

A work session and the regular meeting of the Farr West City Council was held on Thursday, February 2, 2012 at 7:00 p.m. at City Hall. Council Members present were Mayor Jimmie Papageorge, Lee Dickemore, Tom Burkland, Tim Shupe, Ava Painter and Paul Dinsdale. Lindsay Stratford, Deputy Paul Babinsky, John Cardon, Lou Best, Ken Phippen, Matt Gwynn, Josh Blazzard, Ricky Hatch, Bill Malone, Janell Youngberg, Susan Correa, Lt. Staheli, Shayne Merrill, John Stewart, Dan Miller, Merlin Ward, Mike Beal and Bonnie Beal were also present.

Joint Work Session with Planning Commission

Lou Best stated the Planning Commission wanted to discuss a few of the ordinances they have been working on, the first being the Fee Schedule ordinance. Tim Shupe stated he went through the ordinances and did not see that they had missed anything. Lou commented there were three places in the ordinance with fees “to be determined.” One was the private wastewater disposal fee. Tom Burkland commented Central Weber has a fee schedule for that. Tim Shupe suggested adopting Central Weber Sewer’s schedule, Tom stated he would get that schedule to Lou. Lou commented the next to be determined is the storm sewer connection permit fee. There was some discussion on the difference between the storm water impact fees and storm sewer connection permit fees. The Council and Commission decided it would remain to be determined until it can be researched and an amount found. Lou then stated the last blank is the sign erection or relocation permit fee, and suggested leaving it that way until they have had a chance to work on the sign ordinance. Ava Painted stated that since there is still some time before a public hearing can be held, a few of these to be determined’s can be filled out.

Lou then presented the Residential Facility Ordinance. Ricky Hatch stated their fundamental intent in creating this ordinance was to comply with state code. Ricky commented the state code requires we have an ordinance, but does not give you any examples. Paul Dinsdale stated he felt the Planning Commission had done a great job on this ordinance. There was discussion on not placing any additional requirements on residential facility and persons with disability ordinances, but rather have restrictions in the zoning ordinance. Lou recommended when moving forward in setting the public hearing that they do both of them together in an effort to save money. Ava Painter asked to have an item on the next agenda to set those public hearings.

Lou then stated they have been working on a subdivision checklist and application and commented it is a work in progress. Tom Burkland stated he spent some time talking with Jones and Associates and they mentioned they would like a time frame included in the checklist. Paul Dinsdale stated he has done some research, including sensitive area maps and ordinances and would like to see Farr West incorporate something similar in our ordinances.

Lou then stated the last thing they wanted to discuss is the issue of making map changes in the General Plan. Lou commented they have looked at the different options of doing this ourselves, including using free software available or purchasing the autoCAD program or something similar. Lou then commented there is the option to go back to the contractor we used to generate the general plan, but felt the best option is to keep it in house. Tom Burkland stated that if we will be generating and creating a minimum number of maps per year, it may be a good idea to have our engineer generate these maps and pay them by the hour because they should already have the software and knowledge to do so. Lou commented he didn’t realize Kent Jones’ office

would be an option, but if so then why not use them. Lee Dickemore asked Lou and Ken Phippen to approach Kent Jones and see what they can do for us, what the time frame would be and what they will charge us.

REGULAR MEETING

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

#1 - Public Comments

There were no public comments.

#2 - Follow-up and Approval of Minutes dated January 18, 2012

TIM SHUPE MOTIONED TO APPROVE THE MINUTES DATED JANUARY 18, 2012. LEE DICKEMORE SECONDED THE MOTION, ALL VOTING AYE.

#3 - Report from Planning Commission

Lou Best reported the Planning Commission held a work session where they met with the applicants for an alternate Planning Commission member and did a final review of the fee schedule ordinance.

#4 - Motion - Approval of Business Licenses - Janell Youngberg, Exercise Fit-4-U

Metro Auto Sales LLC

Knead A Fix Massage Co - Ryan Scadden

Janell Youngberg was present seeking approval of a business license for Exercise Fit-4-U. Ms. Youngberg stated she is renting the weight room at the Rec Center and teaches TRX suspension and weight loss classes.

TIM SHUPE MOTIONED TO APPROVE A BUSINESS LICENSE FOR JANELL YOUNGBERG. TOM BURKLAND SECONDED THE MOTION, ALL VOTING AYE.

Susan Correa was present seeking approval of a business license for Metro Auto Sales LLC at Northview Business Plaza. Mr. Correa stated there are four spaces designated to each suite where the state only requires three. Tim asked if they then would only have three cars at a time. Mr. Correa said there would never be more than four. Mr. Correa stated they will have normal business hours, 9 am - 5 pm. Mr. Correa stated most of his business is done online but to sell to other states, it is required he have an actual business location. Paul Dinsdale stated he did not have any reservations about approving the business license as long as they are not to exceed three or four vehicles on location.

TOM BURKLAND MOTIONED TO APPROVE A BUSINESS LICENSE FOR METRO AUTO SALES LLC CONTINGENT UPON NOT EXCEEDING THREE VEHICLES ON

THE PREMISES. PAUL DINSDALE SECONDED THE MOTION, ALL VOTING AYE.

There was no one present seeking approval of a business license for Knead A Fix Massage Co. Tim Shupe stated he received a phone call from the owner stating there had been some confusion and he had come to the meeting on Wednesday and couldn't make it back tonight. Tim stated he asked the owner many questions regarding the application. Tim stated they will be at the Northview Business Plaza, they would have regular office hours and all of the therapists will be licensed. Tim then commented he asked the owner how many customers he anticipated coming to the facility. The owner answered there would be no more than two customers at the facility at all times. Tim commented they were hoping to have a grand opening on February 11 so the owner would really like the license approved prior.

PAUL DINSDALE MOTIONED TO APPROVE A BUSINESS LICENSE FOR KNEAD A FIX MASSAGE CO. TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE.

#5 - Presentation - Community Covenant Program - LT Simmons, United States Army

Lt. Staheli was present on behalf of the Community Covenant Program. Lt. Staheli commented he has two goals for this meeting, to introduce the Community Covenant Program and hopefully receive the city's endorsement. Lt. Staheli commented they like to hold a signing ceremony for city's choosing to participate in the program. Lt. Staheli stated the program is a way for the military to reach out to service members within the community. Lt. Staheli stated they would request a member of the council be represented as a Military Liaison, that way when a service member in the community is in need of assistance, they can approach the military liaison, that person can then get in touch with someone from the Community Covenant Program and they will get them in touch with the appropriate people to help. Paul Dinsdale stated he felt it was a great program and would be happy to help get that set up. Lee Dickemore commented he would help as well.

#6 - Motion - Appoint Tim Shupe as Mayor Pro Tempore

Paul Dinsdale stated that according to state code, appointing a Mayor Pro Tempore would give that person all the duties of the Mayor. Paul stated if the intent was to assign him as Assistant Mayor, then they are probably good already. Tom Burkland stated that if Tim is going to be the representative to WACOG, he should be approved as the assistant mayor.

TOM BURKLAND MOTIONED TO APPOINT TIM SHUPE AS ASSISTANT MAYOR. AVA PAINTER SECONDED THE MOTION, ALL VOTING AYE.

#7 - Motion - Approval of Council Member Board Assignments

TIM SHUPE MOTIONED TO APPROVE THE 2012 COUNCIL BOARD ASSIGNMENTS. TOM BURKLAND SECONDED THE MOTION, ALL VOTING AYE.

#8 - Motion - Set a Work Session for March 1, 2012 at 6:00 p.m. to discuss Sheriff's Office Contract

TIM SHUPE MOTIONED TO SET A WORK SESSION FOR MARCH 1, 2012 AT 6:00 P.M. TO DISCUSS THE SHERIFF'S OFFICE CONTRACT. PAUL DINSDALE SECONDED THE MOTION, ALL VOTING AYE.

#9 - Motion - Set a Budget Work Session for April 5, 2012 at 6:00 p.m.

AVA PAINTER MOTIONED TO SET A BUDGET WORK SESSION FOR APRIL 5, 2012 AT 6:00 P.M. TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE.

#10 - Report from Council on Assignments

Lee Dickemore stated he received some phone calls on snow removal on the walk way at Mt View Park. Lee commented the only person who has done any snow removal on the pathway is John Stewart. John commented he is happy to do it and will continue to do so. Lee thanked John for his help. Lee then commented there are some issues on the westside of walkway and the parking lot needs new chip and seal to rejuvenate the oil. Lee then commented he felt the city should purchase an aerator to keep up on maintenance on the park lawns. Lee commented they received three different bids on aerators that could be pulled behind the Kubota tractor. The bids range between \$2700 and \$6000. Lee commented the one they are leaning toward is a Kubota aerator that would run around \$3000. Lee commented he would like to get going on that. Lee then commented they will have inmates coming out twice a month to help with park maintenance in an effort to cut down on the maintenance employees time. Lee then commented last year we let the Weber High Lacrosse team use Mt. View park but it interferes with Farr West Recreation so they were told they could no longer use that park, but they are still pushing the issue. Lee commented Sean Lambert had talked to them about using Poulsen's hill instead, behind the city hall. Lee commented the problem is restrooms. Lee commented it was his recommendation that if we are going to let them use our park, he get a hold of the principal of Weber High to see if we can get some compensation to go toward putting a crash bar on the bathroom doors at the Rec Center. Lee commented the problem is lacrosse is not a sanctioned sport recognized by the Utah High School Activities Association, so administration is not required to be present at their games. Lee commented his concern would be vandalism in the bathrooms. Mayor Papageorge stated he would prefer they not use the restrooms at all to avoid any potential problems. Lee commented he would talk with their principal and see what they can work out. Lee then commented there is a sidewalk problem in front of Massengale's property. Lee commented there is 196 feet of sidewalk has been broken where they have been driving their trucks in bringing in fill. Lee stated he thought we should have Ryan send them a letter to stop them from driving over the sidewalk or put two feet of soil over the sidewalk to prevent further breakage. Tom Burkland stated he felt we should not let them cover the sidewalks with dirt as it is a commonly used sidewalk. Tom stated they should have to use their own driveway and not the sidewalk.

Tom Burkland stated we have now achieved the maximum number of building permits issued on Heritage Drive. Tom stated Ryan Shaw is writing the developer informing them no more building permits would be issued until the dirt road is finished connecting into Plain City. Tom commented he was not sure if we could support that letter legally, but we are going to give them

the letter anyway. Tom commented the problem was when approval to Farr West Farms #3 was given it did not account for an already approved subdivision there. Tom stated that we effectively in the motions, approved more than 30 lots on a subdivision. Tim Shupe stated he is meeting with Ted Black next week and would talk to him about it. Tom then stated Central Weber held a board meeting and stated they are approximately a month away from completion on the new plant. Tom then stated he is also looking into the Remuda lift station issue with Kent Jones. Their office hopes to have that study complete by the end of the month. Tom commented we need to look at the impact fees and categorize them by date and address. John Cardon stated they are broke down into general areas. John Stewart asked if this was an additional lift station and where it would be located. Tom stated it is a study at this point that includes an evaluation of the capacity of the existing lift station on the south side of 3600 North. Tom commented the study includes an additional lift station that would be further south along the boundary of the Remuda subdivision, on the Taylor property. Tom commented the new lift station would essentially split Remuda in half. Tom stated the approximate cost of the project would be \$200,000, which is just about how much we have in the sewer fund.

Tim Shupe stated he has asked Eric Johnson from Blaisdell & Church law firm to come to the next council meeting to discuss CDRA's. Tim stated he felt it was important for us to be involved in these, especially when all of the surrounding cities that have their own CDRA's. Tim commented he will present this information to us for free the first night and if we chose to use him in the future, his rates are \$150 per hour, which is significantly less than Craig Smith who is working with Pleasant View City. Tim suggested the council think about this, research it and come up with some questions for the next meeting.

Ava Painter stated they met with a representative on our RAMP application for the Senior Center expansion. Ava commented that unfortunately, they basically heard about the shortcomings on our application. Ava commented the meeting was very beneficial and felt they are better prepared for future applications.

Paul Dinsdale reported on celebrations stating the Lantis Fireworks contract had been signed. Paul stated he will start working on contributions immediately. Paul stated he is moving ahead with the Freedom Festival committee and should have it complete by the next meeting. Paul then stated he met with the Senior Advisory Board and commented they are in need of some new equipment, a band saw and sander. Paul commented he is working to see if he can get a donation from Autoliv. Paul commented they are also in need of a new location for the kiln. Paul stated that would be part of a future RAMP application, but they would work on that. Paul then commented the Seniors have a lot of exciting programs going on and are now adding an exercise program and Biggest Loser program. Paul then stated that he has had a conversation with Sean Lambert and Dave Bunderson regarding buildings and maintenance and commented there are changes in the Blue Stakes policy which will now require us to have a handheld GPS device which leads to they will need internet in their shop. Paul commented Sean has a laptop but Dave needs one as well to start administering the Blue Stakes and work on storm water and sewer records so we are audit proof in the near future. Tim stated he had talked to Sean about it as well and feels we need to get internet in the shop as soon as possible. Tim brought up the possibility of getting them ipads or something similar. Paul stated he would talk to them and see what they would prefer. Paul commented that whatever they purchase, it will have to be very

accurate for the Blue Stakes. Paul then reported on public safety stating he has contacted UDOT about requesting a traffic study for lowering the speed limit on 2700 North. Paul commented it would only take a letter on city letterhead to request that study. Paul stated he would get that letter into UDOT in the next week. Paul commented that as far as the website interface goes, Shauna is working with Ken Phippen to get the seniors activities on the internet. Paul commented Marriott Slaterville sends out their activities in a newsletter with the Bona Vista bills and would like for us to do the same in the future. Lee Dickemore asked about the Easter Egg Hunt, Paul stated it was in motion.

#11 - Approval of Bills

See Warrant Register dated January 26, 2012.

LEE DICKEMORE MOTIONED TO APPROVE AND PAY THE BILLS DATED JANUARY 26, 2012. TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE.

#12 - Adjournment

AT 8:09 P.M., LEE DICKEMORE MOTIONED TO ADJOURN THE MEETING. TOM BURKLAND SECONDED THE MOTION, ALL VOTING AYE.

Lindsay Stratford, Recorder

Jimmie Papageorge, Mayor

Date Approved: _____