li> </ul>
<b>Councilmember Mitchell</b>	<ul style="list-style-type: none"> <li>• Excused</li> </ul>
<b>Councilmember Stanton</b>	<ul style="list-style-type: none"> <li>• Excused</li> </ul>
<b>Councilmember Tyler</b>	<ul style="list-style-type: none"> <li>• Nothing at this time.</li> </ul>
<b>Mayor Stanger</b>	<ul style="list-style-type: none"> <li>• Concerned about weeds around town on vacant lots.</li> <li>• Suggested moving the door for the cleaning closet at the Recreation Building to allow the room to be used without requiring staff to be on site during the entire time of events.</li> </ul>
<b>ADJOURNMENT</b>	<p><b>Councilmember Tyler moved to adjourn. Councilmember Patterson seconded the motion. Councilmembers Dougherty, Patterson and Tyler voted in favor of the motion. The meeting adjourned at 8:34 p.m.</b></p>

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 Lisa Titensor, Clinton City Recorder

