

The regular meeting of the Farr West City Council was held on Thursday, February 16, 2012 at 7:00 p.m. at the City Hall. Council members present were Tim Shupe, Lee Dickmore, Tom Burkland, Ava Painter and Paul Dinsdale. Mayor Papageorge was excused. Lindsay Stratford, Deputy Paul Babinsky, Lou Best, Ken Phippen, John Cardon, Ryan Shaw, John Stewart, Dan Miller, Merlin Ward, Carol Campbell, Stephen Clarke, Dave Bunderson, Sean Lambert, Terrie Stephenson, Mike Beal and Bonnie Beal were also present.

Tim Shupe called the meeting to order. Lee Dickmore led in the Pledge of Allegiance. Paul Dinsdale offered a prayer.

#1 - Public Comments

Ken Phippen mentioned the increased speed limit on 2700 North, stating as he went the actual speed limit, he was frightened. Paul Dinsdale stated he met with UDOT again and is working to get a traffic study done.

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

TOM BURKLAND MOTIONED TO APPROVE THE MINUTES DATED FEBRUARY 2, 2012 AS AMENDED. AVA PAINTER SECONDED THE MOTION, ALL VOTING AYE.

#3 - Report from Planning Commission

Lou Best was present to report the Planning Commission tabled approval of a conditional use for an assisted living facility on 2550 North until the City Council has voted on the new ordinance. The Commission then recommended Bonnie Beal as an alternate member to the Planning Commission based on a ranking system, reported on assignments and adjourned.

#4 - Motion - Approval of Home Occupation Business Licenses - Inspired Iron Works Taxworx

AVA PAINTER MOTIONED TO APPROVE A BUSINESS LICENSE FOR INSPIRED IRON WORKS. PAUL DINSDALE SECONDED THE MOTION, ALL VOTING AYE.

PAUL DINSDALE MOTIONED TO APPROVE A BUSINESS LICENSE FOR TAXWORX. AVA PAINTER SECONDED THE MOTION, ALL VOTING AYE.

#5 - Presentation/Discussion on CDRA's - Eric Johnson, Blaisdell & Church

Eric Johnson gave a presentation on Community Development and Renewal Agencies. Mr. Johnson stated the purpose of CDRA's are to help facilitate development. Mr. Johnson stated the idea is that when a developer comes in and puts improvements on a property, increasing the value of the property and increasing the tax values, the developer would receive a portion of that increase. Mr. Johnson stated the benefit of having an agency in place is getting more tax revenues sooner than you would without. Mr. Johnson commented cities are never out of pocket a penny when creating an agency. John Stewart asked if all the taxing entities would have to

agree to the CDRA because the city is such a small part in regards to property taxes. Mr. Johnson stated Farr West does not necessarily get the entire increase, depending on how the agency is structured. Mr. Johnson stated they can be structured as an Urban Renewal area, Economic Renewal area or Community Development area. Mr. Johnson commented they are all similar and easily confused. Urban and Economic Renewal areas have a committee with all the overlapping taxing entities in the area and that committee must come to an agreement which would commit all of those entities. Mr. Johnson stated a Community Development area works a little bit different, you don't have that committee, instead there is a separate agreement with each taxing entity. Mr. Johnson commented these are the most popular because they are most flexible. Tom Burkland asked Mr. Johnson if he would suggest establishing an agency preemptively or wait until we have a developer approach us on a development with a request for compensation. Mr. Johnson stated because it is not a long process to create a development agency so it wouldn't delay the developer if you did not already have one in place. Mr. Johnson stated the first step is to create an agency, the second is to authorize a draft project plan and budget, third step is a public hearing and the fourth step is approving and negotiating, which would include inter-local agreements with the other taxing agencies. Mr. Johnson stated the fifth and last step, is creating participating agreements. Ava Painter asked if it would be beneficial for Planning purposes, to create an agency to discuss how would like to see certain areas to develop or create an economic plan that we could use to approach developers. Mr. Johnson stated there is nothing stopping the city from doing that without an agency. Lou Best asked about the price of initially setting up an agency in order to let developers know we have one established. Mr. Johnson stated that initial step is fairly easy and would cost approximately \$500 in paperwork prepared by him. Mr. Johnson reiterated that when creating an agency, it never costs the community money and the only reason for doing so is because you will be money ahead. Mr. Johnson stated you can find out more about CDRA's in Title 17 C in the Utah Code.

#6 - Motion - Set Public Hearings for March 15, 2012 for Approval of the Fee Schedule Ordinance and Residential Facilities for the Elderly and Persons with a Disability Ordinance

AVA PAINTER MOTIONED TO SET PUBLIC HEARINGS FOR MARCH 15, 2012 FOR APPROVAL OF THE FEE SCHEDULE ORDINANCE AND RESIDENTIAL FACILITIES FOR THE ELDERLY AND PERSON WITH A DISABILITY ORDINANCE. TOM BURKLAND SECONDED THE MOTION, ALL VOTING AYE.

#7 - Motion - Appoint an Alternate Member to the Planning Commission

Tim Shupe stated the Planning Commission has recommended Bonnie Beal as an alternate member to the Planning Commission.

LEE DICKEMORE MOTIONED TO APPOINT BONNIE BEAL AS AN ALTERNATE MEMBER TO THE PLANNING COMMISSION. AVA PAINTER SECONDED THE MOTION, ALL VOTING AYE.

#8 - Report from Council on Assignments

Paul Dinsdale stated the Senior Citizens purchased a new band saw, scroll saw and sander and he

is still working on getting Autoliv to donate a display case and a table to hold the new equipment. Paul commented the display case may no longer be an option, but it is highly likely they will be able to get a table with casters. Paul then commented he has been successful in getting things lined up for the Freedom Festival. Paul commented after talking to Zach Aland from Remuda Golf, they may change the golf tournament to a scramble to be held on one day. Paul then stated he has talked to several people who are committed to help with the festivities. Paul then commented he talked with Lt. Staheli on the Community Covenant program and had tentatively set a meeting to meet with him to get things going for the signing ceremony. Paul commented he asked about getting Color Guard at the Freedom Festival but stated with all of the other celebrations going on, it may not be possible at this point but he will continue to look into that.

Paul then commented he has been working with Sean and Dave on facilities and maintenance, stating they have initiated the process of getting internet and laptops over in the maintenance building in order from them to do what is necessary to be ready for the state audit. Paul commented they have also made some upgrades to floor on the new maintenance. Paul stated these are fairly minor additions that will be good for the overall life of the building.

Ava Painter stated she is working on getting a hold Mike Lunt to discuss the trails and emergency preparedness. Ava also commented she is meeting with Dave Bunderson on some ideas on trails.

Tom Burkland stated he attended the drain coalition meeting where they discussed the audits and preparation for that. Tom stated all the information discussed there is available on Weber County's website.

Lee Dickemore stated Ryan has sent a letter to a property owner on the broken sidewalks they discussed at their previous meeting. Lee asked Ryan what we do if they refuse to pay, Ryan commented it would be added to their property taxes. Lee then commented he has three bids on asphalt for walking path around Mountain View park. Lee stated the best bid was from Advanced Paving for \$12,840. Lee stated he will work on getting that contract signed so we are set at that price. Lee then stated he received a phone call from Ms. Jones in Remuda on the drains in her backyard. Tom stated he has tried to contact them, but would try again. Lee then commented he received a concerned phone call from an ex-councilman who reserved the bowery at Farr West Park and was told by Kinder Academy they could not use the playground. Ryan Shaw stated the playground is not part of their lease agreement. Tim Shupe stated he will contact the day care. Lee then reported on the Recreation Center, stating they will hold comp. basketball leagues in March and April. Lee then went over several upcoming activities planned at the Rec. Center. Lee then stated Mick Holmes approached him about the possibility of getting a city paid cell phone. Lee commented Mick is on call most of the time that he isn't working using his personal cell phone. The council was in favor of getting Mick a cell phone on our plan. Lee then stated he met with Mosquito Abatement board, stating they have a huge budget that is well organized. Lee then commented we have the inmates are coming twice a month and went over some of the projects they will be doing including maintenance of the parks and cleaning gutters. Mick then commented the lacrosse team has been practicing behind the city office. Lee commented he has talked to Mick about the bathrooms and he said there have not been any issues.

Tim Shupe stated Weber Fire District met and they are still waiting on the new engines they are having rebuilt. Tim then stated he attended the WACOG meeting and one issue they brought up was House Bill 87, regarding municipalities restriction of governing billboards. Tim commented the house bill they way it is written would eliminate the ability of the city to govern and control how the billboards are used. Tim commented this is probably a bill we will want to keep an eye on.

#9 - Approval of Bills

See Warrant Register dated February 15, 2012.

TOM BURKLAND MOTIONED TO APPROVE AND PAY THE BILLS DATED FEBRUARY 15, 2012. PAUL DINSDALE SECONDED THE MOTION, ALL VOTING AYE.

#10 - Adjournment

AT 8:15 P.M., TOM BURKLAND MOTIONED TO ADJOURN THE MEETING. AVA PAINTER SECONDED THE MOTION, ALL VOTING AYE.

Lindsay Stratford, Recorder

Jimmie Papageorge, Mayor

Date Approved: _____