

A work session, a public hearing and the regular meeting of the Farr West City Council was held on Thursday, May 3, 2012 at 7:00 p.m. at the City Hall. Council Members present were Lee Dickemore, Tom Burkland, Tim Shupe, Ava Painter and Paul Dinsdale. Mayor Jimmie Papageorge was excused. Lindsay Stratford, Deputy Paul Babinsky, John Cardon, Dave Bunderson, Lou Best, Ken Phippen, Matt Gwynn, Josh Blazzard, Bill Malone, David Jay, Bonnie Beal, Drew Wilson, John Stewart, Dan Miller, Shauna Jensen, Michael Windley, Cathy Hayes, Jeff Hayes and Mike Beal were also present.

6:00 p.m. - Join Work Session With the Planning Commission

Tim Shupe opened the Work Session. Lou Best stated the first thing they wanted to discuss was the lead time on publishing for notices in the Standard Examiner. Lou commented we have always given two full weeks notice, publishing twice in the newspaper. Lou stated there is no place in the state code stating it must be published twice, commenting there are some situations that do not require it in the paper at all. Lou suggested that in an effort to save money, the city stop that practice and start following the requirements stated in the state code. Paul Dinsdale stated he would like to see the city continue to publish twice because he feels several residents still get their news from the newspaper. The council and commission then discussed creating an ordinance that would specify the minimum state code standards and institute a common practice of a lead time of seven days for public hearings not specified in the state code. Paul commented he would like to leave the option to set hearings with 24 hours notice at the council's discretion in the ordinance as well.

Lou Best then stated it would be his preference to hold off on updating the subdivision checklist until the subdivision ordinance was updated and approved. The City Council stated they felt it would be beneficial to finish the checklist they are working on, making sure it meets the current municipal code, and put it to use while the subdivision ordinances are being updated. The council commented that once the ordinance is updated, the checklist can be easily updated as well. Lou stated they will continue their work and complete the checklist they have been working on.

Lou then commented on recent applications made to the Planning Commission, stating he would like to see some kind of an interview process done with the applicants. There was a discussion on whether or not this process would take place before the Planning Commission or City Council and whether or not it could be done in a closed session. Ryan Shaw commented he felt it would fall under the personnel issues and could be done in a closed session. Ryan then commented another option would be to have representatives from the council and Planning Commission do the interviewing process, stating if there are less than two members from each body it would not qualify as a quorum and can be done at any time and is not subject to the open meeting regulations. Lou Best stated he felt it is crucial to relay to the public their decision and rationale for their decision. Ken Phippen stated he would like to understand why the Council is in such a hurry to get new applicants when there are several qualified applicants and current members of the Planning Commission. Tom Burkland stated he feels it is important to make sure everyone is given the opportunity to apply when openings are available. It was determined they would create an interviewing committee. Tim Shupe stated he would like the Planning Commission and City Council get their questions for the interviewing process into Lindsay and stated the Council can put it on the next agenda to appoint a chair for the committee.

There was then some discussion on the sensitive lands' ordinance. Paul stated that he had worked with the Army Corp. of Engineers and the League of Cities and Towns in drafting the ordinance. Paul stated that the city cannot designate wetlands, we can designate certain areas as sensitive lands and require a property owner to go to the Corp. of Engineers and have the property delineated. Paul encouraged everyone to review the draft of the ordinance and get with him on any changes or questions.

REGULAR MEETING

Public Hearing as Advertised - Discuss the request for Conditional Use Permit for the Proposed New Wahlquist Jr High School

Drew Wilson was present on behalf of Weber School District. Mr. Wilson stated the bus loading zone will be located just off of 2700 North. Mr. Wilson stated that by moving the school to this location, it will cut down on the number of buses needed. Mr. Wilson commented there are only 60 kids walking to the current junior high. Drew then went over the layout of the school. Tim Shupe asked how the size compared to the current Wahlquist. Drew stated the current Wahlquist is approximately 110,000 square feet and the new school will be 146,000 square feet. Drew stated the plans include an option to add additional classrooms, but they will not know if that is necessary until the bond is approved. Mr. Wilson then commented there should be adequate parking so when there are activities, there should be minimal parking on the streets. Cathy Hayes asked what type of lighting will be used on the football field. Drew stated junior high schools do not have night activities, so there will be none. Drew stated there will be security lighting on the building and the parking lot lighting will be on timers that will shut off when the building is not in use. Mike Windley asked if they could move the existing cross walk down in order to service both the elementary and junior high school. Drew commented that would be up to the city and UDOT.

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

#1 - Motion - Close Public Hearing and Proceed with Regular Meeting

There was no motion to close the public hearing.

#2 - Public Comments

There were no public comments.

#3 - Follow-up and Approval of Minutes dated April 19, 2012

LEE DICKEMORE MOTIONED TO APPROVE THE MINUTES DATED APRIL 19, 2012. PAUL DINSDALE SECONDED THE MOTION, ALL VOTING AYE.

#4 - Report from Planning Commission

Lou Best commented he felt the field trip work session was very beneficial for all those who attended.

#5 - Motion - Approval of Home Occupation Business License - Jory's Fabrics

TOM BURKLAND MOTIONED TO APPROVE A BUSINESS LICENSE FOR JORY'S FABRICS. LEE DICKEMORE SECONDED THE MOTION, ALL VOTING AYE.

#6 - Motion - Accept 2012-2013 Tentative Budget

John Cardon stated we have been working hard on the 2012-2013 tentative budget, commenting there has been three budget work sessions with several people involved. John then commented the general fund is in balance. John stated new budgets have been created for recycling, the Freedom Festival, and the proposed new storm sewer maintenance budget. John also commented the new year budget includes funding for a seasonal employee to help in park maintenance, the purchase a new pickup, and the increased Sheriff's office and Animal Control contracts. John stated there is also a 2% increase for employee wages, dependent on the results of the benefit and salary survey. John stated in the capital project fund, we are budgeting \$125,000 for a land purchase to use for public work's shop. John then explained the storm sewer maintenance fee, which is a proposed cost of \$3.00 per resident, per month to perform maintenance on the city storm sewer system. John then went over the past increases on the sewer fees, stating the \$2.00 increase from last year did not cover the increased costs from Central Weber. John stated Central Weber rates will be increased again this year, making it necessary for Farr West to increase the monthly rate as well. John stated the proposed increase is from \$20.00 per month to \$26.00 per month. John stated he would recommend the city council approve the tentative budget as presented.

LEE DICKEMORE MOTIONED TO ACCEPT THE 2012-2013 TENTATIVE BUDGET. PAUL DINSDALE SECONDED THE MOTION, ALL VOTING AYE.

#7 - Motion - Set a Public Hearing for June 21, 2012 for Approval of the 2012-2013 Budget and Consider Fee Increases

LEE DICKEMORE MOTIONED TO SET A PUBLIC HEARING FOR JUNE 21, 2012 FOR APPROVAL OF THE 2012-2013 BUDGET AND CONSIDER FEE INCREASES. TOM BURKLAND SECONDED THE MOTION, ALL VOTING AYE.

#8 - Motion - Set a Public Hearing for June 21, 2012 to Adjust the 2011-2012 Budget

LEE DICKEMORE MOTIONED TO SET A PUBLIC HEARING FOR JUNE 21, 2012 TO ADJUST THE 2011-2012 BUDGET. AVA PAINTER SECONDED THE MOTION, ALL VOTING AYE.

#9 - Discussion/Action - CDRA Ordinance

AVA PAINTER MOTIONED SEND THE CURRENT PLAT TO THE COUNTY SURVEYOR APPROVAL AND TO TABLE APPROVAL OF THE CDRA ORDINANCE UNTIL THE NEXT COUNCIL MEETING. PAUL DINSDALE SECONDED THE MOTION, ALL VOTING AYE.

#10 - Discussion/Action - Escrow Agreement and Building Permits in the Farr West Farms Subdivision

Tom Burkland stated he requested this item to be placed on the agenda in order to get the information regarding the escrow agreement and issuing of building permits in Farr West Farms in the minutes. Tom stated the subdivision has met its limit on the number of homes that can be built without the additional access completed. Tom Burkland commented an additional building permit has been issued in Farr West Farms #3 with two stipulations. Tom stated the first was John Hansen had to have money put in escrow for completion of stubbing the road and the second is a sprinkler system must installed before approval of the 4-way inspection if the road is not yet installed. Lee Dickemore stated he would like to see future issues with this development come before the entire council. Tom Burkland then stated he would like to encourage the council to be cautious in ever approving developments with stipulations or contingencies. Tom then stated that in the future he would like to see all escrow releases come before the city council for approval.

AVA PAINTER MOTIONED TO INCLUDE THE EMAIL DATED APRIL 26, 2012 ALONG WITH THE ENGINEER'S COST ESTIMATE IN THE MINUTES AS PART OF THE OFFICIAL RECORD. PAUL SECONDED THE MOTION, ALL VOTING AYE.

#11 - Report from Council on Assignments

Paul Dinsdale reported the Freedom Festival Committee met this week and stated they are looking into starting some new activities in order to keep people in the park throughout the day. Paul commented he has several people committed to help with the different activities. Paul then reported on Senior Center, stating Shauna is working on getting quotes for the new cabinets. Paul said when they have the three bids, he will report back to the council. Paul then commented the gas cards are in, Dave Bunderson stated they have already started to use them and hopes this will save the city some money. Paul then stated he received the proposal from John Jansen from their work session at the last meeting. Paul encouraged the council to review the proposal and stated he would like to see it put on the next council agenda for discussion and action.

Ava Painter commented she received several compliments on how well organized Paul ran the Freedom Festival meeting and commended Paul on his work on that. Ava then reported she went throughout the city with Dave Bunderson looking at trails. Ava stated she felt that was beneficial and commented she will look into getting funding for the trails. Shauna Jensen asked if we are still pursuing a grant for the Senior Center addition. Ava stated the Ramp Grants will not be addressed until January, but commented we can look at other options. Ava then discussed CDBG grants and capital improvement plans, stressing that if this is something we are interested in we need to start planning for it now and apply early.

Tom Burkland reported he met with Paul and Dave Bunderson and stated they have ordered the GIS system and it should be in next week. Tom commented the new system will allow the guys to put inspection dates of manholes, storm sewers and other drain equipment directly on the overlay of the map. The new system will be beneficial in allowing our employees to cover more drain maintenance.

Lee Dickemore presented the council with information from Mosquito Abatement. Lee then reported on beautification, commented he has received some phone calls on issues and will work on them this week. Lee then stated the rec center has some purchased new equipment and has baseball going in full force.

Tim Shupe reported he attended the Weber Animal Control meeting. Tim presented comparison data to the council, stating there has been a decrease in the numbers in Farr West City. Tim then stated they were able to secure a grant from homeland security for a very large trailer. Tim stated this is designed to collect animals or rescue and maintain animals during a significant event. Tim commented the trailer holds 32 animals and will be use to take out to different events and pet stores to promote adoptions.

#12 - Approval of Bills

See Warrant Register dated May 2, 2012.

LEE DICKEMORE MOTIONED TO APPROVE AND PAY THE BILLS DATED MAY 2, 2012. TOM BURKLAND SECONDED THE MOTION, ALL VOTING AYE.

#13 - Adjournment

AT 8:27 P.M., LEE DICKEMORE MOTIONED TO ADJOURN THE MEETING. AVA PAINTER SECONDED THE MOTION, ALL VOTING AYE.

Lindsay Stratford, Recorder

Jimmie Papageorge, Mayor

Date Approved: _____