

The regular meeting of the Farr West City Council was held on Thursday, March 07, 2013 at 7:00 p.m. at the City Hall. Council members present were Mayor Lee Dickemore, Tom Burkland, Boyd Ferrin, Tim Shupe, Ava Painter and Paul Dinsdale. Staff present were Lindsay Stratford, Ryan Shaw, Sean Lambert and Sgt. Lane Findlay. 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

Mike Beal apologized for his rudeness at the Planning Commission work session. Mike Grange presented the City Council with a list of some concerns he had after attending the Planning Commission work session. Mr. Grange stated his concerns are claims that we need high density housing in order to bring in commercial development. Mr. Grange commented he would recommend promoting the rural atmosphere we currently have in Farr West. Ken Phippen commented he would like to see the city bring up the internet service in the area to something such as fiber to the home, which would increase bandwidth to our citizens. Mr. Phippen also brought up the economic development plan, commenting he would like to see the city consider expanding on the existing alcohol ordinance to bring us in line with the rest of the world. Mr. Phippen stated this does not mean promoting alcoholism, it would simply be appealing to more commercial developments.

#2 - Follow-up and Approval of Minutes dated February 7, 2013 and February 21, 2013

TOM BURKLAND MOTIONED TO APPROVE THE MINUTES DATED FEBRUARY 7, 2013 AND FEBRUARY 21, 2013. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.

#3 - Report from Planning Commission

John Stewart was present to report the Planning Commission held a work session where they had an online mapping demonstration by Carte Designs. John commented the price would be \$85 per month and it was the consensus of those present that it looks like something we should probably pursue. John then stated they held a discussion on the mixed use ordinance. John stated they had a good discussion with concerns from both residents who are not in favor of any high density and the property owners who would like higher density than the proposed ordinance would allow for. John commented some of the Planning Commission members wanted the property owners to bring in an updated conceptual plan, while other members felt they have put enough work into the current ordinance and would like to move forward. John commented the Planning Commission will have it on their next agenda and would like to move forward with a public hearing.

#4 - Motion - Approval of Business License - CNG Power, LLC

Robert Gibb was present seeking approval of a business license for CNG Power, LLC. Mr. Gibb stated they have adequate space at their facility to accommodate another business on the

property. Mr. Gibb stated they will be doing natural gas conversions on commercial trucks. Tom Burkland asked if they will only do the conversions on highway trucks. Mr. Gibb stated their main focus will be the big trucks, but will entertain working on other vehicles as well.

TIM SHUPE MOTIONED TO APPROVE A BUSINESS LICENSE FOR CNG POWER, LLC. TOM BURKLAND SECONDED THE MOTION, ALL VOTING AYE.

#5 - Motion - Set a Budget Work Session for April 4, 2013 City Council Meeting at 6 p.m.

PAUL DINSDALE MOTIONED TO SET A BUDGET WORK SESSION FOR APRIL 4, 2013 AT 6:00 P.M. TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE.

#6 - Presentation - Weber County Sheriff's Office - Sgt. Lane Findlay

Sgt. Lane Findlay was present to report on the 2013 quarterly report from the Sheriff's office. Sgt. Findlay went over the call breakdown for the months of January and February, showing the different priorities of calls. Lane stated they are working on a crime prevention letter to get out to citizens, reminding them not to keep valuables in cars and to be sure to keep vehicles locked. Sgt. Findlay then went over the different things the Sheriff's office is out doing in the community. Mayor Dickemore thanked Sgt. Findlay and commented he has really enjoyed the pass along emails and being able to know what is going on in the area.

#7 - Discussion/Action - Weber School District Sidewalk Deferral Agreement

Paul Dinsdale asked for an update on what was going on with the deferral agreement. Lee Dickemore stated he attended a meeting with the school district, commenting the sidewalk will go in no questions asked. Ava Painter commended Mayor Dickemore on how he presented the city council's concerns to the school board. Ava stated the end result was very satisfactory as the district was open to working with us and helping to provide what we need.

PAUL DINSDALE MOTIONED HAVE WEBER SCHOOL DISTRICT COME BACK IN FOR SITE PLAN APPROVAL ON THE SIDEWALK TO MAKE SURE THEY MEET CITY AND UDOT REQUIREMENTS. AVA PAINTER SECONDED THE MOTION, ALL VOTING AYE.

#8 - Discussion/Action - 2700 North Safety Sidewalk Project and Weber Basin Canal Walking Bridge

Paul stated he would like to understand the actual cost of the bridge. Mayor Dickemore stated Petersen's gave a budgetary ROM estimate for \$37,750 which includes putting the walking bridge across the canal. Lee commented Tom Burkland gave him a bid from Weber Pathways for the same thing that was \$68,200. Lee commented he feels like the Petersen estimate is a great estimate. Mayor Dickemore commented that bid for the bridge does not include footings, which would be an additional \$6,000-8,000, raising the total cost of the bridge to approximately \$45,000. Lee stated Bona Vista Water would like to install a steel casing pipe with a 12" water main pipe inside. Because of this, Bona Vista has agreed to give us \$17,500 toward the cost of

the bridge. Lee commented after meeting with the school district, they have committed to split the difference remaining after the Bona Vista portion, paying \$14,000 and leaving Farr West City to pay the remaining \$14,000. Mayor Dickemore stated he told the school district he would bring the proposal back to the City Council. Ava Painter stated the school district wanted it clear that the \$14,000 they are paying Farr West City is a reimbursement for the piping that has already been installed on their property. Ryan Shaw commented it is their policy is they will not fund or participate in any infrastructure that is not on their development. Paul Dinsdale asked if the bridge would look similar to the other bridge on 2700 North. Tom Burkland stated it would. Paul Dinsdale stated he objected to the budgetary quote being used as a firm bid during negotiations with the school district. Paul Dinsdale then commented he felt the school district could do a little better than \$14,000 given everything that is involved in this project and the impact the school is having on the project. Ava stated that having been present at the two meetings with the school district and with UDOT, she feels we have done very well getting the \$14,000. Tim Shupe stated all of the numbers and negotiations are based on a bid he has never seen, with engineering he has never seen. Paul Dinsdale expressed concern that the meeting was held with the school district without any communication with the city council first. Tim stated he would like to see the ordinance followed and bids sent out and a minimum of three bids received. Paul Dinsdale and Tim Shupe stressed the importance of openness between the City Council and City Attorney.

PAUL DINSDALE MOTIONED TO TABLE ANY ACTION UNTIL THE CITY COUNCIL HAS HAD AN OPPORTUNITY TO HOLD A WORK SESSION AT 6:00 P.M. BEFORE THE PLANNING COMMISSION MEETING ON MARCH 14, 2013 TO GO OVER ALL THE INFORMATION AND NUMBERS AND HAVE ALL QUESTIONS ANSWERED. TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE.

#9 - Report and Discussion - 2700 North Economic Development Project Status

Paul Dinsdale stated the original scope of work was for \$30,000, but once Pleasant View joined, our portion went down to \$19,300. Paul stated the amount billed to date is \$12,600, which puts us at 65% percent. Paul then commented on the moratorium which was implemented on October 25, 2012, stating it expires on April 25, 2013. Paul commented the outstanding actions are a general plan update to define the character and goals for 2700 North corridor and a C2 commercial zone designation specific to 2700 North corridor; an amendment to the C2 commercial ordinance to restrict conditional uses in the C2 Corridor east of I15; a mixed use ordinance which would be applicable to the Randall property; and a design ordinance which will address C1 and C2 Commercial buildings, MU commercial and residential, streetscapes, and MFD buildings. Paul then reported on the traffic study we had commissioned in conjunction with Pleasant View, stating the outcome has been fantastic. Paul reported the traffic signal will be at Rulon White, just east of the Farr West Exxon and the two existing lights located at the on and off ramps will be eliminated and replaced with a single point urban interchange (SPUI), similar to what you see in Salt Lake. Paul commented we thought it would be quite a debate to add an additional signal, but the discussion was over in 10 minutes. Paul commented we need to update the Farr West and Pleasant View Transportation Master Plan to memorialize the joint FW/PV/ UDOT agreements that result from the Traffic Study. Paul then went over the conceptual plan on the Randall Property and commented he would like to see the city move forward with the

mixed use zone, commenting it will be a large town center and meeting place. Tom Burkland and Ava Painter thanked Paul for all the work he has put into on the 2700 North Economic Development project.

#10 - Report from Council on Assignments

Tim Shupe reported he met with Weber Fire District where they addressed fire closures. Tim commented in the past, the Fire Marshall has had the opportunity to determine which areas should be closed in high fire risk times. Tim commented the state is changing that law giving cities that responsibilities. Tim commented cities should consider putting together an ordinance referring that responsibility back to the Fire Marshall, who is qualified to make that determination.

Tom Burkland reported he met with Central Weber Sewer, where Kerry Gibson was sworn in to be on the board. Tom reported on the boiler problem they recently had, stating it will cost approximately \$35,000 to repair, commenting their insurance is covering that cost. Tom then reported he met with the Weber County Storm Water Coalition where Sean Lambert is involved in a subcommittee. Tom commented they have put together a replacement interlocal agreement because the current agreement with Weber County is going to expire and not be renewed. The Coalition has presented the new agreement to WACOG, we are currently awaiting their action.

Boyd Ferrin reported the Planning Commission has done a great job working on the mixed use ordinance. Boyd then stated we met with Lantis Fireworks who are ready to light the city up on the Fourth of July. Boyd then reported he will meet with the Mosquito Abatement Board where they will vote on a new chairman.

Mayor Dickemore reported sound system almost complete. The remaining microphones will be installed on Friday. Lee then stated the sign on 1800 North at the entrance of the city office has never worked properly. Lee reported he is trying to get some bids on updating the software in the sign. Lee commented most signs are made in Asian countries, but is working with a local company, Daktronics who do their own signs. Lee stated that he got a bid and in order to keep the sign only red, it would be roughly \$9,000, and if we wanted to go multicolor it would be approximately \$11,000. Tim Shupe stated we should get three bids, commenting we do not necessarily have to go with the lowest bid. Lee then reported Jim Smith passed away, commenting we need to make sure the Council try and be at the funeral or viewing. Lee then reported on the Poplar Stake Subdivision in Plain City. Lee reported Mayor Papageorge had agreed to allow the church and three building lots access to Farr West City storm drains and sewer provided all permits and fees will be paid to Farr West City. Lee commented there had been some discussion from the developers about another development in Plain City using our drains and sewer. Lee stated he met with Plain City and the developer and the conclusion they came to is we will service those originally agreed to three lots and the church and nothing further. Lee then reported at their WACOG they discussed the RAMP grants, commenting seven million dollars were given away this year. Lee commented we need to take full advantage of that. Lee then commented he would like to add a discussion about illegal fencing to the work session next on March 14.

#11 - Approval of Bills

See Warrant Register dated February 28, 2013.

TOM BURKLAND MOTIONED TO APPROVE AND PAY THE BILLS DATED FEBRUARY 28, 2013. PAUL DINSDALE SECONDED THE MOTION, ALL VOTING AYE.

#12 - Adjournment

AT 8:58 P.M., BOYD FERRIN MOTIONED TO ADJOURN THE MEETING. PAUL DINSDALE SECONDED THE MOTION, ALL VOTING AYE.

Lindsay Stratford, Recorder

Z. Lee Dickemore, Mayor

Date Approved: _____