

The regular meeting of the Farr West City Council was held on Thursday, September 5, 2013 at 7:00p.m. at the City Hall. Council members present were Mayor Lee Dickemore, Boyd Ferrin, Tom Burkland, Ava Painter, and Paul Dinsdale. Tim Shupe was excused. Planning Commission Members present were John Stewart, Bonnie Beal, Joe Markland, Matt Gwynn, Phil Owen and Ken Phippen. Staff present was Lindsay Afuvai, Lindsay Jorgensen, John Cardon, and Sean Lambert. Visitors present were: see attached list.

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

#1 – Public Comments

Val Knight asked about the minutes on the website, stating they have not been posted in five months. Ken Phippen stated he will work on getting them updated.

Ken Phippen stated he attended a training put on by the Utah Governor's Office of Economics, commenting there is a 5 county project happening to see what we can do in the State of Utah to increase broadband capacity in the State. Ken commented he felt broadband is the new infrastructure of the 21st Century.

Matt Gwynn congratulated the city on picking Chris Allred for the appeal authority, commenting he has known him for years and think he will be a great asset to the city.

#2 – Follow –up and Approval of Minutes dated August 15, 2013

TOM BURKLAND MOTIONED TO APPROVE THE MINUTES DATED AUGUST 15, 2013. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.

#3 – Report from Planning Commission

John Stewart stated the Planning Commission held a special meeting to address the request for site plan approval for Rocky Mountain Truck Parts pole building, commenting site plan approval was given. John stated the Planning Commission then went into a work session and discussed moderate incoming housing, C-3 Regional Commercial Zone, sign ordinance and residential zone ordinances. John commented they also have been working on the fence ordinance and sidewalk ordinance.

#4 – Motion – Approval of Buisness License – Elite Structures, Inc. – Shane Perry

Shane Perry was present seeking approval of a business license for Elite Structures, Inc. Mr. Perry stated his company builds carports for multi-family dwellings and apartment structures.

TOM BURKLAND MOTIONED THE APPROVAL OF BUSINESS LICENSE FOR ELITE STRUCTURES, INC. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.

#5 – Introduction of Weber Fire District Fire Marshall, Brandon J. Thueson

Boyd Ferrin stated he has worked with Brandon Thueson for several years and believes he will be a good fit at Weber Fire District. Mr. Thueson stated he is looking forward to working with Farr West City and commented he is always here to help with any needs the city may have.

#6 – Presentation on Grants – Bill Morris

Bill Morris introduced himself and gave a brief background of his clients and projects he has worked on in the different cities he works for. Mr. Morris then presented the City Council with a list of examples of grants he has procured. Mr. Morris went over different aspects of obtaining grants and the planning and preparation involved, commenting he is happy to help the city with grants but that he will want to do it his way. Bill stated the first thing the city will need is a Capital Investments Plan. Bill commented one of the main purposes of grants is to create greater efficiency and a lower tax burden to the citizens. Ava Painter commented the first step will be updated and creating the necessary policies and resolutions. Mr. Morris then commented he charges \$90 per hour for planning and a certain percentage on the grant money, usually 10 percent.

AVA PAINTER MOTIONED TO SET A WORK SESSION TO SIT DOWN WITH BILL MORRIS TO PROCEED WITH GRANT WORK. MOTION DID NOT RECEIVE A SECOND DUE TO OTHER ARRANGEMENTS BEING MADE.

Mayor Dickemore commented Ava will get back with Mr. Morris on a date for a work session.

#7 – Introduction of Chris Allred, Appeal Authority

Mayor Dickemore stated Chris Allred got caught up in court and will reschedule for another meeting.

#8 – Discussion/Action – Regional Retention Basin – Jeff Hales

Jeff Hales presented the proposed regional retention basin. Mr. Hales commented the proposed regional retention basin is located in Plain City with 76 acres, or 61% of the area feeding into the detention basin. Jeff commented there is 48 acres, or 39% of the area in Farr West City. Jeff commented he has talked to Plain City's engineers and they are fine with Farr West feeding into the basin in their city. Jeff commented we will most likely need to be an inner-city agreement between Farr West and Plain City, and maintenance will fall to the two cities. Mr. Hales stated he talked to Mayor Jenkins and he is ok with the plan and is presenting the plan to their city council. Tom Burkland asked about the storm water that was previously draining from approximately 21 homes in Mountain West Meadows into the former detention basin in Farr West City by the Heritage West subdivision, which has now been filled with dirt. Jeff Hales stated he does not know where the water is currently draining. Sean Lambert stated the water is being drained into the wetlands to the south. Tom asked if the calculations take into account all

of the property to the east, commenting he felt it would be beneficial to include that property into that basin, if possible. Mr. Hales commented that property may require a detention basin of its own, but will look into adding the calculations of that property to the current proposed basin. The Council thanked Jeff for his work and between the two cities on this project.

#9 – Motion – Approval of Ordinance Number 2013-08, an Ordinance Addressing Land Disposal

Paul Dinsdale commented the city was approached by Bob Prince with an interest to purchase a small piece of city property. Paul commented in addressing that issue, we discovered we did not have an ordinance that addresses the disposal of city property. Paul stated he asked Ryan to prepare an ordinance, commenting he felt Ryan Shaw did a good job in preparing this ordinance. John Stewart asked why a public hearing was not being held. Paul stated it is because it does not change the use of the land, commenting he asked Ryan Shaw if a public hearing was necessary and he said he did not feel it was.

PAUL DINSDALE MOTIONED TO APPROVE ORDINANCE NUMBER 2013-08, AN ORDINANCE ADDRESSING DISPOSAL OF CITY PROPERTY. TOM BURKLAND SECONDED THE MOTION, ALL VOTING AYE.

#10 – Discussion/Action – Sidewalk maintenance at 2200 W 1850 N – Curt Heckert

Curt Heckert stated he repaired some sidewalk on 1850 West last year, commenting the commercial cement he used is much rougher and course than regular residential sidewalks. Mr. Heckert stated some parts of the sidewalk are worse than others, and is proposing replacing those sections of the sidewalk. Sean Lambert commented the sidewalk is not terrible, he has seen worse and he does not worry about the durability of the sidewalk but stated the potential of the top coming up is great because of the coarseness of it. Paul Dinsdale asked how much of the sidewalk would need to be replaced. Mr. Heckert stated some parts are worse than others, commenting the worst of it is probably about 40 feet. Paul commented he felt comfortable letting Sean mark the parts that might need replacing and give the remaining sections another year before addressing them. Sean stated he would encourage the city to approve a sealant on the sidewalk as well as it was never done when the work was completed.

PAUL DINSDALE MOTIONED TO HAVE SEAN LAMBERT GO AND EVALUATE THE SIDEWALK AND MARK THE NECESSARY PARTS THAT NEED REPLACING AND APPROVE USE OF SEALANT. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.

#11 – Planning Commission Assignments

Boyd Ferrin stated he could see several things coming up that will need the Planning Commission's attention in moving forward with the application of grants with Mr. Morris,

asking the Council if there was anything they felt needed immediate attention. Paul Dinsdale stated the first thing needs to be email traffic going back and forth on the Capitol Investments Plan. Boyd then commented they have discussed going back to have Planning Commission meetings every two weeks. John Stewart commented the way the ordinance reads now there is a business meeting once a month and a work session once a month, but stated that if there is ever any business that needs attention before the next business meeting, the Planning Commission can always schedule a special meeting.

#12 – Report from Council on Assignments

Boyd Ferrin reported he will meet with the Mosquito Board next week.

Tom Burkland stated he attended the Storm Water Coalition meeting, commenting that for the first time there was no incident report from the health department. Tom reported he also attended the Central Weber Sewer board meeting and the primary item on the agenda was the award of the bid on BDO outfall line, which went to Whitaker Construction for 14.5 million dollars, commenting all easements are ready for that project.

Ava Painter reported she will proceed with working with Bill Morris and start looking at the current policies and ordinances and see what we need to get in place before applications for grants can be made.

Paul Dinsdale commented the Senior Center addition is framed, sided and all electrical is done. Paul commented they are waiting on sheet rock stating that once that is done, the seniors will paint and decorate the room. Paul then reported on Bob Prince, asking John Stewart if Mr. Prince will need to come to the Planning Commission once he purchases the property. Paul commented he is just looking to expand his driveway. John stated where it is a modification to the current subdivision; he felt it would need to come before the Planning Commission because the County will most likely require something from the City showing approval. Paul then reported on the Del Taco Sign, stating the sign application has been referred to the State office.

Mayor Dickemore reported Bona Vista met and took a tour of all their tanks they service. Lee commented they also approved \$30,000 to go towards the 2700 North bridge. Lee then reported we have put in three new manholes in the city over the past few weeks. Lee then reported the Meet the Candidates night will be held on October 17 before their regular meeting. Lee then stated Eric Stevenson would like to put a sign on the city property by Farr West Meadows to advertise lots for sale. Lee commented it violates the city ordinance, but stated he has always been able to do it in the past. The Council stated we need to follow our ordinances so he should not be allowed to post signs on city property.

#13 – Approval of Bills

See Warrant Register dated September 4, 2013.

BOYD FERRIN MOTIONED TO APPROVE AND PAY THE BILLS DATED SEPTEMBER 4, 2013. PAUL DINSDALE SECONDED THE MOTION, ALL VOTING AYE.

#14 – Adjournment

AT 8:39 P.M., PAUL DINSDALE MOTIONED TO ADJOURN THE MEETING. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.

Lindsay Afuvai, Recorder

Lee Dickemore, Mayor

Date Approved: _____