

The regular meeting of the Farr West City Council was held on Thursday, August 15, 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. Planning Commission Members present were John Stewart, Bonnie Beal, Joe Markland, and Ken Phippen. Staff present was Lindsay Afuvai, John Cardon, Ryan Shaw, Dave Bunderson and Sean Lambert. Visitors present were: see attached list.

Mayor Lee Dickemore called the meeting to order. Ava Painter led in the Pledge of Allegiance. Tim Shupe offered a prayer.

#### Public Hearing as Advertised – Truth in Taxation Hearing

John Cardon presented to the residents and City Council a review of the previous year's property taxes throughout the county, commenting that of the cities that have property tax, Farr West has had the lowest in the County. John stated the proposed tax rate is a 165-166% increase from last year. John commented the necessity of the tax increase came from an increased contract amount with the Weber County Sheriff's office for public safety. John commented in the past, different cities within the county were subsidizing the cost of the contract cities in the County on their taxes. John stated the Weber County taxes have gone down for everyone in the county because of that. John commented that with the previous tax Farr West residents were paying to the city and the percent they were paying to Weber County, we were actually paying a rate of 0.000447. John stated we hoped to increase the tax rate to that percent with hopes it would cover the increased cost, but it was not enough. John stated the city looked closely at it and came up with the rate of 0.000708, commenting that with Farr West City picking up that decrease in Weber County's rate plus a little bit above it, the real increase to the citizens is 58%. John mentioned that the total cost per month for residents would be approximately \$2.67. John then commented that with Weber County allowing us to pay a lower amount of \$334,000 for this year budget, we have a little bit of money left over to use on another project that has come up, which is a safety sidewalk on 2700 North near the new Wahlquist Jr. High. John commented the City Council has decided to raise the rate this year to what we will need for the Sheriff's office contract next year, leaving us almost \$100,000 to put towards the sidewalk project. Denise Taylor asked if in negotiations with other cities, were there any statistics read as to what the response was of Weber County to their areas as opposed to their own officers. Seems like they would be subsidizing on top of what they are already paying for their own officers. Paul Dinsdale commented the cities with their own police departments do not have Weber County coverage. Mayor Dickemore commented Harrisville City spends \$900,000 on their police department and Pleasant View spends approximately \$1,000,000 per year on theirs. Sgt. Lane Findlay commented that the Sheriff's office primary focus is their contract cities, but will respond to calls in other cities in extreme circumstances. John Cardon concluded by stating the city has worked hard to increase our commercial sales tax base and will continue to do so. John then commented he felt the city provides several services the city including well maintained roads, the recreation program and center, no debt or outstanding bonds. John commented the number of full time employees per

resident is also the lowest in the county. Randy Bukey commented that it sounds like if the Sheriff's office needs to increase their budget and contract price again in the future, the city will be looking at another tax increase. Mayor Dickemore stated there may be another increase from the County, but we do not know when it will be or how much and commented this increased tax rate is meant to cover those increased costs. Tim Shupe commented the City Council has met with the other cities effected by the increase and with the Sheriff's office several times and commended the County for cutting back where they could in order to help with everyone's budget. Tim then commented that the contract prices may increase and that just comes with the increased cost to do business. Tim stated that as a city council, the city will not sit down and let the Sheriff's office continue to increase their rates, commenting there will continue to be discussions and negotiations. Mike Grange asked what services we are being provided by the Sheriff's office for the contract price. Sgt. Findlay stated there is one deputy assigned specifically to Farr West City 24 hours a day, 7 days a week, with other officers available within the precinct, a detective assigned to Farr West, and a supervisor assigned to the west precinct as well. Nancy Merrill asked who was in charge of trying to draw businesses to the city, commenting it would be nice to spend her tax dollars in her own city. Mayor Dickemore commented it is everyone on the Council. David Jay stated he has his property tax estimate showing a decrease from Weber County. Mr. Jay asked if the city if that money ever came to Farr West City. The Council commented no. David Jay then commented the city cannot deduct that from the total percentage of the increase, stating that is between him and Weber County. Mr. Jay then stated he does not mind paying more for public safety, but felt that did not constitute a 165% property tax increase. Mr. Jay stated he felt there was more to the increase and wanted to know where it was going and what the City Council is not telling the citizens. Paul Dinsdale stated that all the money will go towards increased contract prices, including the Sheriff's office and Weber County Animal Control. Dean Taylor stated he was concerned that the big cities with their own departments are using the County for backup more than we think, leaving the smaller cities unprotected. Tom Burkland stated the Sheriff's office has put together reference using both population and number of calls, commenting this was the basis of the contract amounts. Matt Gwynn stated he felt it was clear that there is a need for the property tax increase. Mr. Gwynn stated he works for Roy City Police Department, commenting the way it works out, there is one on-duty police officer per 10,000 in that city. Matt commented from what he is looking at tonight, Farr West City is getting one officer per 6,000 people, which gives us the advantage. Jim Flint stated with the increase to the contract, he wondered when it would be beneficial to start our own department. Mayor Dickemore stated the costs, especially the initial cost; to start our own department would be much higher than staying with the County. Lou Best stated he wanted to focus on sources of revenue and missed opportunities on external grant money available to the city. Mr. Best compared the RAMP grant and block grant awards to neighboring cities over the past several years, commenting Farr West City has not received anything. Mr. Best stated we could have and should have got grant money to cover the costs of the 2700 North safety sidewalk. Mr. Best then encouraged the city take more initiative in

applying for grants and look at the possibility of contracting with someone to apply for the grants. Ed Nef commented he realizes the increase from the city is minor and necessary, stating that there is not really an avenue for residents to have an opinion on the various different taxes imposed on residents. Mr. Nef then encouraged the City Council to get more information out to the residents. Cory Wilkes commented he felt the City Council was doing a great job keeping the tax rates low, especially in comparison to Box Elder where he lives. Mr. Wilkes then commented that the effect of increased property tax is even greater to commercial businesses, stating Farr West should try very hard to keep its tax rates low and impact fees low in order to make it affordable for businesses to come to Farr West. Ryan Gaz asked about a charge back model to cities with their own police departments for calls for service answered in their city. Mr. Gaz also asked when the last impact study was done on commercial businesses. Paul Dinsdale commented we have data that is less than a year old. Stephanie Jay commented it is up to the City Council to entice the big box businesses to come to Farr West City. Ms. Jay then asked why we are not taking advantage for grants as the neighboring communities are. Ava Painter stated these other cities have dedicated grant writers to obtain those grants. Ava stated we are looking into working with the same grant writer. Tim Shupe commented we recognize our missed opportunities and stated we are working aggressively to fix that. Brian Adams stated the one key thing he is noticing is lack of communication, commenting if the city wants participation from the community we need to get more information out. Mike Beal stated there is a lot to be done in the city, commenting he is proud to pay in the increased tax rate.

#1 – Motion – Close the Public Hearing and Proceed with Regular Meeting

**BOYD FERRIN MOTIONED TO CLOSE THE PUBLIC HEARING AND PROCEED WITH THE REGULAR MEETING. TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE.**

#2 - Public Comments

Mike Windley commended the City on the Freedom Festival and suggested a little more organization on the parking for next year.

#3 - Follow-up and Approval of Minutes dated July 18, 2013, July 22, 2013 and July 25, 2013

**PAUL DINSDALE MOTIONED TO APPROVE THE MINUTES DATED JULY 18, 2013, JULY 22, 2013 AND JULY 25, 2013. AVA PAINTER SECONDED THE MOTION, ALL VOTING AYE.**

#4 – Report from Planning Commission

John Stewart reported the Planning Commission held public hearings for the request for conditional use permit for the LDS seminary building, request for re-zone for a portion of Kent Malan's property from the R-1-15 zone to the C-2 commercial zone and amendments to the

Planning Commission ordinance. All items were approved. The Planning Commission then approved the site plan for the LDS Seminary building based on the approval of the conditional use permit, tabled approval of an updated site plan for WISCO, Inc. and tabled site plan approval for Rocky Mountain Truck Parts. The Planning Commission then set public hearings to approve the C-3 2700 North Regional Zone, update the Moderate Income Housing element and to update the general plan with those two changes.

#5 – Motion – Approval of Home Occupation Business License – Rasta Roos Creative Design

**PAUL DINSDALE MOTIONED TO APPROVE A BUSINESS LICENSE FOR RASTA ROOS CREATIVE DESIGN. BOYD FERRIN SECONDED THE MOTION, ALL VOTINE AYE.**

#6 – Motion – Approval of Property Tax Rate

**TIM SHUPE MOTIONED TO APPROVE THE NEW PROPERTY TAX RATE OF 0.000708. PAUL DINSDALE SECONDED THE MOTION, ALL VOTING AYE.**

#7 - Motion - Approval of the Final 2013 – 2014 FY Budget

**BOYD FERRIN MOTIONED TO APPROVE THE FINAL 2013 – 2014 FISCAL YEAR BUDGET. TOM BURKLAND SECONDED THE MOTION, ALL VOTING AYE.**

**BOYD AYE. TOM AYE. PAUL AYE. AVA AYE. TIM AYE.**

#8 – Motion – Approval of Conditional Use Permit for LDS Seminary Building near the new Wahlquist Jr. High School

Brian Bott was present seeking a conditional use permit for the LDS Seminary Building near the new Wahlquist Jr. High School. Mr. Bott commented there were some concerns with the site plan on the size of trees they proposed and the potential related safety issues. Mr. Bott stated he talked with the church and the big trees will be removed from the site plan, alleviating that problem.

**TIM SHUPE MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT FOR LDS SEMINARY BUILDING NEAR THE NEW WAHLQUIST JR. HIGH SCHOOL. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.**

#9 – Motion – Approval of re-zone of a portion of the Kent Malan property located at 2214 North 2000 West, parcel number 19-040-0001, from the R-1-15 Zone to the C-2 Commercial Zone

**TOM BURKLAND MOTIONED TO APPROVE THE RE-ZONE OF A PORTION OF THE KENT MALAN PROPERTY LOCATED AT 2214 NORTH 2000 WEST, PARCEL**

**NUMBER 19-040-0001, FROM THE R-1-15 ZONE TO THE C-2 COMMERCIAL ZONE. PAUL DINSDALE SECONDED THE MOTION, ALL VOTING AYE.**

#10 – Motion – Approval of Amendments to the Planning Commission Ordinance

Boyd Ferrin commented there were a few changes to the current Planning Commission ordinance, including putting term limits on alternates and the current interviewing process which has not been in the ordinance before now. Boyd commented there was a question as to whether or not the number of Planning Commission members present for the interview process should be raised to three members or left at two. John Stewart stated the Planning Commission was split on how they felt about the process, but commented he felt comfortable with a minimum of two members present.

**PAUL DINSDALE MOTIONED TO APPROVE ORDINANCE NUMBER 2013-07, AMENDMENTS TO THE PLANNING COMMISSION ORDINANCE. TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE.**

#11 – Motion – Approval of Resolution for Sanitary Sewer Self-Assessment

**TOM BURKLAND MOTIONED TO APPROVE RESOLUTION NUMBER 2013-07 FOR SANITARY SEWER SELF-ASSESSMENT. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.**

#12 – Report on 2013 Farr West Freedom Festival and Discussion on Future Celebrations

Boyd Ferrin reported the total expenses for the Festival was \$26,059.43 with \$17,235.08 coming in as revenue. Boyd commented the revenue was up from last year. Paul Dinsdale stated he wanted to thank the Chris Spronk and the Papageorge Family for all of their hard work in providing the city with the souvlaki dinner again this year and commented he felt they were on board to continue in that tradition in the future.

#13 – Planning Commission Assignments

John Stewart stated they are looking at the residential zones and possible mistakes in the translation and codification of those codes. Mayor Dickemore asked the Planning Commission to continue their work on the fence ordinance.

#14 – Report from Council on Assignments

Paul Dinsdale reported he sent out the land disposal ordinance to the Council, stating he hoped to get that ordinance approved fairly quickly. Paul commented he talked to Bob Prince today and he is still interested in purchasing a small wedge of property from the city. Paul hoped with just a change or two to the ordinance, it will be ready for approval at the next City Council meeting.

Ava Painter reported the RAMP grants shown earlier in the meeting neglected to show grants that have been awarded to the Senior Center to support some of their activities. Ava also commented the city has also received grant funding from Land Conservation state agency for playground equipment. Ava commented we are working to contract with a gentleman who has done grants for Harrisville and Marriott-Slaterville. Ava commented some things that need to be done are work on our policies and creating a Capitol Improvements Plan.

Tim Shupe stated the Weber Fire District has hired a new Fire Marshal. Tim then asked everyone to keep the firefighters in their thoughts and prayers as several of them are rotating to work on the forest fires.

Tom Burkland reported he attended the Weber County Storm Coalition meeting, commenting the Interlocal Agreement has now been signed by all of the cities and as a result we now have the invoices we have agreed to pay. Tom commented they are trade-offs for training costs and other expenses we were absorbing in the city.

Boyd Ferrin stated they met with Stake Parsons on the work that will be done in Randall Acres and the south entrance to Remuda subdivision, commenting road work will start in September. Boyd then commented he met with Mosquito Abatement, stating he feels they have responded very well to calls for service.

#15 – Approval of Bills

See Warrant Register dated August 15, 2013.

**TIM SHUPE MOTIONED TO APPROVE AND PAY THE BILLS DATED AUGUST 15, 2013. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.**

#16 – Adjournment

**AT 9:03 PM, TIM SHUPE MOTIONED TO ADJOURN THE MEETING. PAUL DINSDALE SECONDED THE MOTION, ALL VOTING AYE.**

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Lindsay Afuvai, Recorder

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Lee Dickemore, Mayor

Date Approved: \_\_\_\_\_