

The regular meeting of the Farr West City Council was held on Thursday, January 17, 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 Lindsay Stratford, John Cardon, Ryan Shaw, Josh Blazzard Rob Spronk, Andrea Zweifel, Sean Lambert and Mick Holmes. Others present: see attached.

Mayor Dickemore called the meeting to order. Ava Painter led in the Pledge of Allegiance. Paul Dinsdale offered a prayer.

#1 - Public Comments

There were no public comments.

#2 - Follow-up and Approval of Minutes dated January 3, 2013

TIM SHUPE MOTIONED TO APPROVE THE MINUTES DATED JANUARY 3, 2013. TOM BURKLAND SECONDED THE MOTION, ALL VOTING AYE.

#3 - Report from Planning Commission

Josh Blazzard was present to report the Planning Commission granted site plan approval of the new Maverik store.

#4 - Introduction of Deputies Assigned to Farr West City - Lt. John Morrow, Weber County Sheriff's Office

Lt. John Morrow introduced the deputies currently serving in the Farr West area.

#5 - Motion - Approval of Home Occupation Business License - Western Fly Company

PAUL DINSDALE MOTIONED TO APPROVE A BUSINESS LICENSE FOR WESTERN FLY COMPANY. TOM BURKLAND SECONDED THE MOTION, ALL VOTING AYE.

#6 - Motion - Approval of Business Licenses - Cottam Family LLC - Joe Cottam WISCO, Inc. - Cory Wilkes Kevin Vore Occupational Therapy Farr West Orthodontics - Kirk Allred Miller's Farr West - R. Jason Miller

There was no one present on behalf of Cottam Family LLC.

BOYD FERRIN MOTIONED TO TABLE APPROVAL OF A BUSINESS LICENSE FOR COTTAM FAMILY LLC. TOM BURKLAND SECONDED THE MOTION, ALL VOTING AYE.

Dave Malan was present seeking approval of a business license for WISCO, Inc. Mr. Malan

stated they currently have a business in Brigham City, looking to bring business to Farr West City. Mr. Malan stated they will have a small office, commenting they will have inventory on the back of the property along the freeway with displays up front. Mayor Dickemore asked if all business would be done from the commercially zoned lot to the south of Kent's home. Mr. Malan stated it would. Mayor Dickemore stated it was his understanding that commercial buildings needed improvements such as restrooms at the business. Boyd Ferrin stated he knew it required landscaping. Paul Dinsdale asked if there had been site plan approval given for the business. Josh Blazzard stated the Planning Commission had not seen anything on it since the re-zone of the property. Mayor Dickemore stated they will need to go see the Planning Commission for site plan approval before a business license is approved. Tom Burkland commented they had nothing against the nature of the business and that the license should be easily approved once plan approval is given.

PAUL DINSDALE MOTIONED TO TABLE APPROVAL OF A BUSINESS LICENSE FOR WISCO, INC AND REFER TO THE PLANNING COMMISSION FOR SITE PLAN APPROVAL. AVA PAINTER SECONDED THE MOTION, ALL VOTING AYE.

Kevin Vore was present seeking approval of a business license for Kevin Vore Occupational Therapy. Mr. Vore stated he works in the home health care area, will set up contracts with health care agencies. Mr. Vore commented he will work out of his home to provide care to others' from their homes.

TIM SHUPE MOTIONED TO APPROVE A BUSINESS LICENSE FOR KEVIN VORE OCCUPATIONAL THERAPY. TOM BURKLAND SECONDED THE MOTION, ALL VOTING AYE.

Kirk Allred was present seeking approval of a business license for Farr West Orthodontics. Mr. Allred stated he has a practice in North Ogden and has recently purchased Dr. Jerry Shaw's practice here in Farr West. Mr. Allred stated he purchased the practice for his son who is in his last year of orthodontic school.

BOYD FERRIN MOTIONED TO APPROVE A BUSINESS LICENSE FOR FARR WEST ORTHODONTICS. AVA PAINTER SECONDED THE MOTION, ALL VOTING AYE.

Richard Miller was present seeking approval of a business license for Miller's Farr West. Mr. Miller stated they have recently purchased the Farr West Exxon and will be changing the name to Miller's Farr West. Mr. Miller asked about the trees along the canal to the east of the property and the possibility of cleaning them out to enable better visibility to the business. Ryan Shaw suggested checking with the property owner, Union Pacific Railroad, before doing anything. Tim Shupe stated he felt it would be easier to get permission from the property owner first. Mr. Miller then asked about the possibility of getting an additional entrance on the far east side of the business. Paul Dinsdale stated the city is in the middle of doing a traffic study on 2700 North. Paul stated we will be petitioning UDOT for some things and that additional access may be one of them.

PAUL DINSDALE MOTIONED TO APPROVE A BUSINESS LICENSE FOR MILLER'S

FARR WEST. TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE.

#7 - Discussion/Action - December Financial Report - John Cardon

John Cardon reported we are now half way through the budget year. John reviewed the taxes and revenues on the financial report, commenting our total revenues are at 51.2%. John then went over the expense accounts, stating the total fund expenditures are at 42.9%. John mentioned we have not paid the last quarterly bills to Weber County Animal Control or the Sheriff's office, stating when we get caught up with that, we will be close to 50% where we should be. John then stated he has looked at the proposed employee pay scales, commenting we would be about \$1,400 short for this budget year, but that it is allocated over several different departments and does not see a problem with that at all. John then reported we are right on budget in the sewer fund. John stated he is very pleased with the budget so far, commenting we are right where we should be. John then recommended the Council accept and approve the December financial report.

TOM BURKLAND MOTIONED TO APPROVE THE DECEMBER FINANCIAL REPORT AS PRESENTED. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.

#8 - Discussion - Sign Ordinance and Community Sign Post on 2700 North - Paul Dinsdale

Paul Dinsdale commented that he met with UDOT with the Mayor and Sean Lambert, commenting they had a very positive meeting. Paul commented one of the things discussed was the Del Taco community sign post, commenting it is in the gray area of UDOT's requirements. Paul stated our current sign ordinance needs to be updated, commenting that because we have already developed the frontage along 2700 North, the ordinance would need to address a sign easement to allow for directional signs. Paul then stated we will need to develop the sign ordinance with the help of UDOT, commenting he expected a lot of work back and forth with them. Paul commented it will be our priority to effectively market our area and protect the needs of the city. Paul stated he hopes to have it be a constructive process working with UDOT. Paul then commented he got a sample sign ordinance from the League of Cities and Towns to work off of and asked that the Planning Commission begin work on this once they have finished up with the mixed use ordinance.

#9 - Discussion/Action - Updated Personnel Policy and Employee Pay Scales

Mayor Dickemore stated we had a meeting over the holidays with the personnel community. Lee commented he felt it was a very beneficial meeting and commended the employees on all of their work on the job descriptions. Lee then thanked John Stewart for the time and effort he put in on the policy. John Stewart stated as the committee, our task was to go through the policy and ordinance and update it. John commented it was a good ordinance to begin with, just needed some fine tuning. John stated then we worked on and created the job descriptions and finally created the pay scales. John commented that after reviewing our job descriptions, we decided it was hard to compare us to other cities because our employees each do several jobs. John stated they decided to compare and work off of the government pay scales. John then stated we looked

at the vacation accrual and bumped it up. John stated another change was adding an emergency call out to the ordinance. Paul Dinsdale stated he looked at about 20 comparable sized cities, commenting the higher numbers on our pay scales are very comparable to what most are paying.

TOM BURKLAND MOTIONED TO APPROVE ORDINANCE 2013-01, AMENDING THE PERSONNEL POLICY AND TO INCLUDE THE PROPOSED PAY SCALES. PAUL DINSDALE SECONDED THE MOTION, ALL VOTING AYE.

#10 - Report from Council on Assignments

Boyd Ferrin reported he attended his first Mosquito Abatement Board meeting, commenting the director resigned. Boyd stated they went into a closed meeting to discuss personnel issues, stating work is being done to fill that position. Boyd then reported he hadn't received any complaints in the roads, stating they are looking good and commended the maintenance guys for their hard work plowing snow. Boyd then stated they are moving ahead with work on celebrations, stating we hope to bring people back to the park this year. Boyd stated we want to rival Plain City and encourage people to spend the day in Farr West. Boyd commented they welcome any input.

Tom Burkland reported he attended Weber County Storm Water Coalition meeting, stating they are working on contractor training. Tom stated they also held a discussion on storm water assessments, commenting that in Weber County, there are only two cities that do not have a storm water assessment fee, the rest of the cities rates range between two and six-dollar. Tom stated he felt we are right in line with our fees. Tom commented he also attended the Central Weber Sewer board meeting. Tom reported one of the new boilers blew the sheet metal covers off this week. Tom stated there are three boilers and only one had a problem so the plant is running fine on the two current working boilers.

Tim Shupe reported he attended the Weber Fire District meeting, stating they discussed a couple of issues regarding services they provide. Tim stated the first was a development at the Powder Mountain Resort. Tim commented the initial plans included a large development and an agreement was made that the developer would build a fire station, purchase the equipment for it and then deed the building and equipment over to the district. Tim commented the development is now considerably smaller so they are working with the developers on how to move forward. Tim then stated the second item discussed were having firemen join the SWAT team to provide EMT services. Tim commented that with budget cuts and scrutiny with the Sheriff's office, they have gone from six members joining from Weber Fire to now just three members.

Ava Painter stated that in preparation of the CDBG grant, she and John Stewart met with Weber School District Superintendent, Dr. Jeff Stephens. Ava commented the meeting was regarding the block grant for a safety sidewalk from 2000 West to the new jr. high school. Ava stated she felt it was a beneficial meeting, commenting they now have a letter of support from Dr. Stephens and his commitment to expand the bridge over the canal at their cost. John Stewart stated there are concerns with the engineers cost estimate, commenting it came in at \$397,000 which is a little high for a block grant. John commented he talked to Sean and they felt the city could cover approximately \$40,000 of that cost for piping, which could be taken out of the storm water

budget. John stated they anticipate this to be a two-year project that will be broken up into two phases.

Paul Dinsdale reported he is working on the access between what is now Miller's Farr West and Subway. Ryan Shaw stated he was working with the previous owner but just met with Mr. Miller to go over what needs to be done. Paul commented next we will need to work on the access directly south going into Goldenwest Credit Union, stating we have the same problem with it not being recorded as a dedicated street. Paul then stated he met with a representative on the Wadman property on the north end of the city about a potential park. Paul commented it was a preliminary meeting but felt it went well. Paul then stated the Seniors would like some kind of interim arrangement for a heated area for woodworking until the permanent expansion can be done. Paul then turned the time over to Ken Phippen for a web presentation. Ken presented the changes recently made to the website and proposed working on the website committee during the Planning Commission work sessions.

Tom Burkland requested a work session for the City Council for next Thursday to discuss roads and maintenance.

TOM BURKLAND MOTIONED TO SET A WORK SESSION TO DISCUSS ROADS AND MAINTENANCE FOR THURSDAY, JANUARY 24, 2013 AT 6:00 P.M. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.

Mayor Dickemore thanked the maintenance guys for all of their hard work on plowing the roads. Lee then mentioned Shauna Jensen fell on the driveway to the Senior Center, commented she has minor injuries. Lee asked the maintenance guys if they would keep the drive way clean in the future.

#11 - Approval of Bills

See Warrant Register dated January 16, 2013.

TOM BURKLAND MOTIONED TO APPROVE AND PAY THE BILLS DATED JANUARY 16, 2013. TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE.

#12 - Adjournment

AT 8:33 P.M., TIM SHUPE MOTIONED TO ADJOURN THE MEETING. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.

Lindsay Stratford, Recorder

Z. Lee Dickemore, Mayor

Date Approved: _____