



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

**MAYOR  
L. Mitch Adams**

**CITY COUNCIL MEMBERS  
Anna Stanton  
Karen Peterson  
Mike Petersen  
Barbara Patterson  
TJ Mitchell**

<b>Date of Meeting</b>	<b>April 28, 2020</b>	<b>7:00 PM</b>	<b>Called to Order: 7:00 p.m.</b>
<b>Staff Present</b>	City Manager Dennis Cluff, Community Development Director Valerie Claussen, Fire Chief Dave Olsen, Public Works Director Dave Williams, Josh Rhees, Dave Powers, Tim Vega, Tim Vega, Treasurer Steve Hubbard and Lisa Titensor recorded the minutes.		
<b>Citizens Present</b>	Chase Freebairn, Dennis Hepworth		
<b>Roll Call &amp; Attendance</b>	Mayor Adams, Councilmember Anna Stanton, Councilmember Karen Peterson, Councilmember TJ Mitchell, Councilmember Mike Petersen, Councilmember Barbara Patterson		
<b>Public Input</b>	There was no public input.		

*This meeting was conducted electronically.*

**A. EMPLOYEE OF THE MONTH FOR MARCH 2020 – JOSH RHEES**

<b>Petitioner</b>	Dennis Cluff, Fire Chief David Olsen
<b>Discussion</b>	<p>Chief Olsen nominated Josh Rhees for Employee of the Month for March 2020. He reported Josh joined the Clinton Fire Department as a full time Firefighter just over a year and a half ago. During this time he has been responsible for ordering, inventorying and tracking our building supplies and maintenance. Josh always looks for ways to organize and solve problems within his area of responsibilities.</p> <p>Recently the Fire Department switched up crews and responsibilities within the Department. This helps employees with personal growth by working with different management styles, personalities and helps them learn new skills. Josh is currently on C shift and his new responsibility is to ensure that we have the right amount of medical supplies and medications available in our inventory so we can restock the ambulances. This task is done largely behind the scenes and it is critical that is done correctly, so we can continue to provide full ambulance service to our citizens and guests of Clinton City.</p> <p>Josh is very dependable and can be counted on with any task. Josh is very punctual, courteous and is a great example of constantly having a state of readiness to respond at a moment’s notice to any type of call that comes in.</p> <p>Josh frequently brings up new ideas to his shift Captain to help improve our daily operations by looking at new equipment/technology or by making recommendations to streamline a process.</p> <p>Josh has an excellent bed side manner and provides quality care to all patients he interacts with. He continually exceeds expectations as he performs as a Firefighter/AEMT and has demonstrated the qualities and values of a Clinton City Firefighter who is well deserving of the Employee of the Month.</p>

	<p>Josh Rhees said he is grateful for this recognition.</p> <p>Mayor Adams expressed appreciation for Josh’s efforts and his state of readiness.</p>
<b>B. DEPARTMENT HEAD OF THE 1<sup>ST</sup> QUARTER OF 2020 – FIRE CHIEF DAVID OLSEN</b>	
<b>Petitioner</b>	Dennis Cluff
<b>Discussion</b>	<p>Mr. Cluff explained David Olsen has been the Clinton Fire Chief for nearly 8 years. He has a great attitude and work ethic. It is very important to him to serve the public with excellent fire and EMS protection services. His good intent is evident as he strives for excellence for himself and his staff.</p> <p>David has shown himself to be a competent, well organized and caring leader. He continues moving forward with the assignments, personnel items and other issues that seem to typically arise in the process of providing Public Fire &amp; EMS Services. He is doing an excellent job.</p> <p>In addition, David participates on State Fire committees and with Paramedic Services.</p> <p>I am pleased to work with David and happy to recognize him as the Department Head of the 1<sup>st</sup> Quarter of 2020.</p> <p>Mayor Adams expressed appreciation for Chief Olsen’s excellent work.</p> <p>Councilmember K. Peterson expressed appreciation to Chief Olsen for the effort he puts into his annual report.</p> <p>Chief Olsen stated he appreciates being recognized.</p>
<b>C. SUBMITTAL OF 2019 SEWER COLLECTION REPORTS TO STATE</b>	
<b>Petitioner</b>	Dennis Cluff, Kasey Jensen
<b>Discussion</b>	Mr. Cluff reported There are the two Annual Sewer Reports that staff is required to prepare and send in to the State, one on the financials and the other on the collection system. He asked the City Council to review and approve them.
<b>CONCLUSION</b>	<b>Councilmember K. Peterson moved to approve staff to send the 2019 Sewer Collection Reports to the State based on review of the City Council within 24 hours. Councilmember M. Petersen seconded the motion. Voting by roll call is as follows: Councilmember K. Peterson, Councilmember M. Petersen, aye; Councilmember Stanton, aye; Councilmember Mitchell, aye; Councilmember Patterson, aye.</b>
<b>D. RESOLUTION 05-20, A REQUEST BY IVORY HOMES FOR FINAL PLAT APPROVAL OF CRANEFIELD ESTATES PHASE 11 (LOCATED AT APPROX. 3000 W NORTH OF 2300 N)</b>	
<b>Petitioner</b>	Chase Freebairn, Ivory Homes
<b>Discussion</b>	<p>Ms. Claussen reported the following information is included in the staff report:</p> <p>(1) The Planning Commission unanimously recommended approval at the April 21, 2020 Planning Commission meeting.</p> <p>(2) The project is located off 3000 West and north of 2300 North. The property is a PRUD with underlying zoning standards of R-1-10. Phase 11 is now the most northeast portion of the development. This phase consists of 32 lots. An updated conceptual Phasing Plan was submitted and is approved in conjunction with this request. This Phasing Plan is an effective tool to be able to see the entire development and anticipated build-out. Due to the size and scale of Cranefield, phasing may undergo additional amendments from time to time. These proposed changes will likely be reviewed concurrently with final plat approvals of future phases. The number of lots listed on the Phasing Plan table may also change, but would not exceed the number of lots that were approved under Cranefield Estate’s development agreements.</p> <p>(3) Standard conditions of approval are recommended.</p>

	<p>Mr. Freebairn said 2019 and so far 2020 are good years for this development.</p> <p>This project will connect to 3000 W which will provide a second access to the development.</p>
<b>CONCLUSION</b>	<p><b>Councilmember M. Petersen moved to adopt Resolution No. 05-20, approving The Final Plat of Cranefield Estates Phase 11, subject to the conditions of approval. Councilmember Mitchell seconded the motion. Voting by roll call is as follows: Councilmember K. Peterson, Councilmember M. Petersen, aye; Councilmember Stanton, aye; Councilmember Mitchell, aye; Councilmember Patterson, aye.</b></p>
<b>E. RESOLUTION 06-20, A REQUEST BY DENNIS HEPWORTH FOR FINAL PLAT APPROVAL OF FENWAY ESTATES PHASE 5 (LOCATED AT APPROX. 800 N 2000 W)</b>	
<b>Petitioner</b>	Dennis Cluff, Kasey Jensen
<b>Discussion</b>	<p>Ms. Claussen referred to the following information included in the staff report:</p> <p>(1) The Planning Commission unanimously recommended approval at the April 21, 2020 Planning Commission meeting.</p> <p>(2) The project is located in the vicinity of 800 N and 2000 W. The property is zoned R-1-15.</p> <p>(3) This phase consists of 21 lots, extending existing streets of the subdivision to the east.</p> <p>(4) The following standard conditions of approval are recommended:</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 As noted on the improvement drawings, the developer shall install solid 6 foot high fencing along the eastern property lines prior to issuance of the first building permit. If fencing is not installed at that time, appropriate monies will be held in escrow and installation shall occur no later than Conditional Acceptance of the subdivision.</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 insure 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 insure 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</li> </ol>

	<p>weed control, via mowing with a brush hog or similar item, is possible and all vacant lots will be mowed for weed control.</p> <p>Councilmember K. Peterson questioned what will come of an existing ditch in this location.</p> <p>Mr. Hepworth responded ditches are being abandoned and lots will be graded properly.</p> <p>Councilmember K. Peterson then questioned if lots 506 &amp; 513 should have stop signs as identified on the site plan.</p> <p>Ms. Claussen responded she would do some research and inform the Council.</p> <p>Ms. Claussen provided a response to the Council in an email on April 29 identifying that she was able to confirm the stop signs identified on the plat for lots 506 &amp; 513 are not required and will be removed from the plans.</p>
<b>CONCLUSION</b>	<p><b>Councilmember Stanton moved to adopt Resolution No. 06-20, approving the Final Plat of Fenway Estates Phase 5 subject to the conditions of approval. Councilmember Patterson seconded the motion. Voting by roll call is as follows: Councilmember K. Peterson, Councilmember M. Petersen, aye; Councilmember Stanton, aye; Councilmember Mitchell, aye; Councilmember Patterson, aye.</b></p>
<b>F. CONDITIONAL ACCEPTANCE OF MONARCH MEADOWS, PHASE 1</b>	
<b>Petitioner</b>	Valerie Claussen, Community Development, Dave Williams, Public Works
<b>Discussion</b>	<p>Ms. Claussen reported the City Council approved Monarch Meadows Phase 1 in July 2018. This phase has since been constructed.</p> <p>Public Works has inspected the subdivision improvements for this phase and Ivory Homes requests Conditional Acceptance of the subdivision, the release of appropriate escrow funds and to enter into the one-year warranty period.</p>
<b>CONCLUSION</b>	<p><b>Councilmember K. Peterson moved to approve the conditional acceptance of Monarch Meadows Phase 1, authorize the release of appropriate funds being held in escrow and enter the subdivision into the one-year warranty period. Councilmember Stanton seconded the motion. Voting by roll call is as follows: Councilmember K. Peterson, Councilmember M. Petersen, aye; Councilmember Stanton, aye; Councilmember Mitchell, aye; Councilmember Patterson, aye.</b></p>
<b>G. CONDITIONAL ACCEPTANCE OF MONARCH MEADOWS, PHASE 2</b>	
<b>Petitioner</b>	Valerie Claussen, Community Development, Dave Williams, Public Works
<b>Discussion</b>	<p>Ms. Claussen reported the City Council approved Monarch Meadows Phase 2 in July 2018. This phase has since been constructed.</p> <p>Public Works has inspected the subdivision improvements for this phase and Ivory homes requests Conditional Acceptance of the subdivision, the release of appropriate escrow funds and to enter into the one-year warranty period.</p>
<b>CONCLUSION</b>	<p><b>Councilmember Mitchell moved to approve conditional acceptance of Monarch Meadows Phase 2 subdivision, authorize the release of appropriate funds held in escrow and enter the subdivision into the one-year warranty period. Councilmember M. Petersen seconded the motion. Voting by roll call is as follows: Councilmember K. Peterson, Councilmember M. Petersen, aye; Councilmember Stanton, aye; Councilmember Mitchell, aye; Councilmember Patterson, aye.</b></p>
<b>Approval of Minutes</b>	<p><b>Councilmember K. Peterson moved to approve the minutes of the April 14, 2020 City Council Meeting. Councilmember Patterson seconded the motion. Councilmembers K. Peterson, Mitchell, M. Petersen, Stanton and Patterson voted in favor of the motion.</b></p>
<b>Accounts Payable</b>	<p><b>Councilmember K. Peterson moved to pay the bills and authorize the Mayor to sign</b></p>

	<p><b>on behalf of the Council. Councilmember M. Petersen seconded the motion. Councilmembers K. Peterson, M. Petersen, Stanton and Patterson voted in favor of the motion.</b></p> <p><b>Councilmember Mitchell abstained because he was not provided an opportunity to view the bills.</b></p>
<b>Planning Commission Report</b>	Ms. Claussen reported on the April 21, 2020 Planning Commission meeting as recorded in the minutes.
<b>City Manager</b>	<ul style="list-style-type: none"> <li>• Saturday, May 16 will be shred day from 10 a.m. to 12 noon on the west side of City Hall.</li> </ul>
<b>Mayor Adams</b>	<ul style="list-style-type: none"> <li>• Reported he participated in a meeting with the Mayors of Davis County where they discussed play grounds. The Mayors were in consensus to keep play grounds closed until at least May 15. For now recreation programs will remain closed as well.</li> </ul>
<b>Councilmember Patterson</b>	<ul style="list-style-type: none"> <li>• Nothing at this time.</li> </ul>
<b>Councilmember K. Peterson</b>	<ul style="list-style-type: none"> <li>• Reported Governor Herbert has added a new addendum to the phased health care guidelines for Covid-19.</li> <li>• Appreciates the project list provided by Community Development and would like to add the expected completion date of the project and information if the project is on time or delayed.</li> </ul>
<b>Councilmember M. Petersen</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>• Reported he is pleased with how good the Cemetery is looking.</li> </ul>
<b>Councilmember Stanton</b>	<ul style="list-style-type: none"> <li>• Spring clean up was appreciated.</li> </ul>
<b>ADJOURNMENT</b>	<p><b>Councilmember Stanton moved to adjourn. Councilmember M. Petersen seconded the motion. Councilmembers K. Peterson, Mitchell, Stanton, M. Petersen and Patterson voted in favor of the motion. The meeting adjourned at 7:58 p.m.</b></p>
<b><u>ACTION ITEMS</u></b>	<ul style="list-style-type: none"> <li>• Subdivision Ordinance – recommendation for concrete in the park strips along UDOT roads. (August 2016) – Planning Commission Review</li> <li>• Bring back Chapter 4 of the Subdivision Ordinance regarding allowing a letter of credit for escrow and researching what surrounding jurisdictions allow (26-4-8). 6g(January 2017) Planning Commission Review</li> <li>• Update Ordinance to eliminate pressurized sewer lines in the Clinton City streets on new residential development (January 2018).</li> <li>• Create a facilities maintenance plan before the next budget cycle in FY 19-20 (May 2018).</li> <li>• Remove river rock from the low maintenance material allowed for park strips in the ordinance (Aug 2019).</li> </ul>

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**Dennis W. Cluff, Clinton City Recorder**