

The regular meeting of the Farr West City Council was held on Thursday, January 3, 2013 at 7:00 p.m. at the City Hall. Council members present were Mayor Lee Dickemore, Boyd Ferrin, Tom Burkland, Tim Shupe, Ava Painter and Paul Dinsdale. Staff present were Andrea Zweifel, John Cardon and Sean Lambert. Visitors present: see attached list.

Mayor Lee Dickemore called the meeting to order. Tom Burkland led in the Pledge of Allegiance. Boyd Ferrin offered a prayer.

#1 - Public Comments

There were no public comments.

#2 - Follow-up and Approval of Minutes dated December 6, 2012, December 11, 2012 and December 13, 2012

**TOM BURKLAND MOTIONED TO APPROVE THE MINUTES DATED DECEMBER 6, 2012, DECEMBER 11, 2012 AND DECEMBER 13, 2012. PAUL DINSDALE SECONDED THE MOTION, ALL VOTING AYE.**

#3 - Report from Planning Commission

John Stewart was present to report the Planning Commission had a work session. They discussed the mixed used zone. The Planning Commission also discussed the traffic study and Josh Blazzard was nominated to the committee with John Stewart as a back up.

#4 - Motion - Approval of Business Licenses - Cottam Family LLC - Alecia Cottam  
WISCO, Inc - Cory Wilkes  
2013 Business License Renewals

No one was present seeking approval of a business license for Cottam Family LLC.

**AVA PAINTER MOTIONED TO TABLE APPROVAL OF A BUSINESS LICENSE FOR COTTAM FAMILY LLC. DUE TO LACK OF REPRESENTATION. TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE.**

No one was present seeking approval of a business license for WISCO, Inc.

**BOYD FERRIN MOTIONED TO TABLE APPROVAL OF A BUSINESS LICENSE FOR WISCO, INC. DUE TO LACK OF REPRESENTATION. PAUL DINSDALE SECONDED THE MOTION, ALL VOTING AYE.**

**PAUL DINSDALE MOTIONED TO APPROVE A THE 2013 BUSINESS LICENSE RENEWALS. TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE.**

#5 - Motion - Confirm or Set the Date, Times and Location of City Council Meetings

**TOM BURKLAND MOTIONED TO CONFIRM THE CITY COUNCIL MEETINGS TO BE HELD ON THE FIRST AND THIRD THURSDAY OF EACH MONTH AT 7:00 P.M. AT THE CITY HALL, 1896 N. 1800 W., FARR WEST, UTAH. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.**

#6 - Discussion/Action - Commercial Storm Water Impact Fees - Steve Huntsman

Steve Huntsman was present to discuss Commercial Storm Water fees. He clarified that this is not about the impact fees, but rather the monthly storm water fees he is being charged. Mr. Huntsman stated he used to be on the North Ogden City Council and understands the need to mitigate each property's impact on the storm water system. Mr. Huntsman stated North Ogden agreed to reduce the ERU's on commercial properties, churches and schools. Mr. Huntsman stated when he first started being billed for the service it was \$3.00 a month and has since increased to \$281.00 which is equivalent to over 90 ERU's. Mr. Huntsman is asking the Council to cut the ERU's in half for commercial properties. Mr. Huntsman stated the ground in Farr West is clay and the percolation rate is much lower than on gravel. He stated it is only ½ inch per 24 hours. Mr. Huntsman stated that rate is similar to the rate of asphalt. Mr. Huntsman suggested cutting the rate in half or making it a flat rate for all commercial properties, schools and churches. Paul Dinsdale stated the impact fee imposed on Mr. Huntsman's property is no different than any other commercial property in the city and sees no problem with it. Paul asked how Farr West compares to the surrounding cities. Sean Lambert stated Farr West is the lowest. Tom Burkland stated the fee is intended for maintenance of the storm water system. Tom asked if Mr. Huntsman had a dispute with the hard surface that has been presented. Mr. Huntsman stated no. Tom asked how many businesses are in the Plaza. Mr. Huntsman stated 28. Paul stated that works out to be about \$10 a month per unit.

**PAUL DINSDALE MOTIONED TO TAKE THIS ITEM UNDER ADVISEMENT AND DOES NOT ANTICIPATE ANY FURTHER ACTION. AVA PAINTER SECONDED THE MOTION, ALL VOTING AYE.**

#7 - Discussion/Action - Planning Commission Vacancy

**TIM SHUPE MOTIONED TO ACCEPT APPLICATIONS FOR PLANNING COMMISSION UNTIL JANUARY 31, 2013 AND HOLD INTERVIEWS ON FEBRUARY 7, 2013 AT 6:00 P.M. TOM BURKLAND SECONDED THE MOTION, ALL VOTING AYE.**

#8 - Motion - Approval of Cost Sharing Agreement with Pleasant View City on 2700 North Traffic Study

**PAUL DINSDALE MOTIONED TO APPROVE THE COST SHARING AGREEMENT WITH PLEASANT VIEW CITY ON 2700 NORTH TRAFFIC STUDY. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.**

#9 - Discussion/Action - Sanitary Sewer Utility Rate Study - Sean Lambert

Tom Burkland stated there was a corollary study along with the storm water fee. He stated Jones and Associates made a commercial ERU equivalent to 12,000 gallons of culinary water used per month. Tom read the ordinance drafted by City Attorney Ryan Shaw. Tom stated it is an easily verified source and will only be adjusted once a year.

**TOM BURKLAND MOTIONED TO APPROVE RESOLUTION 2013-01. TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE.**

#10 - Discussion/Action - RAMP Grant Application

Ava Painter stated she did some research on this and can't find that it would be eligible for the North Park project. Ava stated she feels there would need to be a lot more information than we have now regarding a purchase agreement. She stated at this time, it is her opinion that we need to hold off on the RAMP grant and apply next year with a stronger basis for the North Park project. Ava stated she is looking into another grant that LaFray Kelley informed her about that is not due until March.

**AVA PAINTER MOTIONED TO TABLE THE RAMP GRANT APPLICATION WITH FURTHER CONSIDERATION NEXT YEAR. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.**

#11 - Discussion/Action - Council Room Sound System

Andrea Zweifel stated the Council room sound system is having some issues and present 2 bids which have been received to replace the system. She also stated the I.T. company the City currently uses is looking at an option to use a lot of the existing equipment which could lower the cost significantly. Tim Shupe asked Andrea to call Kate Nester at Weber Fire District and find out who did their sound system and get a bid from that company.

**TOM BURKLAND MOTIONED TO TABLE THIS ITEM UNTIL THE NEXT AGENDA. TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE.**

#12 - Discussion/Action - Mayor Papageorge Memorial Cabinet

Andrea Zweifel presented a conceptual drawing of a proposed cabinet to be installed in memory of Mayor Jimmie Papageorge. She also stated that there has been discussion of including pictures of all the past Mayors on the same wall to honor all those who have served.

**PAUL DINSDALE MOTIONED TO APPROVE THE PROJECT AND MOVE FORWARD. AVA PAINTER SECONDED THE MOTION, ALL VOTING AYE.**

#13 - Approval of Yearly Council Assignments

**TIM SHUPE MOTIONED TO APPROVE THE 2013 YEARLY COUNCIL ASSIGNMENTS. TOM BURKLAND SECONDED THE MOTION, ALL VOTING AYE.**

#14 - Report from Council on Assignments

Paul Dinsdale reported the traffic study kicked off just before Christmas. He stated the goal is to count the traffic on 2700 North from 2000 West to the east end of Hwy 89. Paul stated he has tried to set up a meeting with Keith regarding price for the North Park project property. He stated it looks like they would be willing to work on a multi-year contract as the Council has discussed. Paul stated Ken has done a great job making changes to the website. Tim Shupe stated the new site is a major improvement.

Ava Painter reported she got the Capital Improvement plan submitted to the CDBG.. She stated the CDBG application is due February 2<sup>nd</sup> and stated she will need some really good numbers to submit for that.

Tim Shupe reported he missed the animal control meeting in December, but has spoken with Janet and she will be getting him some information.

Tom Burkland reported on the Central Weber Sewer Board meeting. He stated the project was given a national award for the project engineering and administration. Final approval of the 2013 budget. He stated the assessment for 2013 for Farr West City is down 4.4%. Tom reported the Western Drain rock project was recently completed. Mayor Dickemore stated we got more than we asked for on the project. Tom thanked Sean for his involvement in the project. Tom reported there was no drains coalition meeting in December but stated he and Sean are headed to a meeting in Kaysville regarding pipeline failures. Tom reported the employees have finished their job descriptions and the personnel committee had made adjustments to the policy and procedure. Tom thanked John Stewart for his involvement in this process.

Boyd Ferrin reported Monday will be his first mosquito abatement meeting. He reported he rode around with Dave for a couple hours to look at the City roads. He stated he feels we are in good shape and have great roads. Boyd stated he has received compliments regarding the clearing of the roads with the recent storms.

Mayor Dickemore reported on the Bona Vista meeting. He stated they had a public hearing to increase the pay for employees. Mayor Dickemore thanked Tom and John for their work on the job descriptions and the work on the personnel committee. John Stewart stated the employees were great to work with and the job descriptions provided by the employees were great and very detailed. Mayor Dickemore stated Sean took him out to the north end and they watched them place the rocks, he stated that is a great project. He reported the Rec. Center is doing well. He also reported WACOG was given their assignments at the last meeting. Mayor Dickemore stated it has been a pleasure to work in the City. He stated there are some really great people to work with and people who really care about the City. Tom Burkland asked if they have decided who the chair is for the County Commission. Mayor Dickemore stated no. Tom stated he has been receiving the pass along reports from the Sheriff's Office and stated it is a real eye-opener. He asked Lt. Morrow to thank Chief Anderson for getting those reports to the City Council. Mayor

Dickemore thanked Lt. Morrow for keeping him informed with the goings on in the City.

#15 - Approval of Bills

See Warrant Register dated January 6, 2013.

**PAUL DINSDALE MOTIONED TO APPROVE AND PAY THE BILLS DATED  
JANUARY 6, 2013. TOM BURKLAND SECONDED THE MOTION, ALL VOTING AYE.**

#16 - Adjournment

**AT 8:06 P.M., BOYD FERRIN MOTIONED TO ADJOURN THE MEETING. TIM  
SHUPE SECONDED THE MOTION, ALL VOTING AYE.**

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Andrea Zweifel, Clerk

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Z. Lee Dickemore, Mayor

Date Approved: \_\_\_\_\_